

**ORDINANCE NO. 26-19**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OLATHE, KANSAS, AS ADOPTED BY REFERENCE IN SECTION 18.20.030 OF THE OLATHE UNIFIED DEVELOPMENT ORDINANCE; FURTHER AMENDING SAID SECTION 18.20.030 BY REINCORPORATING SUCH MAP AS AMENDED.**

**WHEREAS**, Rezoning Application No. RZ26-0003 requesting rezoning from the CTY PRN2 (Planned Residential Neighborhood, Single family dwellings, 2-acre minimum lot size) District to M-2 (General Industrial) District was filed with the City of Olathe, Kansas, on the 18<sup>th</sup> day of February 2026; and

**WHEREAS**, proper notice of such rezoning application was given pursuant to K.S.A. 12-757 and Chapter 18.40 of the Olathe Unified Development Ordinance; and

**WHEREAS**, a public hearing on such application was held before the Planning Commission of the City of Olathe, Kansas, on the 13<sup>th</sup> day of April 2026; and

**WHEREAS**, said Planning Commission has recommended that such rezoning application be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:**

**SECTION ONE:** That the Zoning Map of the City of Olathe, Kansas, is hereby ordered to be amended insofar as the same relates to certain parcels of land legally described as:

ALL OF LOTS 5, 6, 7, 8 AND PART OF LOT 9, TRACT A AND PLATTED RIGHT-OF-WAY OF WATERFORD DRIVE, WATERFORD GLEN ESTATES, A PLATTED SUBDIVISION OF LAND AND TOGETHER WITH ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST, NOW IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, THENCE N 1°49'53" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION

15, A DISTANCE OF 1261.25 FEET, THENCE S 88°02'10" W, A DISTANCE OF 60.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LONE ELM ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 88°02'10" W, ALONG THE NORTH PLAT LINE OF PACIFIC SUNWEAR, AMENDED 1ST PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS AND ITS EASTERLY AND WESTERLY EXTENSIONS, A DISTANCE OF 2557.72 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONTICELLO ROAD, AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MONTICELLO ROAD, FOR THE FOLLOWING TWO (2) COURSES; THENCE N 1°39'27" W, A DISTANCE OF 112.02 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 148.01 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING THE SOUTH MOST PLAT CORNER OF LONE ELM COMMERCE CENTER, FIFTH PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE N 1°39'27" W, ALONG THE WEST LINE OF THE

SOUTHEAST QUARTER OF SAID SECTION 15 AND THE EAST PLAT LINE OF SAID LONE ELM COMMERCE CENTER, FIFTH PLAT, A DISTANCE OF 1134.32 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 15, SAID POINT ALSO BEING THE NORTHEAST PLAT CORNER OF SAID LONE ELM COMMERCE CENTER, FIFTH PLAT; THENCE N 88°19'57" E, A DISTANCE OF 1566.10 FEET; THENCE S 12°06'42" W, A DISTANCE OF 433.66 FEET; THENCE S 1°49'53" E, A DISTANCE OF 320.00 FEET, TO AN ANGLE POINT ON THE NORTHERLY PLAT LINE OF SAID WATERFORD GLEN ESTATES; THENCE ALONG THE NORTHERLY PLAT LINE OF SAID WATERFORD GLEN ESTATES, FOR THE FOLLOWING THREE (3) COURSES; THENCE N 69°39'44" E, A DISTANCE OF 327.84 FEET; THENCE S 81°17'09" E, A DISTANCE OF 240.78 FEET; THENCE S 28°52'19" E, A DISTANCE OF 275.91 FEET, TO AN ANGLE POINT ON THE NORTHERLY LINE OF TRACT A OF SAID WATERFORD GLEN ESTATES; THENCE S 55°28'17" E, ALONG THE NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 557.37 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID LONE ELM ROAD; THENCE S 1°49'53" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LONE ELM ROAD, A DISTANCE OF 122.82 FEET, TO THE POINT OF BEGINNING, CONTAINING 60.4645 ACRES, MORE OR LESS, OF WHICH 44.5285 ACRES OF UNPLATTED LAND AND 15.9360 ACRES OF REPLATTED LAND, MORE OR LESS, SUBJECT TO THAT PART IN STREETS AND ROADS.

Said legally described property is hereby rezoned from the CTY PRN2 (Planned Residential Neighborhood, Single family dwellings, 2-acre minimum lot size) District to M-2 (General Industrial) District.

**SECTION TWO:** That this rezoning is approved with the following stipulations:

1. Prior to issuance of building permits for Buildings 2 and 3, Erikson Street must be extended adjacent to the property line, or a development agreement must be in place defining the schedule for extending Erikson from its existing terminus to Lone Elm Road.
2. The following uses are prohibited in the M-2 District:
  - a. Power Generation Plant
  - b. Paper Manufacturing
  - c. Recycling Centers, Drop-Off
  - d. Rendering and Meat Byproduct Processing
  - e. Petroleum Bulk Stations and Terminals
  - f. Textile, Clothing and Leather Manufacturing

**SECTION THREE:** That Section 18.20.030 of the Unified Development Ordinance, which incorporates by reference the Olathe Zoning Map, is hereby amended by reincorporating by reference the said Zoning Map as it has been amended in Section One of the Ordinance.

**SECTION FOUR:** That this Ordinance shall take effect from and after its passage and publication as provided by law.

**PASSED** by the Governing Body this 5<sup>th</sup> day of May 2026.

**SIGNED** by the Mayor this 5<sup>th</sup> day of May 2026.

---

Mayor

ATTEST:

---

City Clerk

(Seal)

APPROVED AS TO FORM:

---

City Attorney