



MINUTES

Planning Commission Meeting: April 13, 2026

Application:	<u>RZ26-0001:</u> A rezoning from the CTY-RUR (County Rural) District to M-2 (General Industrial) District and a preliminary site development plan for Hedge Industrial Park East on approximately 80.47 acres, located southwest of W. 167th Street and Lone Elm Road.
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Ms. Emily Carrillo, Senior Planner, presented the application for RZ26-0001 Hedge Industrial East, describing a request to rezone the property from County Rural Zoning to the M-2 (General Industrial) District and to approve a preliminary site development plan for five speculative warehouse and distribution buildings for Hedge Industrial East.

She explained that the site is located southwest of 167th Street and Lone Elm Road, near existing industrial users such as Faith Technologies, FedEx, and Crown Packing, as well as Lone Elm Park. She noted that the request aligns with the PlanOlathe Comprehensive Plan, which designates the area for Industrial and Greenway uses and supports Plan Olathe policies for employment-focused development.

Ms. Carrillo stated that the approximately 80-acre site would be developed in phases, beginning with Phase 1, and ultimately include over 1.34 million square feet of single-story warehouse space. She described the site design, including interior-facing loading areas, public-facing entrances, screening walls to block truck courts, and five perimeter detention basins. Access would be provided by a new collector road, 171st Street, connecting to Lone Elm Road, along with a shared driveway to the north. She outlined the landscape plan, including a required 50-foot buffer along Lone Elm Road, and noted that the building elevations exceed architectural standards with consistent materials and design.

Ms. Carrillo confirmed that all notification requirements were met and no public comments were received.

Ms. Carrillo concluded that staff recommended approval of the rezoning with restrictions on higher-intensity uses, as well as approval of the preliminary site development plan with stipulations, including shared access to Lone Elm with the property to the north.

Chair Janner opened the floor to questions from the commissioners, but there were none.

Chair Janner opened the public hearing. However, since no one was signed up to speak for the public hearing, Chair Janner called for a motion to close the public hearing.

Commissioner Brown moved to close the public hearing, and **Commissioner Terrones** seconded. The motion passed with a vote of 6 to 0.

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

Commissioner Corcoran moved to approve RZ26-0001 subject to staff stipulations. **Commissioner Lynn** seconded the motion to approve the item. The motion passed with a vote of 6 to 0 as follows:

- A. Staff recommends approval of RZ26-0001, Hedge Industrial Park East, for the following reasons:
 1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the M-2 District with the following stipulations:
 1. The following uses are prohibited in the M-2 District:
 - a) Power Generation Plant
 - b) Parking Lots, Surface, as Principal Use
 - c) Public Utility Storage and Service Yards
 - d) Automobile Storage or Towing (Tow Lot)
 - e) Paper Manufacturing
 - f) Recycling Centers, Drop-Off
 - g) Rendering and Meat Byproduct Processing
 - h) Petroleum Bulk Stations and Terminals
 - i) Textile, Clothing and Leather Manufacturing
 - j) Bus/Truck Maintenance, Including Repair and Storage
 - k) Storage Area or Lot, except when as an accessory use to a building, and not visible from arterial and collector roadways

C. Staff recommends approval of the preliminary site development plan with the following stipulations:

1. Only 1 (one) full access drive to Lone Elm Road near the common property line between RZ26-0001 (Hedge Industrial Park East) and RZ26-0002 (DRG Olathe) developments will be allowed, which will serve both developments. This access may be public or private. This access drive may be constructed on either side of the shared property line if an access easement is granted to the adjacent property. If this drive is private, any required agreements and access easements must be executed by all properties using the drive prior to any final plat recording.
2. Traffic improvements, and associated timing, will be made in accordance with the Traffic Impact Study dated February 2026, the Olathe Access Management Plan, and approval of the City Engineer. The Traffic Impact Study is required to be updated with each development phase and must adhere to Access Management Plan and City Engineer requirements.
3. Landscaping and tree mitigation will be provided in accordance with all UDO requirements at the time of Final Site Development Plan.
4. On the plans submitted with the final site development plan application, landscaped berms will be included along Lone Elm where possible as required by UDO 18.30.130.D.
5. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.