

ORDINANCE NO. 25-41

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. RZ25-0010 requesting rezoning from the R-1 (Residential Single Family) District to the O (Office) District was filed with the City of Olathe, Kansas, on the 30th day of July 2025; 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 22nd day of September 2025; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL 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 LOT 1, ETHIOPIAN CHRISTIAN FELLOWSHIP CHURCH, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, CONTAINING 174,336 SQUARE FEET, OR 4.002 ACRES, MORE OR LESS.

Said legally described property is hereby rezoned from the R-1 (Residential Single Family) District to the O (Office) District.

SECTION TWO: That this rezoning is approved with the following stipulation:

1. The following land uses are prohibited:
 - a. Any Distance Restricted Business as listed in Olathe Municipal Code Chapter 5.43
 - b. Business Service Centers/Business Support
 - c. Catering/Food Service
 - d. Conference and Retreat Center
 - e. Courier and Messenger Services
 - f. Data Processing, Hosting and Related Services
 - g. Environmental Monitoring Stations
 - h. Hotel, Boutique (50 Rooms Maximum)
 - i. Hotel/Motel
 - j. Laboratories – Research and Testing
 - k. Laundry, Pick-up Only and Garment Services
 - l. Nonstore Retail/Internet Retail

- m. Parking Lots, Underground Structure, as Principal Use
- n. Post Office and Postal Substations
- o. Postal Service Receptacle Pods Designated on a Plat/Plan
- p. Public Transportation Facility
- q. Radio and Television Broadcasting or Recording Studio
- r. Research and Development
- s. Rooming House (Includes Fraternity/Sorority Houses and Dorms)
- t. Schools, Colleges and Universities
- u. Woodworking Shops

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 City Council this 21st day of October 2025.

SIGNED by the Mayor this 21st day of October 2025.

Mayor

ATTEST:

City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney