



STAFF REPORT

Planning Commission Meeting: June 9, 2025

Application:	RZ25-0003: Request for approval of a rezoning from CTY IP-2 (County Planned Industrial) District to M-2 (General Industrial) District for Cardinal Brush Building Expansion
Location:	15790 S. Keeler Terrace
Owner/Applicant:	Jim Hartsock, Clearview Investments, LLC
Engineer:	Judd Claussen, Phelps Engineering, Inc.
Staff Contact:	Emily Carrillo, Senior Planner

Site Area:	<u>2.38± acres</u>	Proposed Use:	<u>Flex Space (Office & Warehouse Building)</u>
Building Area:	<u>38,750 total sq.ft.</u>	Plat:	<u>Keeler Terrace Addition</u>
Existing Zoning:	<u>CTY IP-2</u>	Proposed Zoning:	<u>M-2</u>
Lots:	<u>1</u>	Tracts:	<u>0</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2
North	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2
South	Industrial Area	Vacant / Agriculture and Landscape Services	M-2
East	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2
West	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2

1. Introduction

The applicant is requesting approval of a rezoning from the CTY IP-2 (County Planned Industrial) to the M-2 (General Industrial) District with a preliminary site development plan for Cardinal Brush located at 15790 S. Keeler Terrace. This proposal consists of a 12,500-square-foot building addition to expand current operations for Cardinal Brush. The new space will total over 38,750 square feet and be used primarily for storing goods manufactured on-site. Cardinal Brush Corporation specializes in manufacturing high-quality replacement brushes and squeegee blades for industrial floor cleaning equipment. A rezoning to a city zoning district is required prior to development.

2. History

The existing industrial building located on the site was constructed in 1986 in Johnson County, as part of the larger Southwest Properties Industrial Park. The subject property was later replatted in 2003 (PP03-0049) and included in the Keeler Terrace Addition plat.

3. Existing Conditions

The subject property includes an existing one-story, 26,250-square-foot metal industrial building currently occupied by Cardinal Brush for office and warehousing operations. The site is located within an established industrial park characterized by adjacent industrial buildings of similar age and metal-style construction, reflecting a cohesive architectural style.

The site slopes gently to the south and west and includes a mature tree line along the south property line, with additional mature trees located along the north and west property lines. Industrial buildings and uses are located on adjacent properties.



View of subject property looking south and west from S. Keeler Terrace.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The existing land use of Flex Space (Office & Warehouse) is a permitted use in the M-2 District. The M-2 District is also consistent with the future land use map of the PlanOlathe Comprehensive Plan which designates the site as an Industrial Area.
- b. **Building Height** – The existing building is 22-feet tall at its highest point, and the proposed building expansion is approximately 30-feet at its tallest point, complying with the maximum building height of 55-feet for industrial buildings in the M-2 District.
- c. **Setbacks** – Setbacks for the M-2 District include a 30-foot front yard setback, and 10-foot side and rear yard setbacks. In addition, parking areas must be 30 feet from the street right-of-way and 10 feet from property lines. The existing concrete paving located along the south and west property lines currently sits approximately 3-feet from the property line and is proposed to remain and permitted per UDO. As proposed, the preliminary plan complies with the dimensional standards of the M-2 District.

- d. **Open Space** – The proposed expansion provides over 31% of open space on the site, exceeding the minimum 15% of net site required within M-2 Districts per UDO 18.20.200.

5. Development Standards

- a. **Access/Streets** – The subject property is accessed via S. Keeler Terrace and is situated at the end of the cul-de-sac.
- b. **Parking** – The proposal provides 35 total parking stalls on-site. The code requirement for this use is 1 space per 1,500 square feet, for a minimum of 26 required parking stalls; therefore, the proposal meets UDO parking requirements established in UDO 18.30.160.

As proposed, 18 stalls will be located in front of the building and accessible to the public. 17 total stalls are located behind the secure privacy fencing and will be utilized by employees.
- c. **Landscaping/Screening** – All existing landscaping, including street trees and tree lines, is proposed to remain. The existing landscape bed along Keeler Terrace will be updated and expanded. One new street tree will be added along Keeler, along with two new evergreen trees to enhance screening for the storage area. Additional plantings are also proposed to screen the existing transformer box located in the front side yard, in accordance with UDO 18.30.130.
- d. **Tree Preservation** – The existing row of dense trees and vegetation along the south property line will be preserved and protected throughout the duration of construction, as indicated on the landscape plans.
- e. **Stormwater/Detention** – The site is serviced by City of Olathe stormwater. The proposed expansion does not constitute a significant increase in impervious area and therefore does not require additional stormwater treatment or detention.
- f. **Public Utilities** – The site is served by City of Olathe sanitary sewer and WaterOne for water service. A 20-foot utility and drainage easement runs along the south property line beneath the existing pavement. The proposed building addition is located outside of the easement.

6. Site Design Standards

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

- a. **Parking Pod Size** – The largest parking pod consists of 35 parking stalls, well under the maximum allowance of 320 stalls per parking pod.

7. Building Design Standards

The proposed building is subject to the Industrial design standards according to UDO Section 18.15.020. However, Section 18.60.020 allows for non-conforming buildings to expand if the proposed addition matches the existing design and materials, is compatible with surrounding properties, and meets applicable review requirements.

