



## STAFF REPORT

Planning Commission Meeting: March 23, 2026

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<b>Application:</b>	<b>FP25-0033: Final Plat of 175<sup>th</sup> Lone Elm Center</b>
<b>Location:</b>	Northeast of W. 175 <sup>th</sup> Street and Lone Elm Road
<b>Owners:</b>	Rob Sangdahl, Lineage Logistics, LLC Mark Connor, Commercial Reposition Partners 17, LLC
<b>Engineer/Applicant:</b>	Judd Claussen, P.E., Phelps Engineering
<b>Staff Contact:</b>	Jessica Schuller, AICP, Senior Planner

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<b>Site Area:</b>	<u>66.7 acres</u>	<b>Proposed Use:</b>	<u>Refrigerated Warehouse or Cold Storage</u>
<b>Lots:</b>	<u>1</u>	<b>Existing Zoning:</b>	<u>M-2 (General Industrial) District</u>
<b>Tracts:</b>	<u>2</u>	<b>Plat:</b>	<u>Unplatted</u>

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### 1. Introduction

The following application is a request to approve the final plat of 175<sup>th</sup> Lone Elm Center located northeast of W. 175<sup>th</sup> Street and Lone Elm Road. The plat will establish lot lines and dedicate public easements and right-of-way for one (1) lot for the development of a cold storage facility for Lineage Logistics on 66.7 acres.

The property was annexed in 2025 (ANX25-0002) under Ordinance 25-11. An application to rezone the larger subject property (RZ25-0007) to the M-2 (General Industrial) District was approved on September 16, 2025. An application to rezone a smaller 4.7 acres of the site to the M-2 (General Industrial) District was approved on March 3, 2026 (RZ25-0019). The final plat is consistent with the approved development plans.

### 2. Plat Review

- a. **Lots/Tracts** – This plat establishes lot lines for one (1) lot and two (2) tracts. Lot 1 is 55.3-acres and intended for the development of a cold storage facility. Tracts A and B are intended for landscaping, stormwater treatment and detention, and private open space. An access easement is dedicated to the City for the purpose of accessing Tract B.
- b. **Streets/Right-of-Way** – Lot 1 takes driveway access from Lone Elm Road and from 172<sup>nd</sup> Terrace, a new public roadway extending from Lone Elm Road to the eastern property line. An additional 20-feet of public right-of-way is also being dedicated along Lone Elm Road.

- c. **Public Utilities** – The property is in WaterOne and City of Olathe sewer service areas. The plat is dedicating utility easement (U/E) and sanitary sewer (SS/E) easements.
- d. **Tree Preservation** – A 30-foot tree preservation (TP/E) easement is dedicated along the northern property line to protect the existing tree line between the subject site and Lone Elm Park to the north.
- e. **Stormwater** – Tracts A and B are dedicated to stormwater treatment and detention. A Stormwater Treatment Facility Maintenance Agreement must be approved by the City. Stream corridor areas are outlined on the final plat and a Stream Corridor Maintenance Agreement must be approved by the City.



*Subject property highlighted in purple.*

### 3. Staff Recommendation

- A. Staff recommends approval of FP25-0033, the final plat of 175<sup>th</sup> Lone Elm Center with no stipulations.