



STAFF REPORT

Planning Commission Meeting: May 11, 2026

Application:	FP26-0007: Final Plat of I-35 Logistics Park Eighth Plat with the Vacation of Easements
Location:	Southwest of W. 155 th Street and Old 56 Highway (Clare Road)
Owner/Developer:	Cam Duff, Scannell Properties #476 LLC
Applicant/Engineer:	Seth Reece, Olsson
Staff Contact:	Nathan Jurey, AICP, Senior Planner

Site Area:	<u>53.72 ± acres</u>	Proposed Use:	<u>Warehouse, Storage, Wholesale & Distribution Facility</u>
Lots:	<u>2</u>	Existing Zoning:	<u>M-2 (General Industrial) District</u>
Tracts:	<u>2</u>	Plat:	<u>Unplatted</u>

1. Introduction

The applicant is requesting approval of a final plat for I-35 Logistics Park Eighth Plat, an industrial warehouse development located southwest of 155th Street and Old 56 Highway. The plat will establish lot lines and dedicate public easements for two (2) lots and two (2) tracts on approximately 54 acres. This plat will also vacate a portion of a 15-foot-wide water (W/E) easement to allow for the development of two (2) industrial warehouse buildings.

The subject property was annexed into the City of Olathe (Ord. 88-116) and rezoned to the M-2 District (RZ-31-88) in 1988. In 2014, additional land area was annexed (Ord. 14-30) and rezoned to the M-2 District to enlarge the previously approved I-35 Logistics Park project (RZ14-0007). Revised preliminary development plans were approved in 2020 (PR20-0009) and most recently in 2022 (PR21-0018) for a single 1.2 million square foot building on the subject site.

A separate agenda item (PR26-0009) requesting revised preliminary development plan approval for two (2) industrial warehouse buildings is included in the agenda packet and this plat is consistent with that application.

2. Plat Review

- a. **Lots/Tracts** – The final plat consists of two (2) lots intended for industrial warehouse development and two (2) tracts. Tract H is intended for shared access for Lots 8 and 9 and Tract I is intended for stormwater detention. Both tracts will be owned and maintained by the property owner until the subdivision’s business association is formed.
- b. **Streets/Right-of-Way** – The site takes direct access from 155th Street, Mize Road, and 156th Place, all of which are existing industrial collector roads. No new street right-of-way is required or dedicated with this plat. A sidewalk (SW/E) easement is dedicated with this plat to accommodate the required public sidewalk in a small portion of the site.

- c. **Public Utilities** – The property lies within the City of Olathe water and sanitary sewer service areas. Utility (U/E), sanitary sewer (S/E), and water (W/E) easements are dedicated with this plat as required. A 15-foot waterline easement is requested to be vacated and relocated with this plat (see Section 4 below).
- d. **Stormwater** – An extended dry detention basin is proposed within Tract I to comply with Title 17 stormwater requirements. Storm drainage (D/E) easements are dedicated with this plat to accommodate public stormwater infrastructure.

3. Proximity to Airport

The subject property is located within one (1) mile of the New Century Airport and is therefore subject to review by the Johnson County Airport Commission and the Johnson County Board of County Commissioners. A stipulation is included requiring this development to obtain County approvals prior to plat recording.

4. Public Notification

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation to be approved by the Planning Commission following mailed notification and a public hearing. The applicant mailed the required public notifications by certified mail to property owners within 200 feet of the project site. No correspondence from surrounding property owners has been received by the applicant or Staff.

City of Olathe Engineering staff has no objections to the request to vacate the 15-foot-wide water easement originally dedicated in 2012 (Bk. 201207, Pg. 009594). Consent from other utility companies is not necessary as no other utilities are impacted by this request.



The subject property is outlined in yellow and the I-35 Logistics Park development in red.

5. Staff Recommendation

- A. Staff recommends approval of FP26-0007, the final plat of I-35 Logistics Park Eighth Plat, with the following stipulation:
 - 1. The Johnson County Airport Commission and Board of County Commissioners must approve this final plat prior to recording.

