



STAFF REPORT

Planning Commission Meeting: April 13, 2026

Application:	<u>RZ26-0001</u>: Request for approval of a Rezoning and Preliminary Site Development Plan for Hedge Industrial Park East
Location:	Southwest of 167 th Street and Lone Elm Road
Owner:	Dan Schulte; Aspen Industrial Land Fund I, LLC
Applicant:	Stephanie Gillard, Tessere
Engineer:	Kurt Hershey; Tessere
Staff Contact:	Emily Carrillo; Senior Planner

Site Area: 80.47 acres **Proposed Use:** Warehousing, Storage, Wholesale, and Distribution Facilities

Building Area: 1,341,871 square feet **Plat:** Unplatted

Existing Zoning: CTY RUR **Proposed Zoning:** M-2 (General Industrial)

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Industrial Area	Undeveloped	CTY RUR
North	Industrial Area	Vacant / Warehousing/Distribution	MP-2 and CTY RUR
South	Industrial Area	Undeveloped	CTY RUR
East	Primary Greenway	City Park	RP-1
West	Industrial Area	Warehousing/Distribution	M-2

1. Introduction

The applicant is requesting a rezoning to the M-2 (General Industrial) District and preliminary site development plan for five (5) single-story speculative warehousing/distribution facilities totaling 1,341,81 square feet on 80.47± acres, located south of 167th Street and west of Lone

Elm Road. The proposed buildings are single-loaded dock warehouses with overhead doors facing interior to the property. The vacant property is undeveloped and retains CTY- RUR (County Rural) zoning.

2. History

The property was annexed into the City of Olathe in December of 2025 (ANX25-0005) and historically has been used for agricultural purposes. No other zoning or development applications have been submitted or approved on this site.



Aerial view of the subject property outlined in red.



View of subject property looking north and west from Lone Elm Road.

3. Existing Conditions

The subject property is located south of 167th Street and west of Lone Elm Road, both of which are paved two-lane roadways with turn lanes at the intersection. The site is currently vacant and consists of open grass and farmland. Tree lines are present along portions of the fence lines on the west and south property boundaries, primarily within areas anticipated to be dedicated as future right-of-way.

4. Zoning Standards

- a. **Land Use** – The applicant is requesting to rezone this site to the M-2 District aligns with the property’s designation as an Industrial Area on the PlanOlathe Comprehensive Plan Future Land Use Map. The M-2 District generally supports industrial buildings grouped around major transportation systems. The applicant expects this development to largely be occupied by the *warehousing, storage, wholesale, and distribution facility* land use, which is permitted by right in the M-2 District and similar to the surrounding area.

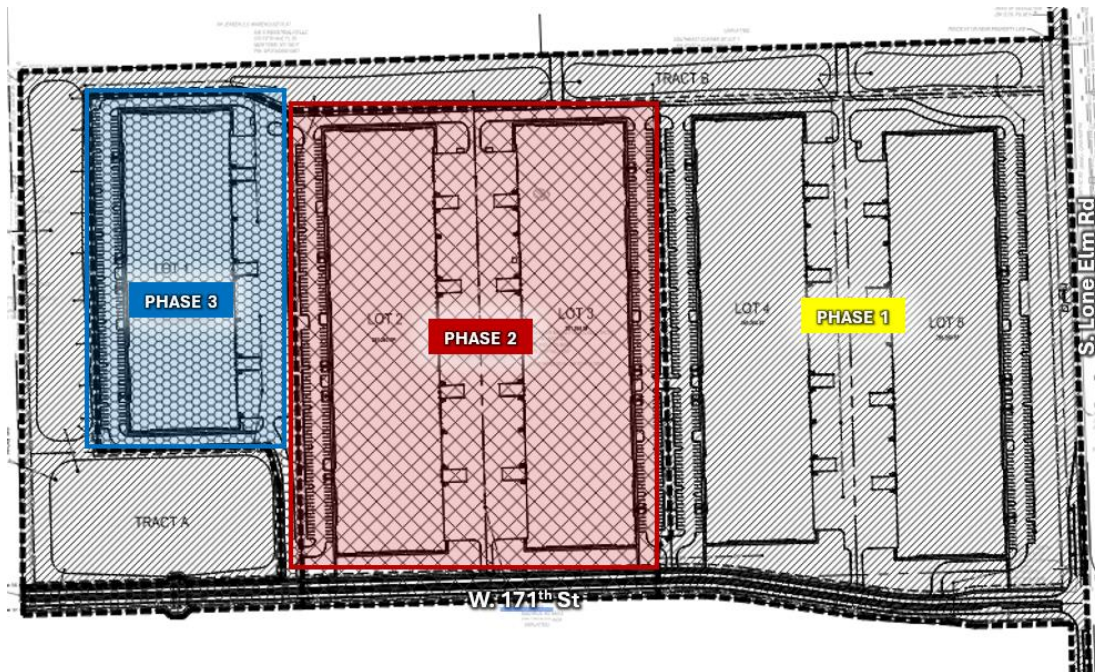
M-2 District allows for a number of industrial and service-type uses including warehousing/distribution and cold storage. Staff is recommending the restriction of some land uses on the subject property due to its location at the intersection of two arterial roadways, its proximity to adjacent public open space, and greater intensity of these uses. Staff worked with the applicant on these use restrictions and the applicant is amenable to the following restrictions:

- (1) Power Generation Plant
 - (2) Parking Lots, Surface, as Principal Use
 - (3) Public Utility Storage and Service Yards
 - (4) Automobile Storage or Towing (Tow Lot)
 - (5) Paper Manufacturing
 - (6) Recycling Centers, Drop-Off
 - (7) Rendering and Meat Byproduct Processing
 - (8) Petroleum Bulk Stations and Terminals
 - (9) Textile, Clothing and Leather Manufacturing
 - (10) Bus/Truck Maintenance, Including Repair and Storage
 - (11) Storage Area or Lot, except when as an accessory use to a building, and not visible from arterial and collector roadways
- b. **Building Height** – Building heights within the M-2 District are limited to a maximum of 55 feet. The proposed distribution buildings have a maximum height of 48.6 feet at their highest point, which complies with the Unified Development Ordinance (UDO) requirements. The dimensional standards referenced are based on Column-1 of the M-2 District Dimensional Standards within the UDO.
- c. **Setbacks** – The M-2 District requires 30-foot front yard setbacks, 30-foot paving setbacks from right-of-way, and 10-foot side and rear yard setbacks. The preliminary plan meets all the dimensional requirements of the M-2 District.

- d. **Open Space** – The M-2 District requires 15% of the net site to be maintained as open space, and 31% open space is provided, exceeding UDO requirements.

5. Development Standards.

- a. **Phasing** – The applicant intends to commence development with Phase 1, which includes Lots 5 and 4, Tracts A and B, and all street, utility, and stormwater improvements required to serve this phase of the development. Future phases (Phases 2 and 3) will proceed from east to west and will be developed based on market demand.



- b. **Access/Streets** – Access to the development is proposed from a new collector roadway, 171st Street, which will connect to Lone Elm Road and provide primary site access. One additional full-access driveway is proposed along Lone Elm Road via shared access with the property to the north. In final phasing, access from 171st Street will also connect to future Monticello along the west end of the subject property. Right- and left-turn lanes will be constructed at all site entrances.
- c. **Parking** – The applicant expects that future tenants will require 1 stall per 1,500 square feet of general industrial building area, which is standard for most industrial uses. Altogether, the development provides a total of 921 parking spaces. Final parking requirements will be finalized once specific users are identified.
- d. **Landscaping/Screening** – The applicant has provided a preliminary landscape plan that meets the requirements of the UDO. Landscape buffers are required along the perimeter of the site. A 50-foot-wide landscape area is provided along Lone Elm Road. Berms will be considered along Lone Elm Road at the time of final site development plan approval to provide additional screening and visual softening from the roadway, based on final site grading. Street trees are provided along the west and south property lines, with additional plantings along the wing walls adjacent to 171st Street to enhance screening from the right-of-way. Tract B includes stormwater detention and associated landscaping and is approximately 138 feet wide, which exceeds the buffer and landscaping requirements along the north property line adjacent to industrial uses.

- e. **Tree Preservation** – The site contains several existing significant trees, primarily located along portions of the south and west property lines within existing fence rows and in areas of future right-of-way. The majority of these trees will be removed during site grading and will be mitigated on a caliper-inch basis in accordance with UDO requirements at the time of Final Site Development Plan approval.
- f. **Stormwater/Detention** – The property is subject to all Title 17 requirements of the Municipal Code. Five (5) detention basins are proposed along the north and west perimeters of the property and will be located within common tracts to be maintained by the property owners and/or a business association.
- g. **Public Utilities** – The property is in City of Olathe sewer and WaterOne service areas. The development will be served by existing sewer and water mains, which will be extended by the developer to serve each of the buildings.

