



STAFF REPORT

Planning Commission Meeting: August 11, 2025

Application:	RZ25-0007: Rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) and C-2 (Community Center) Districts and Preliminary Site Development Plan for 175th Lone Elm Center
Location:	Northeast of W. 175 th Street and Lone Elm Road
Owner/Applicant:	Mark Connor, Commercial Reposition Partners 17, LLC
Engineer:	Judd Claussen, P.E., Phelps Engineering
Staff Contact:	Jessica Schuller, AICP, Senior Planner

Site Area:	<u>145.78 acres</u>	Plat:	<u>Unplatted</u>
Existing Zoning:	<u>RUR</u>	Proposed Zoning:	<u>M-2 (General Industrial) 136.79 acres</u> <u>C-2 (Community Center) 8.99 acres</u>
Lots/Tracts:	<u>6 Lots</u> <u>1 Tract</u>	Building Area:	<u>Lot 1: 447,243 square feet</u> <u>Lots 2-5: 1,145,170 square feet</u> <u>Lot 6: 38,257 square feet</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Employment Area	Undeveloped	RUR
North	Primary Greenway	Sports Complex / Public Park	RP-1
South	Conventional Neighborhood / Primary Greenway / Conventional Neighborhood	Undeveloped / Single-Family Residential	CTY RUR
East	Employment Area	Undeveloped	CTY RUR
West	Employment Area / Industrial Area	Undeveloped	Not Zoned

1. Introduction

The applicant requests a rezoning and preliminary site development plan for approximately 146 acres located northeast of 175th Street and Lone Elm Road. The development consists of six (6) lots within two zoning districts, with the M-2 (General Industrial) District proposed on the majority of the site (136.8 acres), and the C-2 (Community Center) District located at the corner of 175th Street and Lone Elm Road (8.99 acres). Lineage Logistics proposes to occupy the northern half of the property (Lot 1, 63.6 acres), and future industrial and commercial development will be located to the south. Due to the conceptual nature of the southern portions of the site, approval of a revised preliminary site development plan is required for Lots 2-6 prior to development.

The proposed Lineage Logistics building is an automated freezer facility for the storage and distribution of cold food products. The proposed building consists of 35,002 square feet of cooler space and 184,927 square feet of freezer space primarily storing ready-to-eat foods. The proposed plans also include a 10,067 square foot office area on the east side of the building. Loading docks are located on the south facing façade. Lineage Logistics has buildings located throughout the United States and this facility would be the second constructed in Olathe. The cold storage facility is operational 24-hours a day and seven days a week with construction anticipated to begin in 2026 and be completed in 2027.

The remaining portion of the M-2 District is 74.8 acres and consists of four (4) speculative general industrial buildings ranging from 124,441 square feet to 518,057 square feet. The proposed C-2 District is anticipated to consist of six (6) buildings ranging from 2,700 square feet to 8,500 square feet.

