

ORDINANCE NO. 24-32

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. RZ24-0005 requesting rezoning from the CTY PEC-3 (County Light Industrial) District to the R-1 (Single Family), R-2 (Two-Family), R-3 (Low-Density Multifamily) and M-2 (General Industrial) Districts was filed with the City of Olathe, Kansas, on the 14th day of February 2024; 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 July 2024; 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:

DESCRIPTION (M-2)

ALL THAT PART OF THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE N 87°52'31" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 66.30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD, FOR THE FOLLOWING SEVEN (7) COURSES; THENCE N 2°18'27" W, A DISTANCE OF 2646.72 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE N 87°57'03" E, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID

SECTION 13, A DISTANCE OF 18.00 FEET; THENCE N 2°00'36" W, A DISTANCE OF 161.82 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 5661.58 FEET, AN ARC DISTANCE OF 1169.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE S 87°59'31" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 18.39 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 9°47'30" E AND A RADIUS OF 5679.58 FEET, AN ARC DISTANCE OF 350.11 FEET; THENCE N 13°19'25" E, A DISTANCE OF 633.09 FEET; THENCE N 88°01'58" E, A DISTANCE OF 401.80 FEET; THENCE N 1°58'02" W, A DISTANCE OF 372.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE N 88°01'58" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 415.86 FEET; THENCE S 1°50'23" E, A DISTANCE OF 130.51 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 134.18 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 133.85 FEET; THENCE S 1°58'56" E, A DISTANCE OF 680.56 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 135.34 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 120.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE N 87°59'31" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 66.44 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE S 1°58'56" E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1322.53 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE S 87°57'03" W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 61.79 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 11°51'37" E AND A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 46.57 FEET; THENCE S 17°11'48" E, A DISTANCE OF 500.63

FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 134.72 FEET; THENCE S 1°45'34" E, A DISTANCE OF 685.92 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 182.35 FEET; THENCE S 19°08'12" W, A DISTANCE OF 351.47 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 364.71 FEET; THENCE S 1°45'34" E, A DISTANCE OF 435.21 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S 87°52'31" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1125.38 FEET TO THE POINT OF BEGINNING, CONTAINING 6,081,192 SQUARE FEET OR 139.6049 ACRES, MORE OR LESS.

DESCRIPTION (R-1)

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S 87°52'31" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 279.72 FEET; THENCE N 2°07'30" W, A DISTANCE OF 156.00 FEET; THENCE N 4°15'59" W, A DISTANCE OF 55.13 FEET; THENCE N 27°40'51" W, A DISTANCE OF 69.73 FEET; THENCE N 5°30'00" W, A DISTANCE OF 98.28 FEET; THENCE N 11°05'59" E, A DISTANCE OF 25.00 FEET; THENCE N 79°01'04" W, A DISTANCE OF 15.26 FEET; THENCE N 10°23'38" E, A DISTANCE OF 25.00 FEET; THENCE N 6°17'14" E, A DISTANCE OF 137.97 FEET; THENCE N 0°29'29" E, A DISTANCE OF 128.09 FEET; THENCE N 2°04'46" W, A DISTANCE OF 63.94 FEET; THENCE N 3°33'07" W, A DISTANCE OF 135.42 FEET; THENCE N 4°25'15" W, A DISTANCE OF 67.81 FEET; THENCE N 4°50'53" W, A DISTANCE OF 106.77 FEET; THENCE N 84°36'55" E, A DISTANCE OF 140.33 FEET; THENCE N 5°23'05" W, A DISTANCE OF 150.29 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 1900.00 FEET, AN ARC DISTANCE OF 128.12 FEET; THENCE S 89°35'00" W, A DISTANCE OF 89.49 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 52.32 FEET; THENCE N 0°54'31" E, A DISTANCE OF