6. Site Design Standards

The property is subject to Site Design Category 6 based on the Industrial Area designation of the Plan Olathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – Parking lots must be broken up into parking pods with no more than 320 stalls, and the largest parking pod includes 52 stalls, complying with this requirement.
- b. **Drainage Feature** – Tracts A and B include dry detention basins located along the northern and western perimeters, which are not visible to the general public. These basins will be maintained as extensively landscaped open space and are designed with a curvilinear shape in accordance with UDO requirements. Additional landscape screening is provided along the outer perimeter of the basins to screen adjacent properties and future roadways.
- c. **Increased Setback** – All buildings are setback over 50 feet from arterial streets as required by UDO.
- d. **Perimeter Landscaping** – The planted buffer area along Lone Elm Road is over 50 feet wide and planted with a mix of deciduous and evergreen trees, meeting the requirements for landscaping along arterial roadways. The applicant will consider the feasibility of berms along arterial roadways, as an additional screening measure, at the time of Final Site Development Plan.

7. Building Design Standards

The proposal includes five (5) one-story buildings that are all subject to the Industrial Building category as defined in UDO 18.15.020.G.10. The proposal includes two (2) different sized building types (216k and 281k square feet in size) and elevations are included in the packet for each building type.

All buildings are designed with three (3) primary facades (front, left and right) and every building was intentionally situated so the rear elevation incorporating dock doors and loading areas are classified as a secondary façade. Consistent architectural design, materials, and colors will be used throughout the development. All buildings will be constructed with Class 1 clear glass and Class 2 tilt-up concrete panels with form-liner reveals. The concrete panels will be textured and painted in light and dark tan colors to accent the proposed architectural features.

The table below summarizes the applicable Industrial Building design standards per UDO 18.15.020.G.10 and the corresponding proposed design elements:

Table 1: Building Design Standards	Design Requirements (Industrial Buildings) <i>Proposed Design</i>
<i>Building Entryway</i>	<i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i> Each building includes canopies that project over building entrances, meeting UDO requirements.
<i>Garage and Overhead Doors</i>	<i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i> All overhead doors are located on the rear façade and oriented away from public streets. 55-foot-long tilt-up screen walls are located on the facades of all buildings to screen the truck court from public view.
<i>Façade Articulation</i>	<i>Each primary façade must provide horizontal and vertical articulation every 100 linear feet of the façade.</i> Each primary façade has an element of horizontal and vertical articulation every 100 linear feet or less through variation in parapet height of four (4) feet and building offsets of four (4) feet, as required by the UDO.
<i>Special Vertical Articulation</i>	<i>One-story buildings must include tower elements or similar vertical articulation to bookend the building or anchor the main entry or building corner.</i> A special tower element is utilized at each main building entry and building corner to anchor these elements of the building.

Primary facades must use a minimum of two (2) Class 1 and 2 materials on 75% of the façade and secondary facades must use a minimum of two (2) Class 1, 2 and 3 materials on 50% of the façade.

All facades exceed these requirements, with clear glass (Class 1) and tilt-up concrete panels with form-liner reveals (Class 2) comprising 100% of every façade. In addition, primary façades must use a minimum of 15% glass on the first floor, and all primary façades comply by providing between 17% and 19% glass on the first-floor façade area. A Class 2 non-visible membrane roof is proposed, meeting the requirement to use Class 1 or 2 roofing material.

8. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to surrounding property owners within 200 feet and posted a sign on the subject property per UDO requirements. A neighborhood notification letter was also provided to property owners within 500 feet of the

site, per UDO requirements. Staff and the applicants have not received any correspondence regarding the project.

9. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as an Industrial Area. Industrial Areas are designated for more intensive industrial uses, including manufacturing, assembly, and distribution. Research, warehousing, and other light industrial uses are also appropriate in industrial areas.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as an Industrial Area with Primary Greenways. Industrial Areas are designated for more intensive industrial uses, including manufacturing, assembly, and distribution. Research, warehousing, and other light industrial uses are also appropriate in Industrial Areas. In Industrial Areas, complementary retail and service uses should be limited in scale and carefully integrated with surrounding industrial uses.

The M-2 District directly aligns with the Industrial Area future land use category. This request conforms with the PlanOlathe (Comprehensive Plan) and the following policy elements of the Comprehensive Plan:

LUCC-1.1: Consistency with the Comprehensive Plan. Land use proposals should be consistent with the vision of the Comprehensive Plan, as well as applicable local ordinances and resolutions.

ES-1.3: Targeted Industries. Promote Olathe as an ideal place for desirable new industries, especially those that would diversify the employment base, reflect the labor force capabilities of the community, and complement Olathe's high quality of life.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The character of the surrounding area consists primarily of industrial and employment uses, and public open space (Lone Elm Park) to the east. Existing uses include bottling facilities and warehouse and distribution facilities. Structures in the vicinity are primarily very large tilt-up concrete buildings with limited office area, reflecting the area's functional and utilitarian design. The proposed warehouse and distribution development is cohesive and compatible with the character of the area.

However, the M-2 District does allow a number of land uses that are less compatible with the character of the surrounding development due to the intensity of that use or its reliance on outdoor storage. Staff worked with the applicant, and they are amenable to restricting the list of uses provided in staff's recommendation.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.

The proposed M-2 (General Industrial) District and warehousing and distribution facilities are in harmony with the surrounding properties, as most have also been rezoned to the M-2 District and are developed with compatible industrial and warehouse & distribution facilities.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The property currently retains the CTY RUR (County Rural) District zoning and must be rezoned to a City zoning district before it may be developed.

E. The length of time the property has remained vacant as zoned.

The property has retained County RUR zoning since it was annexed in 2025. The site is currently undeveloped and was largely used for agricultural purposes before annexation.

F. The extent to which approval of the application would detrimentally affect nearby properties.

Staff has not received information indicating the proposed project will detrimentally affect nearby properties. Approval of this application would allow a similar type of development to the surrounding properties already zoned to the M-2 District.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

The development as proposed is not anticipated to have any detrimental impact on the value of nearby properties, which are zoned for similar uses. The proposed development is similar to the surrounding developed properties regarding site and building design.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The proposed warehouse and distribution uses will not cause any adverse effect on traffic and safety of the road network. New turn-lanes are required at site entrances, and on-site parking will be provided as required by UDO.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

This development is not anticipated to create pollution or other environmental harm. The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment.

J. The economic impact of the proposed use on the community.

The proposed development will contribute to the local economy by generating additional property taxes to be collected by the City and creating new employment opportunities.

K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the rezoning were denied, the development could not be constructed as a City zoning district is required prior to development.

10. Staff Recommendation

- A. Staff recommends approval of RZ26-0001, Hedge Industrial Park East, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
 - 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.

- B. Staff recommends approval of the rezoning to the M-2 District with the following stipulations:
 - 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 (Tow Lot)
 - e) Paper Manufacturing
 - f) Recycling Centers, Drop-Off
 - g) Rendering and Meat Byproduct Processing
 - h) Petroleum Bulk Stations and Terminals
 - i) Textile, Clothing and Leather Manufacturing
 - j) Bus/Truck Maintenance, Including Repair and Storage
 - k) Storage Area or Lot, except when as an accessory use to a building, and not visible from arterial and collector roadways

- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
 - 1. Only 1 (one) full access drive to Lone Elm Road near the common property line between RZ26-0001 (Hedge Industrial Park East) and RZ26-0002 (DRG Olathe) developments will be allowed, which will serve both developments. This access may be public or private. This access drive may be constructed on either side of the shared property line if an access easement is granted to the adjacent property. If this drive is private, any required agreements and access easements must be executed by all properties using the drive prior to any final plat recording.
 - 2. Traffic improvements, and associated timing, will be made in accordance with the Traffic Impact Study dated February 2026, the Olathe Access Management Plan, and approval of the City Engineer. The Traffic Impact Study is required to be updated with each development phase and must adhere to Access Management Plan and City Engineer requirements.
 - 3. Landscaping and tree mitigation will be provided in accordance with all UDO requirements at the time of Final Site Development Plan.

4. On the plans submitted with the final site development plan application, landscaped berms will be included along Lone Elm where possible as required by UDO 18.30.130.D.
5. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.

TESSERE

January 28, 2026

via portal upload

Mr. Nathan Jurey, AICP
Senior Planner
City of Olathe Planning Division
100 E. Santa Fe Street, 3rd Floor
Olathe, KS 66061

Re: Statement of Purpose for Rezoning
Hedge Industrial Park East
Olathe, Kansas

Dear Nathan:

On behalf of our Client, Aspen Industrial Land Fund I, we are submitting this Statement of Purpose for Rezoning. Aspen Industrial Land Fund I is purchasing this property from Steven M. Mackey Revocable Trust. This property, known as Hedge Industrial Park East, is located west of S. Lone Elm Road and north of W. 175th Street. This is an 80-acre property that lies within the City of Olathe.