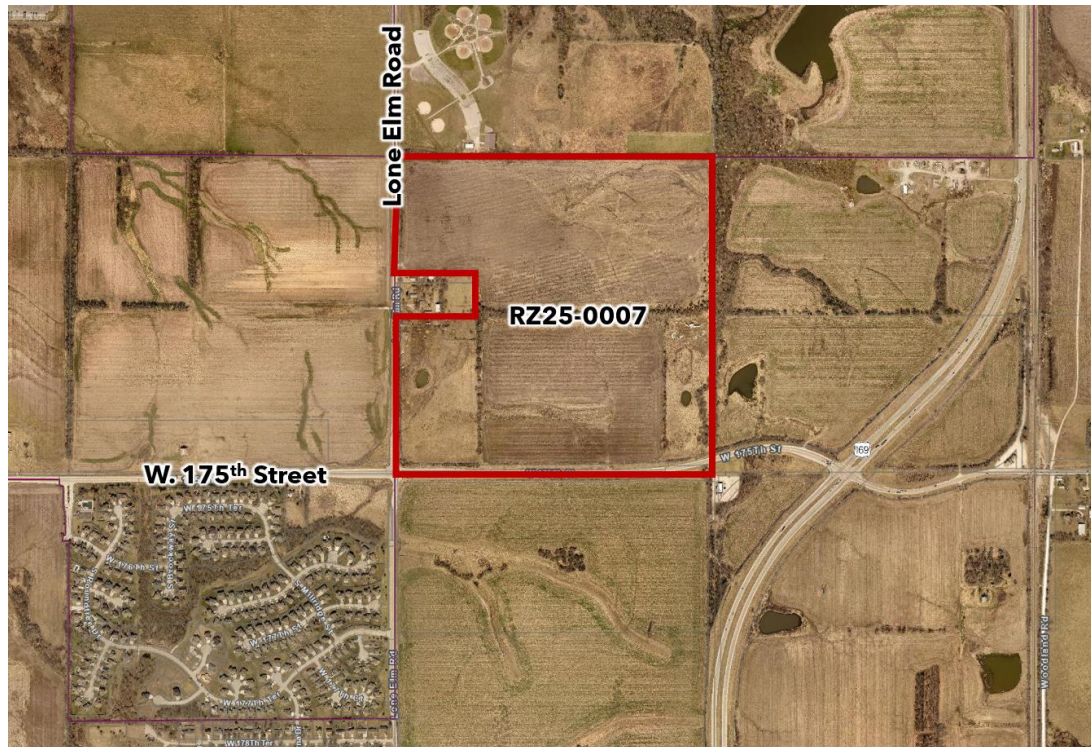
2. History

The property was annexed in 2025 (ANX25-0002) under Ordinance 25-11. An annexation agreement was approved in April 2025 to develop the property as an industrial and logistics business park, which may include commercial, office, manufacturing, warehouse/distribution, and other appropriate uses approved by the City, and for other general commercial or mixed-use purposes. The Future Land Use Map of the Plan Olathe Comprehensive Plan designates the entire property as an Employment Area.

Lineage Logistics has an existing cold storage facility in Olathe, located approximately 2 miles northwest of the subject property. The existing facility was approved in 2019 as a dedicated warehouse for a single customer with 407,940 square foot building on 122 acres, and a maximum building height of 88 feet.

3. Existing Conditions

The existing site is undeveloped agricultural land that drains both westerly off the site to an existing ditch along Lone Elm Road, and easterly to an existing tributary of Cedar Creek. Accessory farm structures exist on the property. A tree line bisects the center of the site and also lines the north and east property lines. Lone Elm Park is located directly to the north of the site and two residential properties within unincorporated Johnson County are located near the center of the site, comprising approximately five (5) acres. These residences are accessed from Lone Elm Road.



Site Location Map



Site Photo Looking East from Lone Elm Road

4. Zoning Standards

- a. **Land Use** – The applicant is seeking a change of zoning to allow for the construction of a cold storage warehouse facility and general industrial use buildings under the M-2 District. The cold storage facility is a permitted use within the M-2 District and is compatible with the uses in the surrounding M-2 and MP-2 Districts located north of 175th Street. General commercial uses are proposed within the C-2 District.

M-2 District uses include many industrial and service-type uses including warehousing/distribution and cold storage. The C-2 District permits a number of retail, restaurant and service uses. Staff recommends the restriction of some land uses on the subject property due to the intensity of the use or its reliance on outdoor storage, and the adjacency to major arterial roadways, public open space and residential land uses. Staff worked with the applicant on these use restrictions and the applicant is amenable to the following restrictions within the M-2 and C-2 Districts, respectively:

M-2 (General Industrial):

- (1) Power Generation Plant
- (2) Parking Lots, Surface, as Principal Use
- (3) Public Utility Storage and Service Yards
- (4) Automobile Storage or Towing (Tow Lot)
- (5) Paper Manufacturing
- (6) Recycling Centers, Drop-Off
- (7) Rendering and Meat Byproduct Processing
- (8) Petroleum Bulk Stations and Terminals
- (9) Leasing/Rental of Trucks, Trailers, RVs, Boats, Motorcycles
- (10) Storage Area or Lot, except when as an accessory use to a building, and not visible from arterial and collector roadways
- (11) Textile, Clothing, and Leather Manufacturing
- (12) Bus/Truck Maintenance, Including Repair and Storage

C-2 (Community Center):

- (1) Entertainment Establishment
- (2) All Distance-Restricted Businesses (OMC 5.43)

The site is designated as an Employment Area on the PlanOlathe Future Land Use Map. The applicant's request to rezone to the M-2 and C-2 Districts aligns with this land use designation, which generally supports light industrial uses integrated with complementary retail and service uses. This designation is consistent with established land uses between I-35 to the west and US-169 Highway to the east in which industrial land uses transition to business park and commercial land uses to the south, adjacent to 175th Street.

- b. **Building Height** – Building heights are limited to the following requirements:
- i. M-2 District – Maximum of 12 stories and 144 feet (Column 2);

- ii. C-2 District – Maximum of 2-stories and 35 feet (Column 1).

The maximum height typically permitted in the M-2 District is 55 feet; however, buildings can be constructed to a maximum height of 144 feet or 12 stories, utilizing Column 2 standards of UDO 18.20.200, if enhanced site design and landscape buffers are established in conjunction with the increased building height. The proposed building is designed to a maximum height of 140 feet to accommodate the 110,992 storage pallets within the cold storage portion of the building. The office and loading dock areas are proposed at a lower height of approximately 63 feet. The building has increased setbacks from all property lines and significant landscaping berms, screening and buffering are utilized throughout the property.

Staff has stipulated that the speculative industrial buildings will be a maximum of 55 feet tall, following Column 1 standards of UDO 18.20.200, and the conceptual commercial buildings will be a maximum of 35 feet tall, following Column 1 standards of UDO 18.20.140.

- c. **Setbacks** – Building setbacks are subject to the following requirements:
 - i. M-2 District – 20-foot front, 10-foot side, and 10-foot rear yard setbacks;
 - ii. C-2 District – 15-foot front, 7.5-foot side, and 7.5-foot rear yard setbacks;

The proposed buildings within each District align with the setback requirements of the UDO. On Lot 1, the proposed building setbacks significantly exceed minimum requirements. The building will be located approximately 315 feet from the northern property line, 1,059 feet from Lone Elm Road and 458 from the eastern property line.

All future buildings are subject to all setback requirements of the UDO.

- d. **Open Space** – The C-2 District requires a minimum of 20% open space, and the M-2 District requires a minimum of 15% open space, which will be provided at the time of development for conceptual Lots 2-6. Lot 1 for the cold storage facility provides 42% open space.

5. Development Standards

- a. **Access/Streets** – The site will take access from Lone Elm Road to the west in two locations. Near the center of the site, a southbound-left and a northbound-right turn lane will be constructed per the submitted Traffic Impact Study and Olathe Access Management Plan, providing access to a collector roadway constructed internal the development. This drive will be the primary employee entrance for Lot 1 and will also serve the future development of Lots 2-6. A northern entrance will also be constructed on Lone Elm Road, which is the primary truck entrance for Lot 1. Adequate on-site truck stacking is provided at this northern entrance, and no truck stacking is permitted on adjacent roadways.

Future access points are provided on 175th Street for the conceptual commercial and industrial properties (Lots 2-6). The timing of all these access points is based upon the findings of the traffic impact study and the City Engineer's concurrence. A stipulation is included requiring the traffic impact study to be updated with each development phase to determine if updates to recommendations are needed at that time.

- b. **Parking** – Minimum parking requirements of UDO 18.30.160 for the proposed uses, and the proposed parking counts, are as follows:
 - i. **Cold Storage Warehouse** – 1 space per 1,500 square feet of building area, requiring a total of 289 parking stalls. Parking requirements are being met with a total of 292 standard, accessible, and tractor/trailer parking stalls. The site has an additional 510 trailer storage stalls which are generally located to the south and west of the building.
 - ii. **General Commercial / Industrial Uses** – The conceptual commercial and industrial portions of the development are required to comply with UDO parking standards at the time of revised preliminary site development plan, when specific users are identified.
- c. **Landscaping/Screening** – The applicant provided a preliminary landscape plan for Lot 1 meeting the requirements of the UDO. Landscape buffers are required along the perimeter of the site. A 60-foot-wide landscape area is provided along Lone Elm Road, including a 7-9 foot tall berm, double row of evergreen trees, and deciduous trees. Tree preservation areas are located on the northern property line, serving to buffer and screen from adjacent Lone Elm Park. A landscape buffer is also located along the collector road central to the property.