187.04 FEET; THENCE N 55°42'29" W, A DISTANCE OF 204.47 FEET; THENCE N 30°27'02" W, A DISTANCE OF 77.72 FEET; THENCE N 34°07'03" W, A DISTANCE OF 54.02 FEET; THENCE N 41°36'08" W, A DISTANCE OF 65.84 FEET; THENCE N 45°37'36" W, A DISTANCE OF 54.24 FEET; THENCE N 43°46'11" W, A DISTANCE OF 90.99 FEET; THENCE N 28°20'10" W, A DISTANCE OF 61.81 FEET; THENCE N 28°20'10" W, A DISTANCE OF 11.15 FEET; THENCE N 32°24'01" W, A DISTANCE OF 58.74 FEET; THENCE N 37°21'59" W, A DISTANCE OF 65.78 FEET; THENCE N 41°28'28" W, A DISTANCE OF 77.63 FEET; THENCE N 29°59'27" W, A DISTANCE OF 20.96 FEET; THENCE N 22°03'51" W, A DISTANCE OF 62.07 FEET; THENCE N 11°19'40" W, A DISTANCE OF 82.36 FEET; THENCE N 6°39'09" W, A DISTANCE OF 33.41 FEET; THENCE S 63°57'42" W, A DISTANCE OF 123.11 FEET; THENCE S 77°05'59" W, A DISTANCE OF 25.00 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 12°54'01" W AND A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 103.27 FEET; THENCE N 42°29'00" W, A DISTANCE OF 47.23 FEET; THENCE N 2°02'57" W, A DISTANCE OF 219.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE N 87°57'03" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1099.73 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S 1°50'31" E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 2643.31 FEET TO THE POINT OF BEGINNING, CONTAINING 1,301,451 SQUARE FEET OR 29.8772 ACRES, MORE OR LESS.

DESCRIPTION (R-2)

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S 87°52'31" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 279.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 87°52'31" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 660.61 FEET; THENCE N 1°26'40" W, A DISTANCE OF 442.54 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 87°17'57" W AND A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 207.61 FEET; THENCE N 16°32'24" E, A DISTANCE OF 341.03 FEET; THENCE N 19°22'40" E, A DISTANCE OF 302.19 FEET; THENCE N 1°45'57" W, A

DISTANCE OF 330.05 FEET; THENCE N 88°14'26" E, A DISTANCE OF 40.42 FEET; THENCE N 1°45'20" W, A DISTANCE OF 194.14 FEET; THENCE N 89°52'09" W, A DISTANCE OF 94.42 FEET; THENCE N 0°07'51" W, A DISTANCE OF 75.08 FEET; THENCE N 89°52'09" W, A DISTANCE OF 245.24 FEET; THENCE N 1°45'34" W, A DISTANCE OF 300.77 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 134.72 FEET; THENCE N 17°11'48" W, A DISTANCE OF 500.63 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 46.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE N 87°57'03" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 282.59 FEET; THENCE S 2°02'57" E, A DISTANCE OF 219.15 FEET; THENCE S 42°29'00" E, A DISTANCE OF 47.23 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 103.27 FEET; THENCE N 77°05'59" E, A DISTANCE OF 25.00 FEET; THENCE N 63°57'42" E, A DISTANCE OF 123.11 FEET; THENCE S 6°39'09" E, A DISTANCE OF 33.41 FEET; THENCE S 11°19'40" E, A DISTANCE OF 82.36 FEET; THENCE S 22°03'51" E, A DISTANCE OF 62.07 FEET; THENCE S 29°59'27" E, A DISTANCE OF 20.96 FEET; THENCE S 41°28'28" E, A DISTANCE OF 77.63 FEET; THENCE S 37°21'59" E, A DISTANCE OF 65.78 FEET; THENCE S 32°24'01" E, A DISTANCE OF 58.74 FEET; THENCE S 28°20'10" E, A DISTANCE OF 11.15 FEET; THENCE S 28°20'10" E, A DISTANCE OF 61.81 FEET; THENCE S 43°46'11" E, A DISTANCE OF 90.99 FEET; THENCE S 45°37'36" E, A DISTANCE OF 54.24 FEET; THENCE S 41°36'08" E, A DISTANCE OF 65.84 FEET; THENCE S 34°07'03" E, A DISTANCE OF 54.02 FEET; THENCE S 30°27'02" E, A DISTANCE OF 77.72 FEET; THENCE S 55°42'29" E, A DISTANCE OF 204.47 FEET; S 0°54'31" W, A DISTANCE OF 187.04 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 83°35'16" E AND A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 52.32 FEET; THENCE N 89°35'00" E, A DISTANCE OF 89.49 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 1°31'16" E AND A RADIUS OF 1900.00 FEET, AN ARC DISTANCE OF 128.12 FEET; THENCE S 5°23'05" E, A DISTANCE OF 150.29 FEET; THENCE S 84°36'55" W, A DISTANCE OF 140.33 FEET; THENCE S 4°50'53" E, A DISTANCE OF 106.77 FEET; THENCE S 4°25'15" E, A DISTANCE OF 67.81 FEET; THENCE S 3°33'07" E, A DISTANCE OF 135.42 FEET; THENCE S 2°04'46" E, A DISTANCE OF 63.94 FEET; THENCE S 0°29'29" W, A DISTANCE OF 128.09 FEET; THENCE S 6°17'14" W, A DISTANCE OF