The proposed development will consist of the construction of five separate speculative warehouses. The total square footage, as indicated on the Preliminary Site Development Plan, is 1,341,871 square feet. The land use of all lots is speculative at this time but is expected to be warehousing and/or distribution.

The property is not currently zoned to City zoning. The purpose of this rezoning request is to bring the property into City zoning and to be able to develop the property. The rezoning being requested for the entire Hedge Industrial Park East development is M-2 (General Industrial District) and a preliminary development plan accompanies this rezoning request.

Thank you for your consideration. Please reach out if you have any questions.

Sincerely,

TESSERE, Inc.



Derick Holmes | PE
Civil Engineer

DMH/am

Enclosure

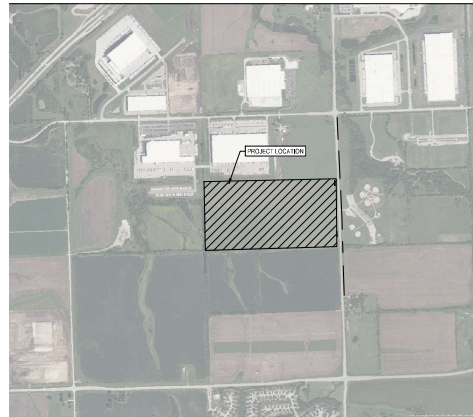
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HEDGE INDUSTRIAL PARK EAST

171ST STREET AND LONE ELM
OLATHE, KANSAS 66062

PRELIMINARY DEVELOPMENT PLAN
JANUARY 28, 2026

VICINITY MAP



SHEET INDEX

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SK004.2	OVERALL BUILDING ROOF PLAN
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SK008	GRADING PLAN
SK009	UTILITY PLAN
SK010	ALTA/NSPS LAND TITLE SURVEY
SK010.1	ALTA/NSPS LAND TITLE SURVEY

CIVIL ENGINEER:

TESSERE, INC.
COA: 3587

1525 E DOUGLAS AVE
WICHITA, KS 67211

DERICK HOLMES
LICENSE NUMBER: 26313

PROJECT LOCATION MAP



TESSERE

ISSUED FOR PDP	
DATE	01/28/2026
PROJECT NO.	220000001
DATE	01/28/2026

COVER SHEET

SK001

PRELIMINARY PLAT
Hedge Industrial Park East
 A Part Of The Northeast Quarter,
 Section 22, Township 14 South, Range 23 East,
 An Addition To The City Of Olathe,
 Johnson County, Kansas.

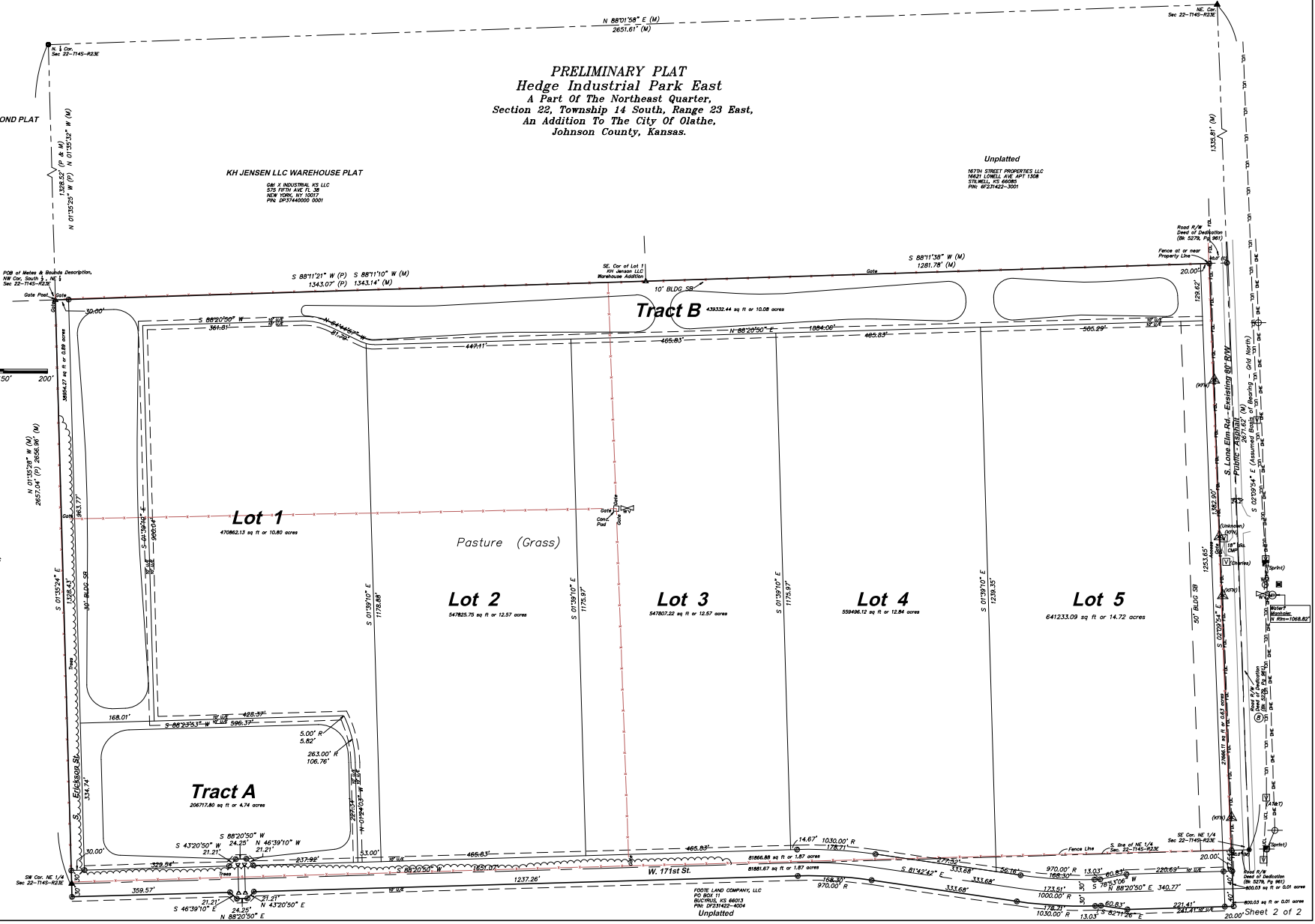
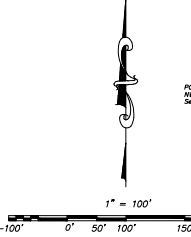
VAN DUSS INDUSTRIAL PARK SECOND PLAT

KH JENSEN LLC WAREHOUSE PLAT

086 & INDUSTRIAL, P&S, LLC
 575 PERRY AVE. FL. 207
 NEW YORK, NY 10037
 PIN: DP37440000 0001

Unplatted

167TH STREET PROPERTIES LLC
 1621 LOWELL AVE. SPT 1308
 STURBEK, KS 66085
 PIN: 0721422-3001



ASPH INDUSTRIAL LAND FUND I LLC
 2700 W 171ST ST 235 110
 OVERLAND PARK, KS 66211
 PIN: 0721422-1001
 Unplatted

FOOTE LAND COMPANY, LLC
 PO BOX 1
 BUCHOLZ, KS 66013
 PIN: 0721422-8004
 Unplatted



TISSIRI

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PROGRESS PRINT



HEDGE INDUSTRIAL PARK EAST
ASPEN INDUSTRIAL LAND FUND | LLC
S. 120. NE 1th SEC 21, T. 14, R. 22E UG. 14th E6682

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/08/2023
2	REVISED COMMENTS	04/10/2023
3	REVISED COMMENTS	04/10/2023
4	REVISED COMMENTS	04/10/2023
5	REVISED COMMENTS	04/10/2023
6	REVISED COMMENTS	04/10/2023
7	REVISED COMMENTS	04/10/2023
8	REVISED COMMENTS	04/10/2023
9	REVISED COMMENTS	04/10/2023
10	REVISED COMMENTS	04/10/2023