The UDO requires a Type 5A Buffer from the industrial properties to the existing residential properties, consisting of a 30-foot wide planted area and a minimum 11-foot tall berm and wall combination. The applicants are providing the required treatment with a 967-foot long wall and berm densely planted with a mix of trees and shrubs.

Further refinements and landscaping details will be provided at the time of Final Site Development Plan for each phase of development, and all landscaping will meet the requirements of the UDO.
- d. **Tree Preservation** – A tree preservation plan was provided and identified 2.9 acres of existing tree canopy on Lot 1. The applicant is exceeding the minimum requirement to preserve 20% of contiguous wooded areas by preserving 69% of wooded areas, located on the northern property line which serves as a buffer to Lone Elm Park to the north. Tree areas on the eastern property line will be removed due to grading for the stormwater detention and parking areas. Tree preservation plans for Lots 2-6 are required with the future preliminary site developments plans.
- e. **Stormwater/Detention** – A conceptual stormwater report was provided for Lot 1. A portion of the existing site surface drains westerly off the site to an existing ditch along Lone Elm Road. The remaining portion of the site surface drains easterly to an existing tributary of Cedar Creek. The development will maintain the same drainage patterns, and two wet detention basins will be constructed, one on the east side and one on the west side of the site. The property is subject to all Title 17 requirements of the Municipal Code.
- f. **Public Utilities** – The property is in WaterOne and City of Olathe sewer service areas. There is an existing water main along the east side of Lone Elm Road and the north side of 175th Street. The City is currently extending existing sewer lines to the northeast corner of the subject property, approximately 1,200 linear feet, to service this property from the north.

6. Site Design Standards

M-2 District

The M-2 District is subject to Site Design Category 6 (UDO 18.15.130) based on the M-2 District zoning designation. The following is a summary of the applicable site design requirements for Lot 1; the remaining industrial development will be required to comply with all site design standards at the time of revised preliminary development plan:

- a. **Parking Pod Size** – The maximum number of parking stalls allowed in one parking pod, is 320. The proposal is meeting this UDO requirement with the largest pod containing approximately 105 spaces.
- b. **Drainage Feature** – Open drainage and detention areas visible to the public must be incorporated into the design of the site as an attractive amenity or focal point. There are no visible drainage and detention areas on Lot 1 due to extensive berming along Lone Elm Road. Future detention areas for Lots 2-6 are subject to all UDO requirements.
- c. **Increased Setback** – Buildings must be set back at least fifty (50) feet from an adjoining arterial street or nonresidential zoning district and two hundred (200) feet from an adjoining R-1 or R-2 zoning district or designated open space. The building is setback 315 feet from the northern property line adjacent to Lone Elm Park and 1,069 feet from Lone Elm Road. The existing residential properties near the center of the subject site are approximately 488 feet from the proposed cold storage structure.
- d. **Perimeter Landscaping** – Industrial sites that directly abut an arterial street must include a minimum building setback of 50 feet from the roadway, and a minimum 50-foot landscaped area with 70% permeable surfaces and 50% planted material. The cold storage facility on Lot 1 is setback 1,059 feet from Lone Elm Road. The conceptual industrial building on Lot 5 and is setback more than 100 feet from Lone Elm Road.

The landscape buffer adjacent to Lone Elm Road on Lot 1 includes more than 60 feet of landscape area planted on a 7-9 foot tall berm, and a wet detention basin for a total width of approximately 200 feet. The landscape buffer includes a double row of continuous evergreen trees accented with deciduous street trees.

Lot 1 will be secured by a 6-foot tall steel picket style fence on the south and west, and a 6-foot tall galvanized chain link fence on the north and east.

C-2 District

The C-2 District is subject to Site Design Category 4 (UDO 18.15.120) based on the proposed zoning designations. The conceptual commercial development is required to comply with all site design requirements at the time of revised preliminary site development plan.

7. Building Design Standards

Buildings in the C-2 District are subject to building design standards for Commercial or Retail Buildings (UDO 18.15.020.G.7) and buildings in the M-2 District are subject to building design standards for Industrial Buildings (UDO 18.15.020.G.10). Lots 2-6 will provide elevations for review with a revised preliminary site development plan prior to development.