137.97 FEET; THENCE S 10°23'38" W, A DISTANCE OF 25.00 FEET; THENCE S 79°01'04" E, A DISTANCE OF 15.26 FEET; THENCE S 11°05'59" W, A DISTANCE OF 25.00 FEET; THENCE S 5°30'00" E, A DISTANCE OF 98.28 FEET; THENCE S 27°40'51" E, A DISTANCE OF 69.73 FEET; THENCE S 4°15'59" E, A DISTANCE OF 55.13 FEET; THENCE S 2°07'30" E, A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,554,861 SQUARE FEET OR 35.6947 ACRES, MORE OR LESS.

DESCRIPTION (R-3 NORTH)

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE N 88°01'58" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1237.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 88°01'58" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 952.77 FEET; THENCE S 1°51'49" E, ALONG THE WEST PLAT LINE OF CRYSTAL COURT CONDOMINIUM, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, AND ITS NORTHERLY EXTENSION, A DISTANCE OF 1321.92 FEET TO THE SOUTHWEST PLAT CORNER OF SAID CRYSTAL COURT CONDOMINIUM, SAID POINT ALSO BEING ON THE NORTH PLAT LINE OF MADISON PLACE, 2ND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE S 87°59'31" W, ALONG THE NORTH PLAT LINE OF SAID MADISON PLACE, 2ND PLAT, AND ITS WESTERLY EXTENSION, A DISTANCE OF 927.80 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 0°15'01" W AND A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 120.23 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 135.34 FEET; THENCE N 1°58'56" W, A DISTANCE OF 680.56 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 133.85 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 134.18 FEET; THENCE N 1°50'23" W, A DISTANCE OF 130.51 FEET TO THE POINT OF BEGINNING, CONTAINING 1,200,328 SQUARE FEET OR 27.5557 ACRES, MORE OR LESS.

DESCRIPTION (R-3 SOUTH)

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE N 87°52'31" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1191.68 FEET TO THE POINT OF BEGINNING; THENCE N 1°45'34" W, A DISTANCE OF 435.21 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 364.71 FEET; THENCE N 19°08'12" E, A DISTANCE OF 351.47 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 182.35 FEET; THENCE N 1°45'34" W, A DISTANCE OF 385.16 FEET; THENCE N 89°52'09" E, A DISTANCE OF 245.24 FEET; THENCE S 0°07'51" E, A DISTANCE OF 75.08 FEET; THENCE N 89°52'09" E, A DISTANCE OF 94.42 FEET; THENCE S 1°45'20" E, A DISTANCE OF 194.14 FEET; S 88°14'26" W, A DISTANCE OF 40.42 FEET; THENCE S 1°45'57" E, A DISTANCE OF 330.05 FEET; THENCE S 19°22'40" W, A DISTANCE OF 302.19 FEET; THENCE S 16°32'24" W, A DISTANCE OF 341.03 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 77°49'54" E AND A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 207.61 FEET; THENCE S 1°26'40" E, A DISTANCE OF 442.54 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S 87°52'31" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 508.24 FEET TO THE POINT OF BEGINNING, CONTAINING 628,131 SQUARE FEET OR 14.4199 ACRES, MORE OR LESS

Said legally described property is hereby rezoned from the CTY PEC-3 (County Light Industrial) District to the R-1 (Single Family), R-2 (Two-Family), R-3 (Low-Density Multifamily) and M-2 (General Industrial) Districts.

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

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
- 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, and not visible from arterial and collector roadways

2. The R-3 District is limited to a maximum density of 12 dwelling units per acre.

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 20th day of August 2024.

SIGNED by the Mayor this 20th day of August 2024.

Mayor

ATTEST:

City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney