

ORDINANCE NO. 26-27

AN ORDINANCE AMENDING TITLE 18 UNIFIED DEVELOPMENT ORDINANCE CHAPTER 18.20.260 PERTAINING TO THE NORTH RIDGEVIEW ROAD OVERLAY DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLATHE, KANSAS:

WHEREAS, on June 4, 2002, the Governing Body of the City of Olathe adopted Ordinance **No. 02-54**, the *North Ridgeview Road Overlay*; and

WHEREAS, the Governing Body has directed staff and the Planning Commission to proceed with consideration of amendments to the Unified Development Ordinance on an annual basis, or as such other times as deemed necessary by staff; and

WHEREAS, certain proposed amendments (UDO26-0001) to Section 18.20.260 of the *North Ridgeview Road Overlay* (the "Amendments") were reviewed at a joint planning session with the Governing Body and Planning Commission on the 2nd day of March, 2026; and

WHEREAS, on May 11, 2026 the Planning Commission held a public hearing and recommended approval of the Amendments as presented; and

WHEREAS, on June 2, 2026 the Governing Body reviewed and discussed the Amendments; and

WHEREAS, the Governing Body reviewed the Planning Commission recommendation for approval of the Amendments and concurs with their recommendation.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:

SECTION ONE: Section 18.20.260 of the Olathe Municipal Code (Unified Development Ordinance) is hereby amended to read as follows:

18.01.020 Marked Copies of Ordinance on File. There shall not be less than three (3) copies of the Unified Development Ordinance, adopted by reference in Section 18.01.010 kept on file in the office of the City Clerk, to which shall be attached a copy of the incorporating ordinance, marked or stamped "Official Copies as Incorporated by Ordinance No. 14-39, as amended by Ordinance No. 15-16, Ordinance No. 16-20, Ordinance No. 16-51, Ordinance No. 17-01, Ordinance No. 17-52, Ordinance No. 18-48, Ordinance No. 19-26, Ordinance No. 19-40 and Ordinance No. 19-56, Ordinance No. 20-40, Ordinance No. 22-22, Ordinance 25-42 and Ordinance 26-27. and open to inspection by the public at all reasonable hours. The police department, municipal judges, and all other departments of the City charged with the enforcement of the Unified Development Ordinance shall be supplied, at the cost of the City, with such number of official copies of such ordinance as may be deemed expedient."

SECTION TWO: Section 18.20.260 of the Unified Development Ordinance is hereby amended as set forth in Exhibit A, attached hereto.

SECTION THREE: Existing Unified Development Ordinance Section 18.20.260 is hereby specifically repealed.

SECTION FOUR: This Ordinance shall take effect from and after its publication as provided by law.

PASSED by the City Council this 2nd day of June 2026.

SIGNED by the Mayor this 2nd day of June 2026.

Mayor

ATTEST:

City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

18.20.260 North Ridgeview Road Overlay

Purpose: The purpose of the overlay district designation is to encourage development that will be a major asset to Olathe. ~~This area represents a major gateway into Olathe and, as such, gives a "first impression" of the City for visitors and residents.~~ Therefore, it is important that the development of this area be highly attractive and functional. Further, the purpose of this section is to promote a level of quality that can serve as the basis for the high quality of development that Olathe desires. Individual developers are encouraged to expand upon these guidelines to attain a level of development quality that will ultimately generate an economically enhanced and pedestrian friendly area for Olathe. The North Ridgeview Road Corridor Overlay District is intended to assure that the types of land uses, development patterns, and designs present a high-quality visual image for the City of Olathe.

~~B. Design: Due to the area's topography, development at the interchange of K-10 Highway and Ridgeview Road is much more visible to highway traffic than at any of Olathe's other interchanges. Therefore, the North Ridgeview Road Corridor Overlay District is intended to assure that the types of land uses, development patterns, and designs present a high-quality visual image for the City of Olathe. The Comprehensive Plan anticipates that in the North Ridgeview Corridor, the area north of College Boulevard will be developed with nonresidential uses and the area south of College Boulevard will be developed with a mix of residential and nonresidential uses.~~ (Ord. 02-54 §2, 2002)

A. North Ridgeview Road Corridor Overlay District Designated

The North Ridgeview Road Corridor shall include the land bounded by ~~K-10 Highway~~College Boulevard to the north, right-of-way of the Burlington Northern Santa Fe Railroad, on the west, 119th Street on the south, and either the corporate limits of Olathe or the half-section line of Section 18 of Township 14, Range 24, on the east. (Ord. 02-54 §2, 2002)

B. Permitted Uses

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered, except for one (1) or more of the uses set forth below:

Uses permitted by right:

- ~~• In AG districts, only agricultural uses shall be permitted and shall be subject to all applicable standards and regulations in Chapter 18.16. No Special Use Permits for nonagricultural uses except public parkland uses will be permitted.~~
- ~~• All land currently zoned AG shall, upon application for rezoning and upon submission of required development plans, receive O, C-1, C-3, or BP zoning designation(s). In each zoning district, all uses respective to that district shall be permitted, except for those listed below, and shall be subject to the corresponding applicable standards and regulations of the corresponding chapters.~~

Conditional uses:

- ~~• No conditional uses are allowed in AG districts.~~
- ~~• All uses identified as conditionally permitted in O, C-1, C-3, or BP, except for any use listed as prohibited below.~~
- ~~• Accessory uses, subject to the provisions of section 18.50.020.~~

The following uses are **prohibited** in O, C-1, C-3 and BP districts:

- Amusement services, outdoor only.
- Automotive repair services with overhead doors and repair bays facing an arterial roadway or K-10 Highway.
- Automotive sales, leasing, and rental services.
- Automotive services, other than repairs and car washes.
- Billboards.
- Car washes, except for single-bay car washes attached to a convenience store.
- Correctional institutions or facilities (public or private).
- Drive-in motion picture theaters.

- Eating places with drive-through or drive-in service facilities (e.g. menu boards, microphones, pick-up windows, stacking lanes, etc.) facing an arterial roadway or K-10 Highway.
- ~~Freestanding telecommunications towers.~~
- Frozen food services, including lockers.
- Mini-storage warehouses.
- Miscellaneous manufacturing industries.
- Outdoor storage yards of any kind.
- Retail nurseries, lawn and garden supply stores (within outdoor display and storage, not within a confinement area).
- Satellite dish antenna sales, unless entirely enclosed within a building.
- Truck stops.
- Veterinary clinics, animal hospitals or dog kennels with outside runs.
- Warehousing, distribution, or storage facilities.

C. Design Guidelines

Development within the North Ridgeview Road Corridor Overlay District shall be subject to the design guideline standards for the North Ridgeview Road Corridor Area adopted pursuant to Resolution No. 01-1181 or amendments thereto. (*Ord. 02-54 §2, 2002*)

The Olathe Unified Development Ordinance is current through Ordinance 25-42, passed October 21, 2025.

Disclaimer: The City Clerk's Office has the official version of the Olathe Unified Development Ordinance. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited here.

[City Website: www.olatheks.org](http://www.olatheks.org)

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