Color elevations and renderings were provided with the preliminary site development plan showing the proposed building materials and architectural style for the cold storage facility on Lot 1. Proposed materials consist of Class 1 concrete panels, glass and insulated architectural

metal throughout. The building is painted in shades of gray, white and blue. The building meets several design standards of the UDO, and the applicant is requesting waivers for some design standards due to the unique components and function of the building (see Section 9, Waiver Requests).

The south, east and west facades are considered primary facades, and the north facade is considered secondary. The following table lists the applicable design requirements of the UDO and proposed design elements:

Table 1: M-2 District Building Design Standards	Design Requirements <i>(Industrial Buildings)</i> <i>Proposed Design</i>
<i>Building Entryway</i>	<i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i> The primary building entrances are located on the east façade and include canopies that project over entrances and are recessed at the building corners, meeting UDO requirements.
<i>Garage and Overhead Doors</i>	<i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i> All overhead doors are oriented to the south, facing a collector roadway. The visible, street-facing doors include a continuous metal canopy, are recessed from the building façade line, and are made of insulated metal, meeting UDO requirements.
<i>Horizontal & Vertical Articulation</i>	<i>Each primary façade must provide horizontal and vertical articulation every 100 linear feet of the façade.</i> The overall structure has varying roof heights, especially when viewed from the main entrance to the building. The office portion of the east façade includes 3-foot changes in parapet height every 85 feet across the façade. Portions of the west façade also include 3-foot changes in parapet height. A waiver is requested to the horizontal and vertical articulations requirements for primary elevations (see Section 9).
<i>First Floor Glass</i>	First floor glass is incorporated on the eastern office-portion of the building façade, where 15% glass is required and 18% is provided. A waiver is requested to glass requirements on the remaining primary west and south elevations (see Section 9).

Primary facades are required to utilize a minimum of two (2) Class 1 and Class 2 materials on 75% of the façade, with a minimum of 15% glass on the first floor. Secondary facades must utilize a minimum of two (2) Class 1, Class 2 and Class 3 materials on 40% of the façade. All facades provide two Class 1 materials, including insulated architectural panels and concrete, and the minimum glass percentage is provided on the eastern office portion of the structure.

No building elevations were provided for the conceptual industrial and commercial developments. Building elevations are required to be approved at the time of revised preliminary development plan.

8. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to surrounding properties within 200 feet and 1,000 feet in unincorporated areas, and posted signage on the subject property per UDO requirements. Neighborhood notice was also provided to property owners within 500 feet of the property, as well as to adjacent Homes Associations. A neighborhood meeting was held on July 21, 2025 with 20 attendees. Questions were asked about building height, landscaping, stormwater, and traffic. General questions were also asked about the limits of the site, boundaries and zoning. There was concern about the number of warehouses in the area. The applicant responded to these questions at the meeting and summarized them in the meeting minutes.

One additional letter of correspondence was received by staff, and is included in the meeting packet.

9. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant submitted a justification statement for the two (2) waivers requested which is included in the meeting packet.

- a. **Percentage of Glass** – The applicant is requesting a waiver from UDO 18.15.020.G.10 pertaining to the percentage of glass on primary facades. The UDO requires a minimum of 15% glass on the first floor of primary facades and glass is not provided on the south and west facades.
- a. **Articulation** – A waiver is requested to the articulation requirements of UDO 18.15.020.G.10. The UDO requires vertical and horizontal articulation for every 100 feet of façade width. Articulation is provided on the office portion of the east façade and portions of the west façade.

Staff worked closely with the applicant to understand the unique functionality and design needs of the building as an automated freezer facility. The applicant provided detailed narratives and precedent images of the proposed facility to convey the reasoning behind specific design choices to accommodate the business needs of the operation.

Staff is supportive of the two waiver requests which help maintain the thermal integrity of the building, and the layout and orientation of the building, which is critical to its automated function. In lieu of meeting UDO requirements for glass and articulation, vertical and horizontal color banding was provided on the west façade to provide visual interest. Blue color banding is provided on the lower dock and office portions of the building, which are internal to the M-2 (General Industrial) portion of the site. The entire structure exceeds UDO requirements for building materials by utilizing entirely Class 1 materials. The structure is also designed to minimize visual impact to the extent possible, with light-colored materials blending with the background, lack of reflective materials, and with no exterior mechanical equipment on the roof, creating an uncluttered appearance.

