



MINUTES

Planning Commission Meeting: May 11, 2026

Application:	<u>UDO26-0001:</u> Proposed amendments to Title 18 Unified Development Ordinance Chapter 18.20 (UDO 18.20.260) pertaining to the North Ridgeview Road Overlay.
---------------------	---

Ms. Jessica Schuller, Senior Planner, presented UDO26-0001, for proposed amendments to Chapter 18.20.260 of the UDO, regarding the North Ridgeview Road Overlay. Ms. Schuller explained that the overlay district, established in 2002, applied to the area between K-10 Highway and 119th Street along Ridgeview Road and was intended to promote high-quality development and attractive entryways into the City. Under the current North Ridgeview Road Overlay, any agriculturally zoned property is restricted to which districts they could be rezoned: O, C-1, C-3, or BP Districts. Ms. Schuller stated that only one agriculturally zoned property remained within the overlay area, located at the northwest corner of College Boulevard and Ridgeview Road. She noted that the overlay restricted certain land uses, including industrial, manufacturing, auto-oriented, and outdoor storage uses, and included site, architectural and landscaping design standards.

Ms. Schuller discussed the recently adopted Elevate Olathe comprehensive plan, which identified the northern portion of the overlay area as a growth Subarea. Additional study, design considerations, and multiple community engagement opportunities focused on the Subareas. She explained that staff recommended amending the overlay boundary, to remove the overlay district north of College Boulevard so future development could follow the comprehensive plan recommendations rather than the existing overlay restrictions. She added that staff recommended retaining the overlay south of College Boulevard to preserve continuity with existing commercial development patterns and design standards.

Chair Janner thanked staff and called for any questions.

Commissioner Brown asked how much the amendment related to the possible development of a Kansas City Chiefs facility in the area.

Ms. Schuller acknowledged that the proposal would affect the largest remaining developable site north of College Boulevard and stated that the amendment was intended to align the overlay standards with the future land use recommendations in Elevate Olathe.

Commissioner Brown asked if the Chiefs facility was the main driver of this change.

Kim Hollingsworth, Planning and Development Manager, added that the broader goal was to ensure the Unified Development Ordinance remained consistent with the comprehensive plan and noted that staff was reviewing other development corridors as well.

Chair Janner commented that discussions about updating the area had begun before any known interest from the Chiefs, though he acknowledged the proposal may have accelerated the timing.

Ms. Schuller further expanded that they had looked at multiple corridors in the City where accelerated growth and development are expected, such as K-7 and 175th Street corridors as well. Additional UDO updates will be made to bring it into alignment with the newly adopted Elevate Olathe comprehensive plan.

Chair Janner called for further questions, but there were none.

Chair Janner opened the public hearing, but no one was signed up to speak, so he entertained a motion to close the public hearing.

Commissioner Terrones moved to close the public hearing, and **Commissioner Chapman** seconded the motion. The motion passed 6 to 0.

Chair Janner called for any additional Commissioner questions for staff.

With no further discussion raised, Chair Janner called for a motion on the item.

Commissioner Chapman moved to approve UDO26-0001 as stipulated by staff, and **Commissioner Corcoran** seconded the motion. The motion passed with a vote of 6 to 0 to recommend changes as redlined in the packet attachment UDO26-0001 Draft Amendments Exhibit.