RENDERING

SK004

DATE: 03/08/2023 11:30 AM
PROJECT: ASPEN INDUSTRIAL LAND FUND | LLC
DRAWING: HEDGE INDUSTRIAL PARK EAST



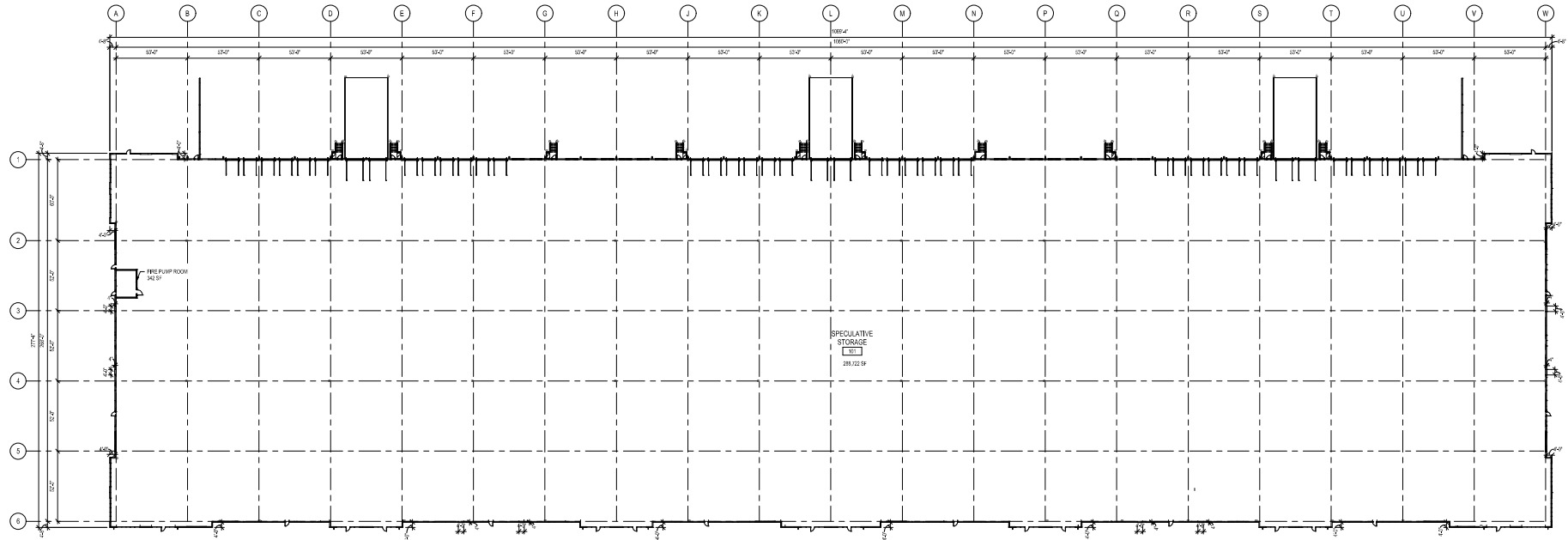
TIGHEBOND

ARCHITECTS
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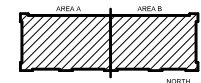
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CONSTRUCTION COMPANY, INC.



PROGRESS PRINT



A OVERALL BUILDING DESIGN 2 FLOOR PLAN



KEY PLAN

HEDGE INDUSTRIAL PARK EAST
ASPEN INDUSTRIAL LAND FUND | LLC
S712, NE 114, SEC 21, T14, R23E 104.14 NE, R68E

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/19/2024
2	REVISED COMMENTS	08/19/2024
3	DATE	08/19/2024
4	DRAWN BY	BNP
5	CHECKED BY	JCP

OVERALL BUILDING FLOOR PLAN

SK004.5

SHEET 0002 OF 09
PLOT DATE: 3/20/2025 11:41:07 AM
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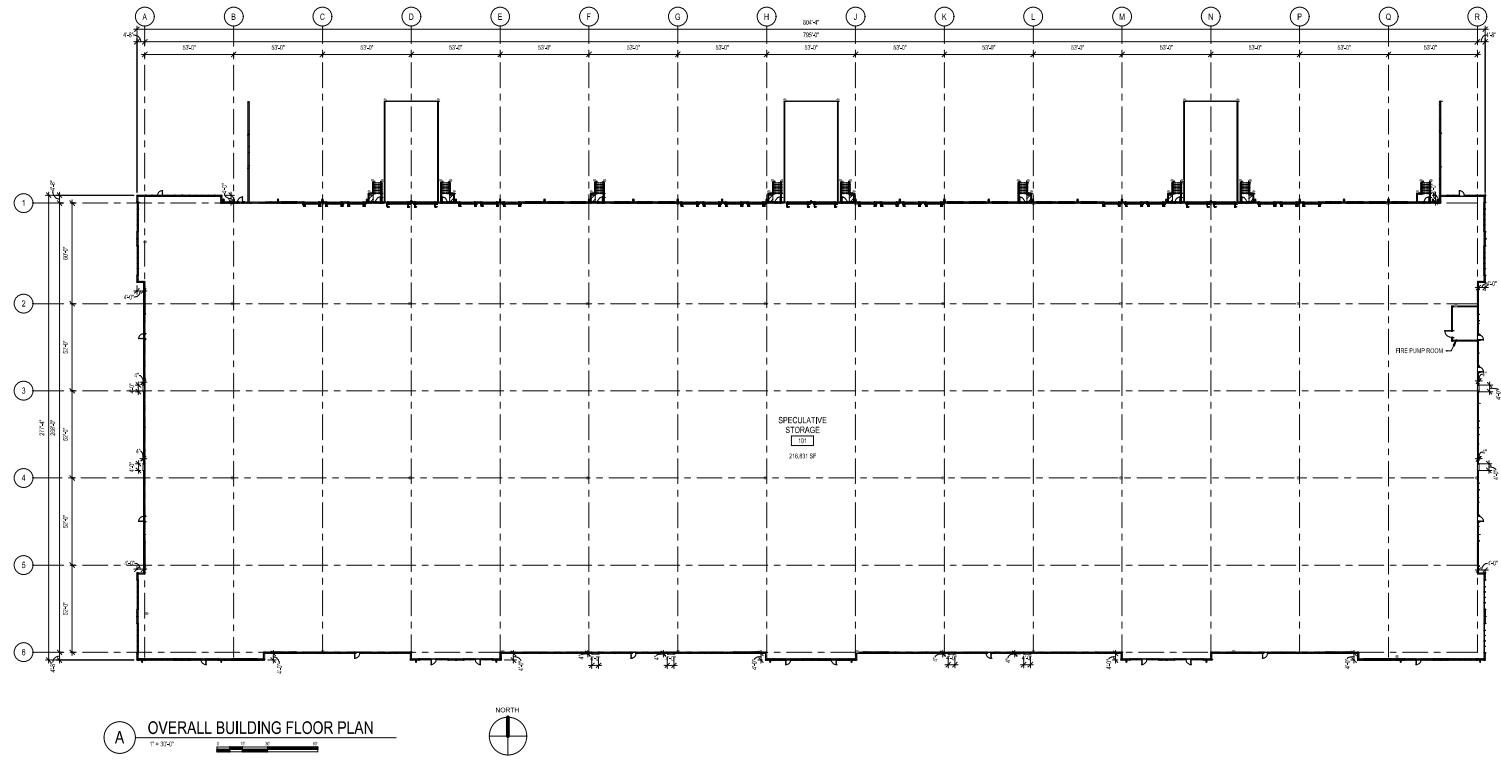
TISSIRI

MECHANICAL
All work herein is the sole property of TISSIRI and shall be subject to review by any official the actions of this contract of TISSIRI. All drawings, specifications, notes, designs, and programs are subject to change without the prior written approval of the client.

CROSSLAND
CONSTRUCTION COMPANY, INC.



