



STAFF REPORT

Planning Commission Meeting: May 11, 2026

Application:	<u>SU26-0001</u>: Request for approval of a Special Use Permit for a Medical Waste Processing & Treatment Facility for Daniels Health Olathe
Location:	15670 S. Keeler Street
Owner/Applicant:	Cristina Presmanes; Daniels Health USA
Engineer:	John Young; J & J Survey, LLC
Staff Contact:	Emily Carrillo; Senior Planner

Site Area: 2.0± acres **Existing Zoning:** MP-2 (Planned General Industrial)

Existing Building Area: 22,545 sq.ft. **Proposed Use:** Hazardous Medical Waste or Treatment Facility

Plat: Temp-Con, Lot 1

	Future Land Use Category	Existing Use	Existing Zoning
Site	Industrial	Flex Space (Office & Warehouse)	MP-2 (Planned General Industrial)
North	Industrial	Flex Space (Office & Warehouse)	M-2 (General Industrial)
South	Industrial	Flex Space (Office & Warehouse)	CTY IP-2 (County Light Industrial)
East	Industrial	Flex Space (Office & Warehouse)	M-2 General Industrial
West	Industrial	Flex Space (Office & Warehouse)	M-2 (General Industrial)

1. Introduction

This is a request for a special use permit (SUP) to allow a medical waste treatment facility for Daniels Health Olathe, located at 15670 S. Keeler Street. The subject property is currently zoned MP-2 (Planned General Industrial), which requires approval of a SUP for *Hazardous Medical Waste or Treatment Facility* per Unified Development Ordinance (UDO) 18.20.500.

Daniels Health proposes to operate a medical waste processing and treatment facility at 15670 S. Keeler Street to serve regional healthcare providers. The national company specializes in the collection, containment, and processing of regulated medical waste using reusable container systems designed to promote safe handling and sustainability.

Operations will occur entirely within the existing, enclosed building envelope. Medical waste collected from hospitals and medical offices would be delivered to the facility, where it is received, staged, and processed. Waste is treated on-site primarily through steam sterilization (autoclave) to render it non-infectious prior to transport for disposal, while reusable containers are cleaned, sterilized, and returned to service. Materials not suitable for on-site treatment would be securely stored and transferred to appropriately permitted facilities.

2. History

The subject property at 15670 S. Keeler Street is developed with an approximately 22,500-square-foot industrial warehouse building constructed in 1981 on a two (2) acre lot. At the time of development, the property was located within unincorporated Johnson County as part of the larger Southwest Properties Industrial Park and was subsequently annexed into the City of Olathe (ANX-81-181). The site has historically been used for general industrial and warehouse purposes.

In 2008, the property was rezoned from a county industrial district (CTY IP-2) to a City, Planned Industrial District (MP-2) under rezoning case RZ08-0011. A final plat (FP08-0018) was also approved and recorded at that time. The building was most recently occupied by Temp-Con, a mechanical contractor providing HVAC and related services. The property was vacated in approximately 2024 and subsequently marketed for sale or lease.

3. Existing Conditions

The subject property is developed with a single-story industrial warehouse building and associated site improvements, including paved parking areas, loading zones, and outdoor storage enclosed by chain-link fencing. The building contains a combination of warehouse and office space, with drive-in loading access on multiple sides and a primary street-facing entrance serving the office component.

Surrounding properties are characterized by a mix of industrial and commercial development, including warehouse, distribution, and contractor-oriented operations typical of the broader industrial area. Access to the site is provided via S. Keeler Street, which connects to the surrounding industrial street network and supports regional truck and employee traffic.



View of subject property looking west from S. Keeler St.



Subject property outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The existing site is zoned to the MP-2 (Planned General Industrial) District. The proposed use is classified by UDO Section 18.20.500 as a “Hazardous Medical Waste or Treatment Facility” and therefore requires approval of a Special Use Permit (SUP) in the MP-2 District.
- b. **Setbacks/Open Space** – The existing building on site is proposed to remain as it exists today, no building improvements or additions are proposed with this application.

5. Development Standards

- a. **Access/Streets** – The property has two (2) existing points of access onto S. Keeler Street, which connects to the surrounding industrial street network and supports necessary truck traffic. No changes to access are proposed or required with this application.
- b. **Parking** – All parking and paved areas are existing, and no changes are proposed. The site has a total of 16 parking spaces including two (2) ADA spaces. The hazardous medical waste and treatment facility use for this site requires 15 parking spaces based on a rate of 1 per 1,500 square feet of warehouse area, therefore, exceeding minimum UDO parking requirements.
- c. **Landscaping/Screening** – The site includes existing landscaping that meets the required street tree standards. These improvements will be maintained, and additional landscaping will be provided, including foundation plantings, evergreen trees, and privacy fencing along S. Keeler Street to comply with UDO screening requirements.
- d. **Stormwater/Detention** – The applicant is not proposing changes to impervious surface area on site; therefore, no new stormwater improvements are required.
- e. **Public Utilities** – The site is located within the City of Olathe Sanitary Sewer and WaterOne service areas. No changes to utilities are proposed with this application.

