



## MINUTES

### Planning Commission Meeting: April 13, 2026

<b>Application:</b>	<b><u>RZ26-0002:</u></b> A rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District and a preliminary site development plan for DRG Olathe on approximately 37.63 acres, located southwest of W. 167th Street & Lone Elm Road.
---------------------	--

**Ms. Emily Carrillo, Senior Planner,** presented the application for DRG Olathe, describing a request to rezone the property from County zoning to the M-2 (General Industrial) District and to approve a preliminary site development plan for two speculative warehouse and distribution facilities.

She noted that the site is located at the southwest corner of 167th Street and Lone Elm Road, just north of the previously discussed Hedge Industrial East property [RZ26-0001], and that the request is consistent with surrounding M-2 zoning. Ms. Carrillo explained that the PlanOlathe Comprehensive Plan designates the area for Industrial use, and the proposal aligns with PlanOlathe policies supporting employment-focused development.

Ms. Carrillo stated that the 37-acre site would include two single-loaded dock warehouses, and is planned to be constructed in a single phase. She described the site layout, including interior-facing loading areas, screening walls along 167th Street, centrally located detention, and three full-access driveways with turn lanes. She also noted two shared access points along the southern property line, which would connect to the adjacent development and require an access agreement at final plat.

Ms. Carrillo then outlined the landscape plan, including 50-foot buffers along both 167th Street and Lone Elm Road and additional buffering along the south and west property lines, with further refinements to occur at final site development plan review. She added that the building elevations feature tilt-up concrete panels in blue and gray tones with ground-level and upper glass, meeting all architectural requirements without waivers.

Ms. Carrillo confirmed that all public notification requirements had been met, no neighborhood meeting was required, and no public comments had been received.

She concluded that staff recommended approval of the rezoning with restrictions on certain higher-intensity uses, as well as approval of the preliminary site development plan with stipulations, including formalizing shared access with the adjacent property to the south.

**Chair Janner** opened the floor to questions from the commissioners.

**Commissioner Terrones** referenced the recommended stipulations #4 and #5 and asked for clarification on what was intended by fencing that is “decorative in nature.”

**Ms. Carrillo** answered that it is referring to Code requirements for final site development plan review. She cited black powder-coated wrought iron fencing as a typical example.

With no further questions, **Chair Janner** opened the public hearing. However, no one was signed up to speak, and Chair Janner called for a motion to close the public hearing.

**Commissioner Terrones** moved to close the public hearing, and **Commissioner Seeling** seconded. The motion passed with a vote of 6 to 0.

With no further discussion raised, **Chair Janner** called for a motion on the item.

**Commissioner Seeling** moved to approve RZ26-0002 as stipulated by staff. **Commissioner Terrones** seconded the motion to approve the item. The motion passed with a vote of 6 to 0 as follows:

- A. Staff recommends approval of RZ26-0002, DRG Olathe, 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. Any fence which extends beyond the front line of the building must be decorative in nature and will not consist of chain-link material.
5. Barbed wire fencing is not permitted in the development.
6. 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.