PROGRESS PRINT



HEDGE INDUSTRIAL PARK EAST
ASPEN INDUSTRIAL LAND FUND | LLC
S7122, NE 114, SEC 22, T 14, R22E 104.14 NE, R682

DATE: 08/10/20
TIME: 1:30 PM
PROJECT: HEDGE INDUSTRIAL PARK EAST
DRAWING: OVERALL BUILDING FLOOR PLAN



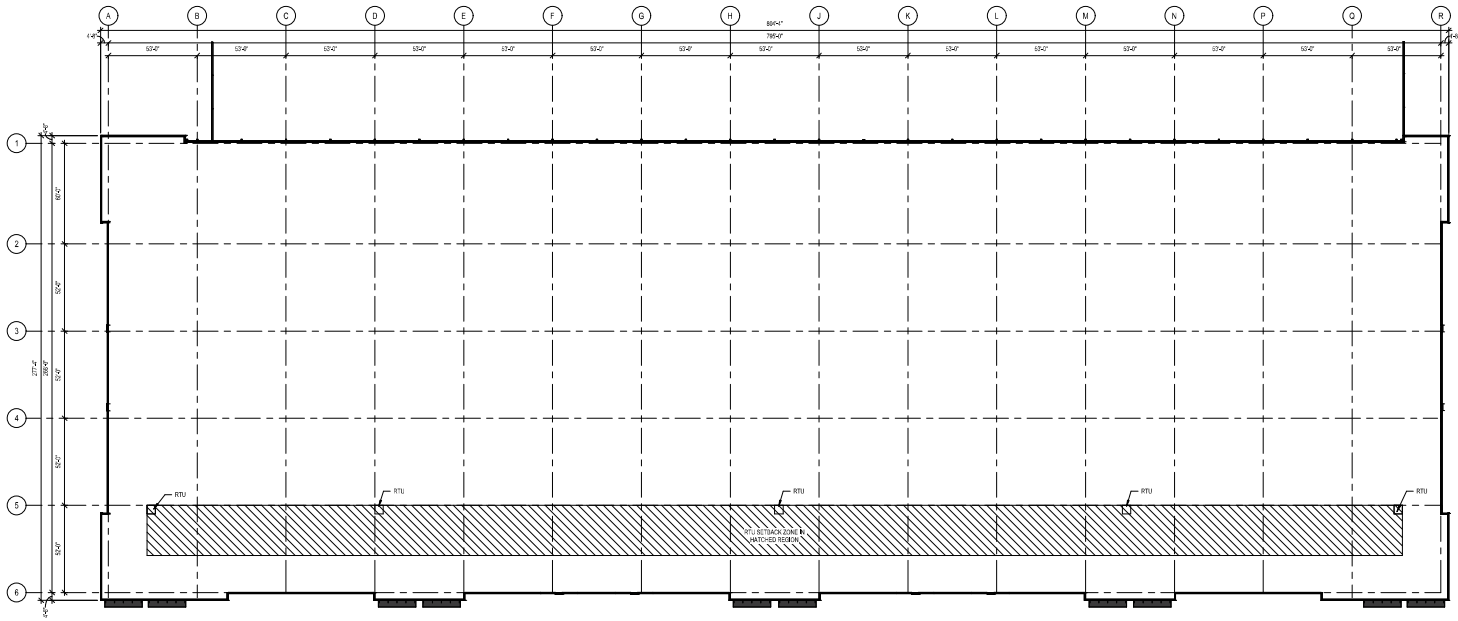
TISSIRI

MECHANICAL
All work for this is the sole property of TISSIRI and will be subject to their terms and conditions. The accuracy of this drawing is the responsibility of TISSIRI. All drawings, specifications, notes, details, and programs are subject to change without notice. All drawings shall be read in conjunction with the Project Manual.

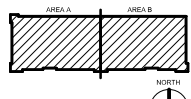
CROSSLAND
CONSTRUCTION COMPANY, INC.



PROGRESS PRINT



A OVERALL BUILDING ROOF PLAN
1" = 32'0"



KEY PLAN

HEDGE INDUSTRIAL PARK EAST
ASPEN INDUSTRIAL LAND FUND | LLC
57122, NE 114, SEC 22, T 14, R22E | OJ, LAHE, R602

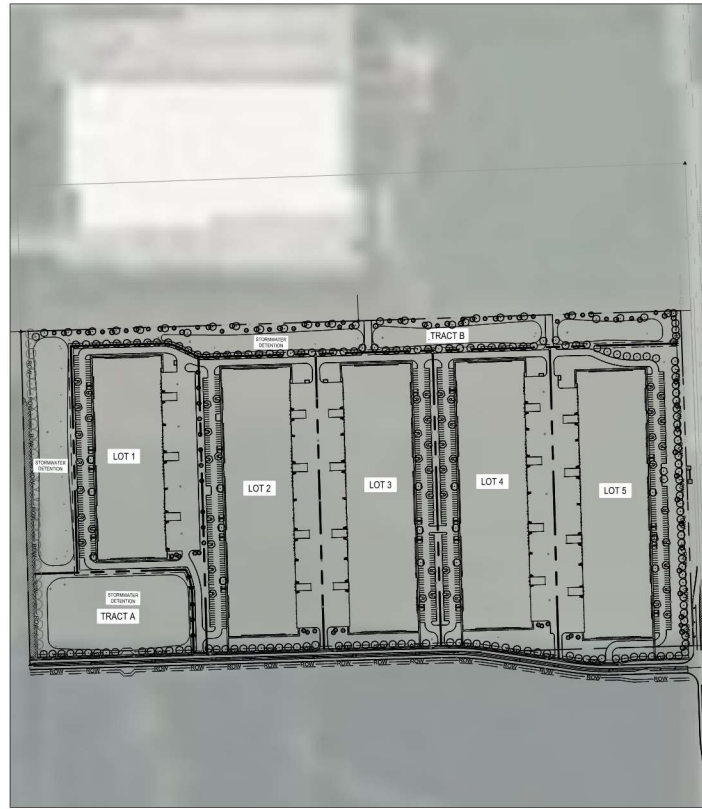
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/10/2023
2	REVISED COMMENTS	08/10/2023
3	DATE	08/10/2023
4	DRAWN BY	BNP
5	CHECKED BY	JCP

OVERALL BUILDING ROOF PLAN

SK004.2



1 EXISTING WOODLAND
 1" = 200'



2 PRESERVED WOODLAND
 1" = 200'



NOTES
 IN ACCORDANCE WITH THE CITY OF CLATHEM MUNICIPAL CODE, THE FOLLOWING TREE PRESERVATION PLAN SHALL BE MAINTAINED.
 THE IMAGE ON THE LEFT DEFINES THE EXISTING WOODLAND AREAS ACCORDING TO THE ONLINE GIS DATA. THE IMAGE ON THE RIGHT DISPLAYS THE PROPOSED PLAN, ITS BOUNDARIES AND THE TREES THAT WILL BE PRESERVED THROUGH THE DEVELOPMENT. SECTION 18.30.240(B.3) STATES THAT THE TREE PRESERVATION PLAN MUST PRESERVE A MINIMUM OF 20 PERCENT OF CONTIGUOUS TREE CANOPY WITH THE UNDERSTORY, ACCORDING TO THE ABOVE AREAS, 45 PERCENT WILL BE PRESERVED.

WOODLAND PRESERVATION	
OVERALL	
EXISTING (ACRE)	1.27 AC
PRESERVED (ACRE)	0.71 AC
PRESERVED	40% (WITHIN PROPOSED WEST YARD)
REMOVED	55%

- LEGEND**
- PRESERVED WOODLAND (ALL TREES TO BE PROTECTED WITH FENCING AND INCORPORATED INTO EROSION CONTROL PLAN)
 - EXISTING WOODLAND
 - FZ FLOOD HAZARD ZONE
 - PROPOSED TREES



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PROGRESS PRINT

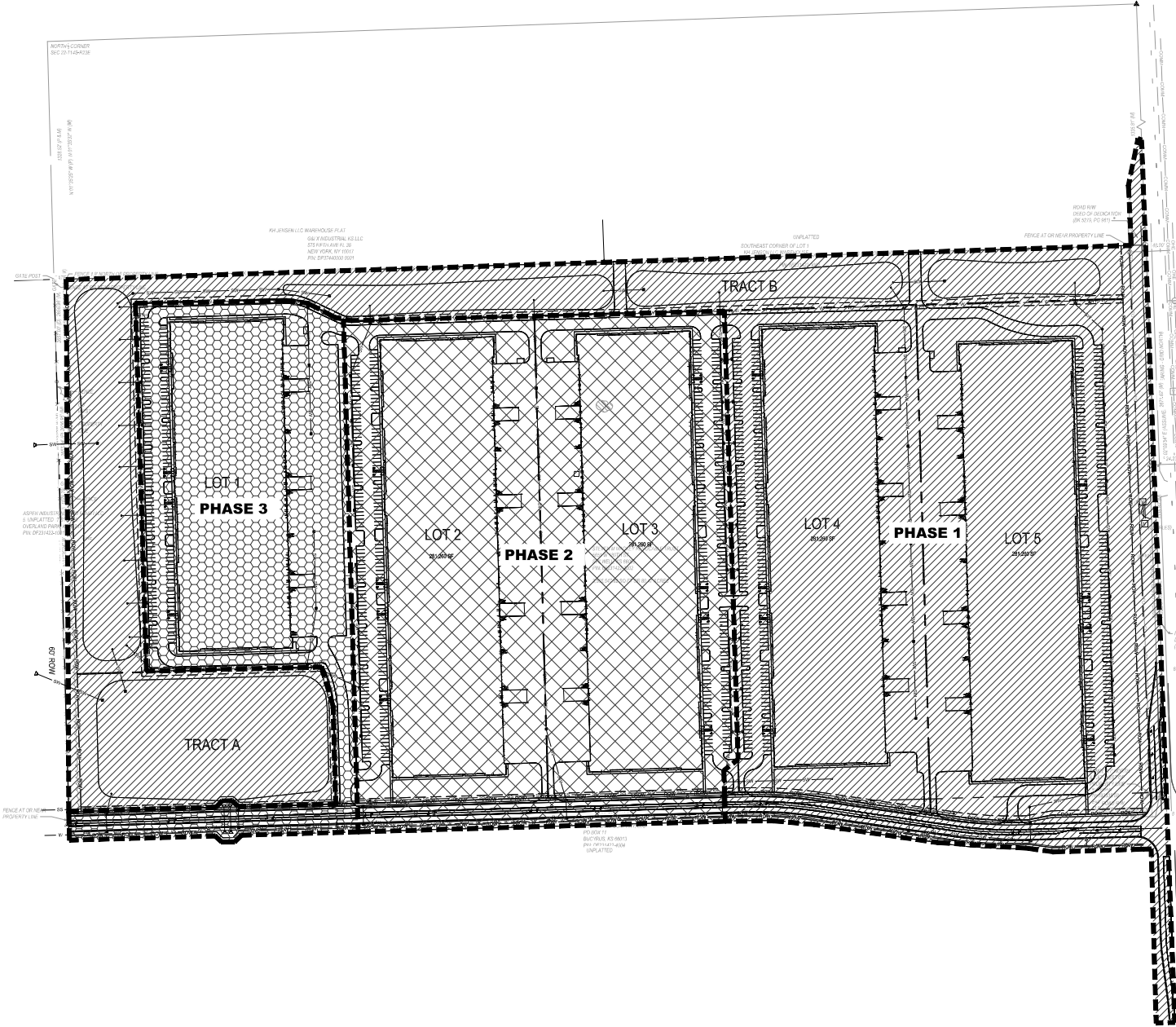
HEDGE INDUSTRIAL PARK EAST
 ASPEN INDUSTRIAL LAND FUND I LLC
 S. 122. NE. 1/4, SEC. 22, T. 14, R. 23E, CO. CLATSOP, OR 97106