Based on review by the City's Environmental Compliance Manager and Solid Waste Manager, the proposed operation is not expected to require an industrial wastewater discharge permit and is considered consistent with local utility and environmental compliance requirements. Further, the facility supports regional solid waste diversion goals through the use of reusable medical containment systems and an autoclaving process that reduces landfill disposal, decreases single-use plastic and cardboard waste, and avoids incineration in favor of steam sterilization, thereby reducing air emissions and improving overall environmental performance.

6. Site Design Standards

The property is subject to the Site Design Category 6 requirements based on the existing MP-2 (Planned General Industrial) District. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – Parking for developments in Site Design Category 6 must be separated into pods no greater than 320 stalls, which this development meets.

7. Building Design Standards

The building is subject to the Industrial Building design standards of UDO 18.15.020.G.7. The building was constructed in 1981 with stucco on the street-facing office portion of the building and metal paneling surrounding the warehouse portion of the building. Two (2) existing overhead doors face the parking lots, and no changes to the exterior of the building are proposed or required.

8. Public Notification and Neighborhood Meeting

The applicant notified neighbors within 200 feet of the subject property by certified letter, return receipt requested and posted signs on the subject property as required by UDO. General notification to property owners within 500 feet was provided, but no neighborhood meeting was required. Neither the applicant nor staff received correspondence related to the project.

9. Time Limit

According to UDO Section 18.40.100.F.4, Special Use Permits are approved for a five (5) year period unless otherwise recommended by the Planning Commission or approved by the City Council. The applicant has not requested an alternative term; therefore, staff recommends approval of the SUP for a five (5) year period, to which the applicant is amenable. Given the industrial nature of the area, limited visibility from major streets, and compatibility with surrounding uses, the proposed use is not anticipated to have adverse impacts on adjacent properties.

10. UDO Special Use Criteria

The future land use map of the Comprehensive Plan identifies the subject property generally as Industrial. Staff is supportive of the proposed use of *'Hazardous Medical Waste or Treatment Facility'* as this industrial area supports a variety of businesses of similar uses. The following are criteria for considering special use applications as listed in Unified Development Ordinance (UDO) Section 18.40.100.F:

The proposed special use request meets the following policy elements of the Comprehensive Plan:

LU 2.8: *Compatibility.* Align land use decisions with the comprehensive plan and other adopted city plans.

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 Elevate Olathe Comprehensive Plan identifies the subject property as *'Industrial.'* The property is zoned MP-2, which allows for a variety of commercial and industrial uses in addition to Medical Waste Storage or Treatment Facility with a SUP.

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 area surrounding this site consists of industrial warehouse and manufacturing uses. The surrounding buildings are primarily one-story in height and were constructed in the mid-1980s and 90s. The buildings have similar materials and building style as the subject property, consisting of grey or beige stucco, brick, and metal paneling.

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 area surrounding this site is also zoned industrial (M-2 and CTY IP-2) and consists of other industrial uses, distribution and warehousing. Approval of the SUP within this area will be in harmony with surrounding districts and land uses.

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

The MP-2 and M-2 Districts permit a broad range of general industrial and warehousing uses. Several uses, including hazardous medical waste or storage facility, require a SUP in the M-2 District to ensure compatibility with surrounding uses.

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

The building on the subject property was constructed in 1981 and has been occupied by various small-scale industrial users since that time, but has been vacant in the last two years.

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

The proposed special use will not have an impact on noise, traffic, or lighting and no changes to the site or building are proposed. The property is located adjacent to other small-scale industrial properties and business operations are compatible with the surrounding businesses.

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

Given the industrial nature of the area, limited visibility from major streets, and compatibility with surrounding uses, the proposed use is not anticipated to have adverse impacts on adjacent properties. Staff review by the Environmental Compliance and Solid Waste divisions indicates the proposed operation does not require an industrial wastewater discharge permit and complies with local utility and environmental standards. The facility also supports regional waste diversion goals by using reusable medical containers and autoclaving, reducing landfill waste, minimizing single-use materials, and avoiding incineration in favor of lower-emission steam sterilization.

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 development will not adversely affect the adjacent road network. The site is accessed from S. Keeler Street, which has adequate capacity to support the proposed use and operations.

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

Staff are not aware of any potential for unlawful levels of air, water or noise pollution with the proposed development. The proposed use is subject to all local, state, and federal environmental regulations.

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

The proposed development will contribute to the local economy by generating property tax revenue and creating new employment opportunities for the community.

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 special use does not negatively impact public health, safety, or welfare as presented. If the application were denied, the applicant would not be permitted to operate at this location; however, other MP-2 District land uses would be permitted.

11. Staff Recommendation

- A. Staff recommends approval of SU26-0001, with conditions, for the following reasons:
1. The proposal conforms to the Goals, Objectives and Policies of the Comprehensive Plan.
 2. The proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.
- B. Staff recommends approval of SU26-0001, Daniels Health, with the following stipulations:
1. The special use permit allows for the proposed medical waste and treatment facility and is valid for a period of five (5) years following the date of the approved resolution.
 2. No outdoor storage of equipment or materials is permitted unless screened in accordance with UDO 18.30.130.