The applicant is also providing significant berms and screening along Lone Elm Road which decreases the building area visible from adjacent properties. Future development of the general industrial area on Lots 2-5 will further screen the cold storage facility, in addition to the future commercial development at the corner of 175th Street and Lone Elm Road.

10. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as an Employment Area. Employment Areas may consist of light assembly or manufacturing where high-quality planned developments integrate a mix of office and light industrial uses. Complementary retail and service uses should be limited in scale and carefully integrated.

The development is visible from Lone Elm Road and 175th Street and in proximity to public open space and residential uses to the west and south. The proposed zoning request meets the following elements of the Comprehensive Plan:

LUCC-6.1: Targeted Development. With the guidance of the Comprehensive Plan's Future Land Use Map, encourage targeted development, redevelopment and infill so as to channel growth where it will contribute to long-term community vision and improve access to jobs, housing and services.

ES-1.3: Targeted Industries. Promote Olathe as an ideal place for desirable new industries, especially those that would diversify the employment base, reflect the labor force capabilities of the community, and complement Olathe's high quality of life.

Principle ES-1: Utilize Olathe's strengths, including a highly educated population, affordability, recreation opportunities, business and family-friendly environment, and other quality of life amenities as a tool to attract quality jobs and position Olathe as a regional economic leader.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The development meets several policies of PlanOlathe including the channeling of growth where it can contribute to Olathe's long-term community vision, and targeting development in locations accessible to jobs, housing and services. PlanOlathe seeks to establish Olathe as a regional economic leader, and the Olathe 2040 Future Ready Strategic Plan identifies strategies to diversify the business community and create a thriving tax base. The proposed development aligns with the Future Land Use Map of the Comprehensive Plan, which designates the property as an Employment Area, in alignment with the larger 175th Street corridor which is rapidly developing as an important corridor for industry and commercial businesses in the City.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The area surrounding this site is predominantly vacant land used for agricultural purposes. Properties to the east and south of the subject property are located within unincorporated areas of Johnson County. The scale and style of the proposed speculative industrial buildings are similar to the approved development located adjacent to Hedge Lane with the 175th Street Commerce Centre, as well as the buildings along 167th Street which include tenants such as FedEx and Bushnell Products and are

primarily of tilt-up concrete construction. These existing buildings are large-scale warehousing and distribution facilities ranging from 45-55 feet in height, with flat roofs and large parking areas for vehicles and tractor-trailers.

The proposed cold storage facility will be significantly taller than the warehousing and distribution buildings in the adjacent area, but more similar in scale to the existing cold storage facility at 167th and Erickson Street which is 88 feet in height. Large setbacks will be maintained from adjacent roadways and property lines.

Two existing single-family residences are directly adjacent to the proposed development and take access from Lone Elm Road. The Nottingham Creek subdivision is located at the southwest corner of 175th Street and Lone Elm Road, southwest of the subject property. This development consists entirely of single-family homes and is accessed from both Lone Elm Road and 175th Street. The Future Land Use Map identifies property south of 175th Street and west and east of Nottingham Creek as an Employment Area and utilizes greenways to transition to Conventional Neighborhoods further south. The proposed cold storage facility is located 2,900 feet (0.55 miles) to the nearest single-family property line within Nottingham Creek, with separation from the cold storage facility by future commercial and general industrial buildings, berms with landscaping, 175th Street right-of-way, and future landscaping on the subject property.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.

The majority of zoning in the area is Business Park and Industrial, or currently under Johnson County rural zoning. A large Employment and Industrial area is located to the west at the planned 175th Street Commerce Center. Adjacent properties under County zoning designations are within the City's expected growth area and are anticipated for industrial and employment uses when future annexations occur.

In the 175th Street corridor, Nottingham Creek is the only residential neighborhood directly adjacent to 175th Street west of US-169. As additional history of the area, Nottingham Creek subdivision was annexed in 2004, prior to the existing studies which provided a vision for the corridor as employment and commercial uses. To provide harmony between adjacent business park and residential land uses, attention should be paid to buffers between uses and screening mechanisms to reduce visual clutter and mitigate potential noise created by truck traffic and warehousing uses.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

For development to occur, rezoning from the existing County RUR District is necessary. The existing site was annexed into Olathe in April 2025 (ANX25-0002).