2	CITY COMMENTS	04/10/2024
1	CITY COMMENTS	03/20/2024
	DESCRIPTION	DATE
	PROJECT NO.	1030826203
	STATUS	PCP
	DATE	01/28/2024
	DRAWN BY	B.G.
	CHECKED BY	MM

TREE PRESERVATION PLAN

SK006

PROJECT: HEDGE INDUSTRIAL PARK EAST
 LOCATION: 14.565221, -71.462521
 DATE: 10/20/2020
 DRAWN BY: SK
 CHECKED BY: WM



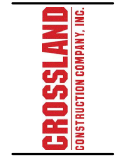
LEGEND

	PHASE LINE
	PROPERTY LINE
	LOT BOUNDARY
	FLOOD ZONE
	PROPOSED RIGHT OF WAY
	PROPOSED BUILDING SETBACK
	DRAINAGE / UTILITY EASEMENT
	PROPOSED SANITARY SEWER MAIN EXTENSION
	CONCRETE DRIVE PAVING



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PROGRESS PRINT

HEDGE INDUSTRIAL PARK EAST
 ASPEN INDUSTRIAL LAND FUND I LLC
 14.565221, -71.462521

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/20/2020
2	REVISED	10/20/2020

PHASING PLAN

SK007

1 PHASING PLAN



Items Corresponding to Schedule B

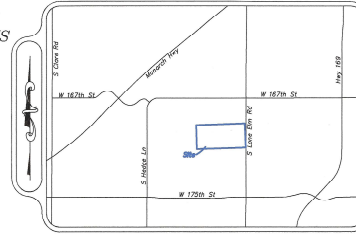
1. **Deed or Declaration to Board of County Commissioners of Johnson County, State of Kansas, Not August 16, 1971, in Book 3278, Page 861. Affected shown herein.**

2. **Terms and conditions of Resolution No. 10-1218 for and/or creating widening the boundaries of 175th and 187th from County Quasi, Project Number 14-0177-10 recorded in March 28, 2010 in Book 201003, Page 007827. Affected, not shown, is blanked in nature.**

Significant Observations

None Observed At The Time Of Survey

**ALTA/NSPS Land Title Survey
Lone Elm and 171st Street Olathe KS
Olathe, KS**



Vicinity Map

Record Description

ALL OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART USED OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS.

This description describes all of the property described in the title commitment identified as First American Title Insurance Company, Commitment No. NCS-1276251-KCTY, September 30, 2025 at 8:00 A.M.

Utility Information

1. All utility locations were determined by observation of above ground evidence.

Zoning Information

Zoning report not provided at time of survey. Zoning shown below is from Johnson County zoning regulations.

- Height Regulations:** a. Maximum height of agricultural buildings and structures. No restriction if height complies with airport overlay district and zoning zone height and setback regulations. b. Maximum height of residences: forty (40) feet. c. Maximum height of accessory structures and uses other than agricultural buildings and structures: forty (40) feet.
- Yard Regulations:** a. **Front Yard:** The depth of the front yard shall be at least fifty (50) feet. The required front yard setback shall be provided and maintained from all street frontages. A front setback of at least ten hundred (200) feet is recommended for residential structures if the adjoining road does not have a dual-lane surface.
- b. **Side Yard:** There shall be a side yard of at least twenty-five (25) feet on each side of a lot, however, in compliance with the County-adopted Fire Code building separation requirements would require a side yard setback larger than twenty-five (25) feet when any new building is constructed on a lot, then the building shall be provided a minimum side yard that complies with the building separation distance required by the County-adopted Fire Code even if that side yard setback is larger than twenty-five (25) feet.
- c. **Rear Yard:** There shall be a rear yard of at least twenty-five (25) feet. However, if compliance with the County-adopted Fire Code building separation requirements would require a rear yard setback larger than twenty-five (25) feet when any new building is constructed on a lot, then the building shall be provided with a minimum rear yard that complies with the building separation distance required by the County-adopted Fire Code even if that rear yard setback is larger than twenty-five (25) feet.
- d. **Minimum Lot Dimensions:** a. The minimum depth of a lot shall comply with the provisions in the subdivision regulations.
- b. The minimum width of a lot shall be one hundred fifty (150) feet.
- c. **Lot Area and Density:** Except as provided in Article 24, Homeowner's Lots and Uses, every dwelling unit, whether existing, constructed, reconstructed, moved or altered, shall be provided a lot area in accordance with the following subdivision requirements: Planned Rural Development Subdivisions shall have all lots taking access from a collector or local street and shall have an overall density not exceeding (more dense lots) one (1) dwelling unit per ten (10) acres of net acreage divided into a Planned Rural Development Subdivision, plus one house lot for every thirty (30) acres of net acreage divided into a Planned Rural Development Subdivision. Planned Rural Development Subdivisions, including home lots, shall provide a minimum Nominal Lot Area of four (4) acres per dwelling.
3. **Supplementary Height, Area and Bulk Regulations:** As set out in Article 17.
4. **Off-Street Parking:** See (2) off-street parking spaces shall be provided on the premises for each dwelling unit. See Article 16, Off-Street Parking Requirements.

Observed Parking:

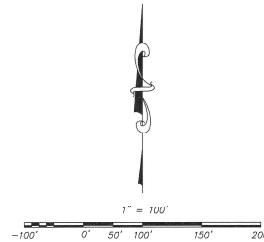
- 0 Regular parking spaces
- 0 Handicapped parking spaces
- 0 Total parking spaces

Flood Information

By scaled map location and graphic shifting only, the subject property appears to lie in zone "X" (Area of minimal flood hazard) according to the Flood Insurance Rate Map for the County of Johnson Community Area No. 2009010100, Effective Date 8/13/2009 and is NOT in a special flood hazard area.

Surveyor Notes

- The Bearing S 02°19'54" E being the Eastern Line of Section 22-1742-4232 was used as the Basis of Bearing for this Survey.
- This property has an area of 3,558,877.77 square feet or 81.7 acres of land.
- Subject property has direct access from publicly dedicated South Lone Elm Road.
- There is no visible evidence of encroachment on adjacent property.
- There is no observable evidence of earth moving work, building construction or building activities within recent months.
- There are no obstructions in street right of way lines either completed or proposed and there is no observable evidence of recent street or sidewalk construction or repairs.
- There is no observable evidence of site use of a solid waste dump, slurry or sanitary landfill.
- Elevation Datum: NAD83
- Coordinate Datum: NAD83, Kansas State Plane projected to Ground.



ALTS
urvey
331 N. Kessler, Wichita, KS 67203
Ph. 316.262.2262 Fax 316.262.2268
survey@alsonline.net

Dwn By: MSY Approved By: CRA
Dwg No: 425-09-057 Scale: 1" = 100'

ALTA/NSPS Land Title Survey

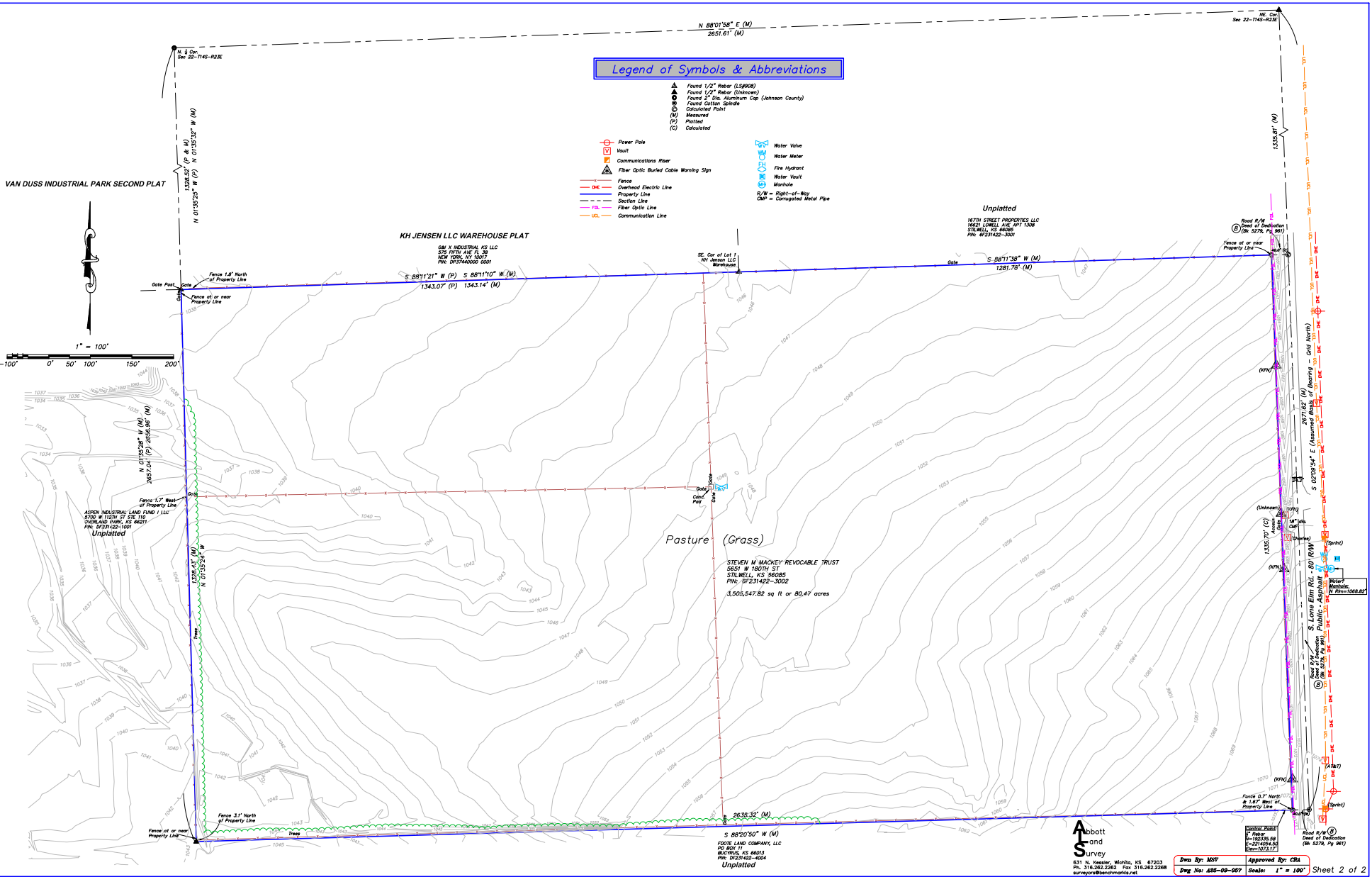
SURVEYOR'S CERTIFICATE

To: First American Title Insurance Company; Steve M Mackey, Trustee of the Steven M. Mackey Revocable Trust Dated April 26, 2005; Aspen Industrial Land Fund I LLC; Aspen Income LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(n), 6(h), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on October 7, 2025.

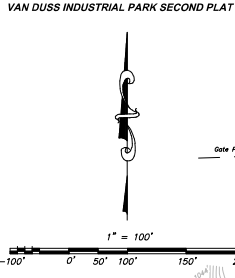
Date of Plat or Map: October 17, 2025
Date of Last Revision: October 24, 2025

CHUCK R. ABBOTT
P.S. 1340
10/24/2025
Surveyor's Seal
Surveyor No. 1022
State of Kansas
Chuck R. Abbott, P.S. #1340



Legend of Symbols & Abbreviations

- ▲ Found 1/2" Rebar (LS9908)
 - ▲ Found 1/2" Rebar (Johnson)
 - ▲ Found 2" Gal. Aluminum Cap (Johnson County)
 - Found Cotton Spindle
 - Control Point
 - (M) Measured
 - (P) Plotted
 - (C) Calculated
- ⊕ Power Pole
 - ⊖ Vault
 - ⊕ Communications Pile
 - ⚠ Fiber Optic Buried Cable Warning Sign
 - Fence
 - Overhead Electric Line
 - Property Line
 - Section Line
 - F.O. Fiber Optic Line
 - U.G. Communication Line
- ⊕ Water Valve
 - ⊕ Water Meter
 - ⊕ Fire Hydrant
 - ⊕ Water Vault
 - ⊕ Manhole
 - R/W = Right-of-Way
 - CM = Corrupted Metal Pipe



KH JENSEN LLC WAREHOUSE PLAT
 624 N INDUSTRIAL RD LLC
 575 RYAN AVE PL 38
 NEW YORK, KY 40007
 PIN: DP3740000 0001

Pasture (Grass)

STEVEN W MACKAY REVOCABLE TRUST
 5651 W 180TH ST
 STILLMEIL, KS 66205
 PIN: SF231422-3002
 3,505,547.82 sq ft or 80.47 acres

Abbott and Survey
 831 N. Kessler, Wichita, KS 67203
 Ph. 316.263.2288 Fax 316.263.2288
 surveyors@abbotsurvey.net

Drawn By: MDT
 Approved By: CMA
 Draw No: 435-09-007
 Scale: 1" = 100'

Sheet 2 of 2



TIGHEBOND

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CROSSLAND
CONSTRUCTION COMPANY, INC.



PROGRESS PRINT



HEDGE INDUSTRIAL PARK EAST
ASPEN INDUSTRIAL LAND FUND | LLC
§ 12.02, NE 114, SEC 22, T 14, R23E UG-14-NE, R68E

DESCRIPTION	DATE
PROJECT NO.	10082520
STATUS	REVISE/IFY COMMENTS
DATE	08/19/2024
DRAWN BY	BHP
CHECKED BY	JCP

RENDERING

SK004.4

SK004.4 2024
PLOT DATE: 3/20/2024 11:43:07 AM
FILE: Aspen Industrial Fund - Hedge Industrial Park East - 10082520 - 004.4.rvt



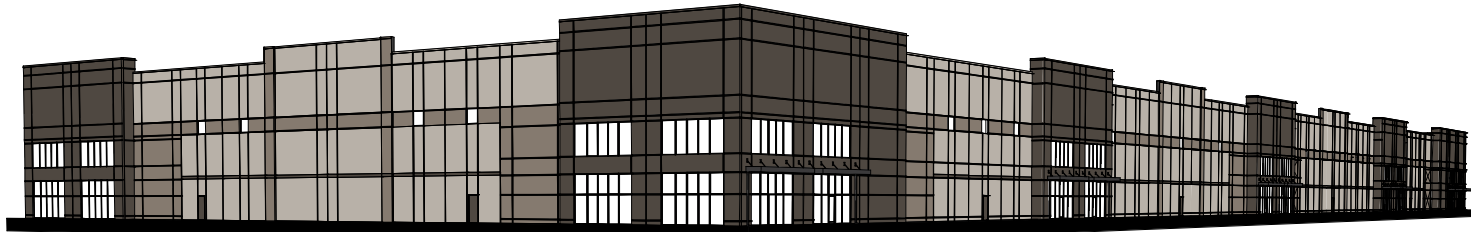
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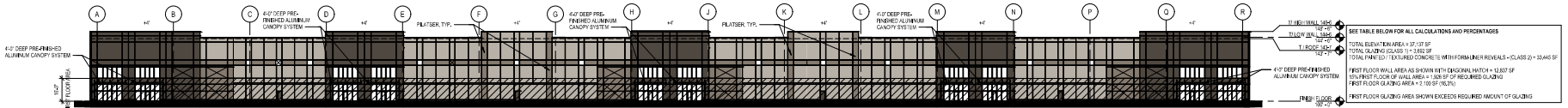
CROSSLAND
CONSTRUCTION COMPANY, INC.