E. The length of time the property has remained vacant as zoned.

The property retains County RUR zoning since the time of annexation in 2025. The entire property remains undeveloped and is not platted.

F. The extent to which approval of the application would detrimentally affect nearby properties.

Approval of the application will have significant impact on the two residential properties located within unincorporated Johnson County directly adjacent to the proposed development, unless the properties are acquired by the developer. Impacts will include noise, traffic and visual impacts. As required by the UDO, the developer will provide buffers adjacent to the residential property lines which include an 11-foot tall berm and wall combination in a 30-foot wide buffer planted with a mix of deciduous and evergreen trees and shrubs. The development is required to provide any noise mitigation strategies necessary to comply with Municipal Code 6.18.060 for noise control.

175th Street is classified as a six-lane expressway and has adequate capacity for the proposed development. New turn lanes will be required on 175th Street at the time of full site development (Lots 2-6). Turn lanes will be required on Lone Elm Road with the development of Lot 1.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

Approval of the application will have significant impact on the two residential properties directly adjacent to the proposed development, unless the properties are acquired by the developer.

Impacts to residential properties will be mitigated through existing and future screening measures including berms with landscaping and the construction of commercial development at the southwest and northeast corners of the 175th Street and Lone Elm Road intersection.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

This zoning proposal will not cause any adverse effect on traffic and safety of the road network with the required roadway improvements. A Traffic Impact Study to account for the increase in vehicular and truck traffic has been received and evaluated. Road improvements are required with future development of this area which will ensure adequate capacity and safety of the road network. Turn lanes will be required on adjacent arterial roadways, as well as the construction of a collector road central to the development.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

The development is not anticipated to create pollution or other environmental harm. The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other related items. On-site detention meeting Title 17 requirements will be provided and trees and landscaping will be installed. In addition, signage is posted along 175th Street to enforce vehicle noise, per traffic ordinance No. 10.01.175. Requirements of the ordinance include mufflers or other noise suppression systems on vehicles, the

prevention of excessive fumes or smoke, and noise creating mechanical exhaust devices that aid in the braking of vehicles.

J. The economic impact of the proposed use on the community.

The proposed development is expected to have a significant impact on Olathe's economy by adding 137 acres of industrial use development and 280 jobs for the cold storage warehouse on Lot 1 alone, with additional industry and jobs created with the future development of Lots 2-6.

K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the rezoning were denied, the development could not be constructed within the existing County RUR District.

11. Staff Recommendation

A. Staff recommends approval of RZ25-0007, 175th Lone Elm Center, 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 and C-2 Districts 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. Storage Area or Lot, except when as an accessory use to a building
 - j. Textile, Clothing, and Leather Manufacturing
 - k. Leasing/Rental of Trucks, Trailers, RVs, Boats, Motorcycles
 - l. Bus/Truck Maintenance, Including Repair and Storage

2. The following uses are prohibited in the C-2 District:
 - a. Entertainment Establishment
 - b. All Distance-Restricted Businesses (OMC 5.43)
 3. Lots 2-5 are limited to a maximum building height of 55 feet.
 4. Buildings in the C-2 District are limited to a maximum building height of 35 feet.
- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
1. A revised preliminary site development plan is required for Lots 2-6 prior to development of Lots 2-6.
 2. A waiver is granted for Lot 1 from UDO 18.15.020,G.10.a.4, to permit the primary façade articulation shown on the architectural elevations dated July 17, 2025.
 3. A waiver is granted for Lot 1 from UDO 18.15.020,G.10.a.3 and UDO 18.15.020.G.10.b.1, to permit the primary façade glass percentages shown on the architectural elevations dated July 17, 2025.
 4. In the M-2 District, any fence within 100 feet of public roadways must be decorative in nature and will not consist of chain-link material. Barbed wire is not permitted in the development.
 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.
 6. Security gates installed for any of the industrial buildings must be installed such that adequate staging is provided onsite for trucks entering the development. No trucks are permitted to be staged on public streets in accordance with 18.30.160.L.
 7. Traffic improvements, and associated timing, will be made in accordance with the Traffic Impact Study dated July 2025, 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 shall adhere to Access Management Plan and City Engineer requirements.