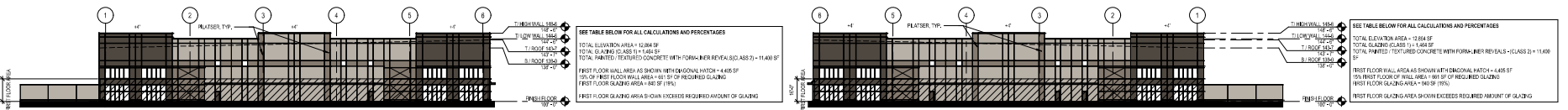
PROGRESS PRINT



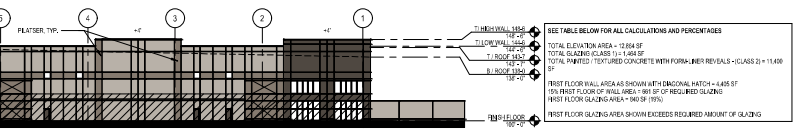
1 PERSPECTIVE VIEW
NOT TO SCALE



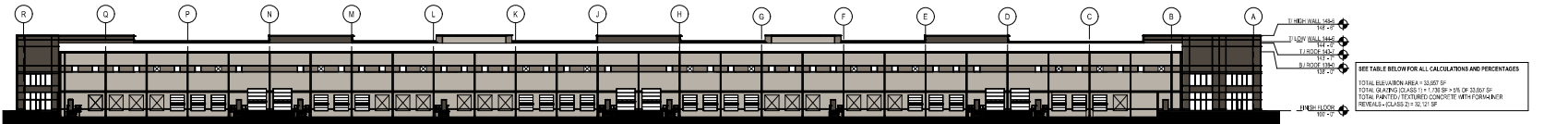
2 WEST ELEVATION - (PRIMARY FACADE)
NOT TO SCALE



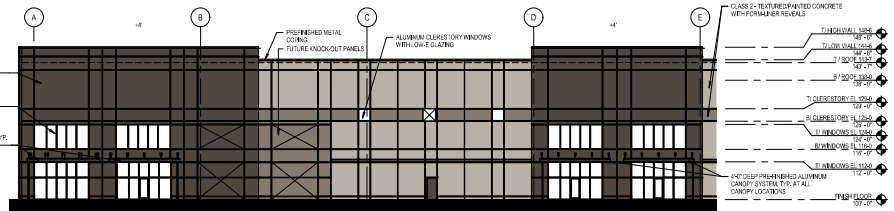
4 NORTH ELEVATION - (PRIMARY FACADE)
NOT TO SCALE



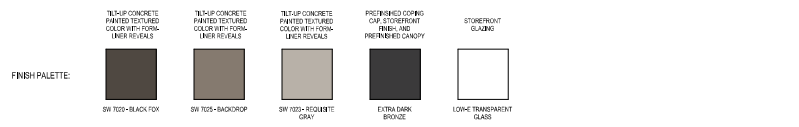
3 SOUTH ELEVATION - (PRIMARY FACADE)
NOT TO SCALE



5 EAST ELEVATION - (SECONDARY FACADE)
NOT TO SCALE



6 TYPICAL MATERIALS AND HEIGHTS
NOT TO SCALE



GENERAL NOTE:
1. EXTERIOR SURROUNDING OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH 1/2\"/>
2. FINISH PALETTE COORDINATE WITH ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING AND EXTERIOR.
3. ROOF TOP AIR EXTRACT WALLS IN SCOPE OF WORK. EXTERIOR ROOF TOP UNITS ARE ANTICIPATED TO BE PROVIDED WITH EXTERNALLY ATTACHED SCREENS BY VENDOR. ABOUT THE PARAPET, ALL BRANNING MUST COMPLY WITH CDD AND MUST BE APPROVED ADMINISTRATIVELY THROUGH A SEPARATE APPLICATION.

BUILDING	NORTH (PRIMARY)	EAST (SECONDARY)	SOUTH (PRIMARY)	WEST (PRIMARY)
GLASS 2 - TEXTURED PAINTED CONCRETE WITH FORMER REVEALS	12,881 SF	5,887 SF	12,881 SF	37,137 SF
TOTAL ELEVATION AREA	12,881 SF	5,887 SF	12,881 SF	37,137 SF
TOTAL GLAZING CLASS 1 - 1.68 SF	1,481 SF	1,481 SF	1,481 SF	1,481 SF
TOTAL PAINTED / TEXTURED CONCRETE WITH FORMER REVEALS - CLASS 2 - 11,400 SF	11,400 SF	4,406 SF	11,400 SF	35,656 SF
FIRST FLOOR WALL AREA AS SHOWN WITH EXTERNAL MATCH - 4,485 SF	4,485 SF	4,485 SF	4,485 SF	4,485 SF
FOURTH FLOOR WALL AREA - 81 SF OF REQUIRED GLAZING	81 SF	81 SF	81 SF	81 SF
FIRST FLOOR GLAZING AREA - 11,915 SF	11,915 SF	11,915 SF	11,915 SF	11,915 SF
FIRST FLOOR GLAZING AREA SHOWN EXCEEDS REQUIRED AMOUNT OF GLAZING	11,915 SF	11,915 SF	11,915 SF	11,915 SF

FINISH AND COLOR ARE ALL PRIMARY FACADES (EXCEPT FINISH OF BUILDING ADJACENT TO STREET).
EAST AND WEST FACADES WILL ALTERNAE PRIMARY AND SECONDARY REARERING ORIENTATION OF LOOKING DOORS.

HEDGE INDUSTRIAL PARK EAST
ASPEN INDUSTRIAL LAND FUND | LLC
51.122 NE 114 856 221 1 14 622E (LOCAL) HE 68682

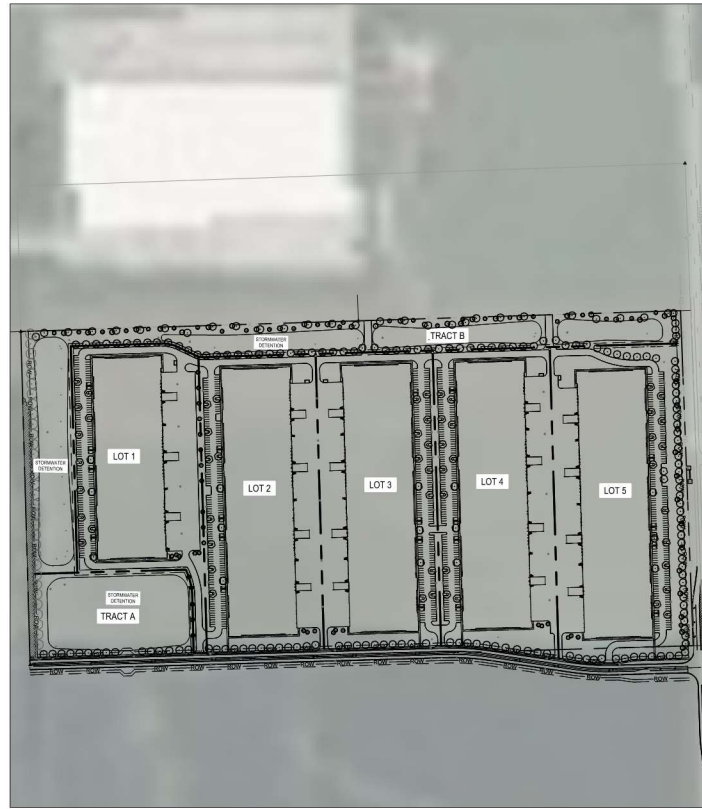
DESCRIPTION	DATE
PROJECT NO.	1308F0253
STATUS	REVISION COMMENTS
DATE	08/10/24
DESIGNED BY	BSP
CHECKED BY	JCP

ARCHITECTURAL ELEVATIONS

SK004.3



1 EXISTING WOODLAND
 1" = 200'



2 PRESERVED WOODLAND
 1" = 200'



NOTES
 IN ACCORDANCE WITH THE CITY OF CLATSOP MUNICIPAL CODE, THE FOLLOWING TREE PRESERVATION PLAN SHALL BE MAINTAINED.
 THE IMAGE ON THE LEFT DEFINES THE EXISTING WOODLAND AREAS ACCORDING TO THE ONLINE GIS DATA. THE IMAGE ON THE RIGHT DISPLAYS THE PROPOSED PLAN, ITS BOUNDARIES AND THE TREES THAT WILL BE PRESERVED THROUGH THE DEVELOPMENT. SECTION 18.30.240(B.3) STATES THAT THE TREE PRESERVATION PLAN MUST PRESERVE A MINIMUM OF 20 PERCENT OF CONTIGUOUS TREE CANOPY WITH THE UNDERSTORY, ACCORDING TO THE ABOVE AREAS, 45 PERCENT WILL BE PRESERVED.

WOODLAND PRESERVATION	
OVERALL	
EXISTING (ACRES)	1.27 AC
PRESERVED (ACRES)	0.71 AC
PRESERVED	40% (WITHIN PROPOSED WEST YARD)
REMOVED	55%

- LEGEND**
- PRESERVED WOODLAND (ALL TREES TO BE PROTECTED WITH FENCING AND INCORPORATED INTO EROSION CONTROL PLAN)
 - EXISTING WOODLAND
 - FLOOD HAZARD ZONE
 - PROPOSED TREES



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CROSSLAND
 CONSTRUCTION COMPANY, INC.



PROGRESS PRINT

HEDGE INDUSTRIAL PARK EAST
 ASPEN INDUSTRIAL LAND FUND I LLC
 S. 122. NE. 1/4, SEC. 22, T. 14, R. 23E, CO. CLATSOP, OR 97132

2	CITY COMMENTS	04/10/2024
1	CITY COMMENTS	03/20/2024
	DESCRIPTION	DATE
	PROJECT NO.	1030826203
	STATUS	PCP
	DATE	01/08/2024
	DRAWN BY	B.G.
	CHECKED BY	MM

TREE PRESERVATION PLAN

SK006