The building design being considered for the new addition is appropriate and incorporates similar materials that match the existing warehouse facility. Additionally, the proposed addition has minimal visibility due to its location on the site, and therefore, staff supports this exception to the Industrial Building Design Standards.

The proposed building incorporates a mix of Class 1 and 2 materials—including brick, stone veneer, stucco, and glass—in rich neutral tones. These are complemented by Class 3 materials, such as fiber cement panels and metal trim accents, in contrasting dark tones.

8. Public Notification and Neighborhood Meeting

Neighborhood notification was provided to property owners within 500-feet of the subject property, as required by the UDO. A neighborhood meeting was held on March 14, 2025, with no residents in attendance. Staff has not received any correspondence regarding the proposed 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. In Industrial areas, complementary retail and service uses should be limited in scale and carefully integrated with surrounding industrial uses.

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 proposed rezoning meets 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-1.4: Support for Local Business. Support the retention, expansion and entrepreneurial activities of existing local businesses and maintain a positive business climate. Promote local shopping and local lodging as a means to support the community's economy.

ES-3.1: Reinvestment in Existing Commercial and Industrial Areas. Cooperate with the private sector to foster the revitalization of existing commercial and industrial areas in order to create greater vitality.

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).

This surrounding area consists primarily of industrial, and employment uses. Existing uses include landscape services, plastics manufacturing, automotive repair, and other office/warehouse uses and facilities. Structures in the vicinity are primarily large metal-panel buildings featuring office-front entries, reflecting the area's functional and utilitarian design. The proposed expansion is cohesive and compatible with the character of the area.

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.*

Properties to the south are zoned to the M-2 District, and land to the north, east and west retain County industrial zoning (Planned Light Industrial). The surrounding uses include landscaping services, plastics manufacturing, automotive repair, and other office/warehouse uses. The site is bordered to the south by an existing tree line. The proposed expansion is in harmony with the existing zoning and uses of nearby properties.

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

The site currently retains CTY IP-C (County Planned Industrial) District zoning. All surrounding properties are zoned for industrial land uses which align with the PlanOlathe Future Land Use designation for Industrial Area. Rezoning the subject property to the M-2 District aligns with existing properties and allows for uses that are more appropriate and support development within the surrounding area.

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

Cardinal Brush has been operating at this location on S. Keeler Terrace since 2002.

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

The proposed development is not anticipated to detrimentally affect nearby properties. Expansion of the existing use is compatible with adjacent development and is consistent with the established character of the larger industrial area.

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 surrounding properties, which are zoned for similar uses. The expansion will complement the surrounding development by incorporating matching architectural design and materials, ensuring visual cohesion with adjacent buildings.

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.*

This proposed expansion of the existing use will not cause any adverse effect on traffic and safety of the road network.

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

The expansion is not anticipated to create pollution or other environmental harm. The development will follow all regulations and requirements pertaining to stormwater, air quality, noise, and other related items.

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

Expansion of the existing, active use will contribute to the local economy by generating additional property and potential sales tax revenue for 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.

There is no gain or detriment to the public health, safety, or welfare if the application were denied. The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the application were denied, development of the property would be limited to industrial uses permitted under the current County zoning regulations.

10. Staff Recommendation

- A. Staff recommends approval of RZ25-0003, Cardinal Brush Expansion for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Comprehensive Plan.
 - 2. The requested rezoning to the M-2 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning with no stipulations.

SITE DEVELOPMENT PLANS FOR CARDINAL BRUSH BUILDING EXPANSION

ADDRESS: 15790 S. KEELER TERRACE
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

INDEX	
C000	COVER SHEET
C001	GENERAL NOTES
C002	DEMOLITION PLAN
C100	SITE PLAN
C200	GRADING/UTILITY PLAN
C201	FIRE PROTECTION PLAN
LS-1	LANDSCAPING AND TREE PRESERVATION

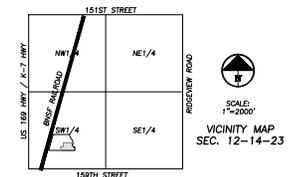
UTILITY COMPANIES

- ATMOS ENERGY**
MS. BECCA HOLBROOK (913) 603-1911
(becca.holbrook@ATMOSENERGY.COM)
25090 W. 110TH TERRACE
OLATHE, KANSAS 66061
- EVERGY**
MS. GWEN CORCHES (916) 652-1842
(gwen.corches@EVERGY.COM)
15215 W 108TH STREET
LENEXA, KANSAS 66219
- AT&T**
MR. STEPHEN "TROY" MITCHELL (913) 383-4934
(sm9517@att.com) (913) 2938453 CELL
- WATERONE**
MS. JAN HARDIE (913) 895-5775
(msunderson@waterone.org)
10751 RENNEY BLVD.
LENEXA, KANSAS 66223
- COMCAST CABLE CO.**
MR. ANDY BELL (816) 795-2255
(andrew_bell@comcast.com)
4700 LITTLE BLUE PARKWAY
INDEPENDENCE, MISSOURI 64057
- CONSOLIDATED COMMUNICATIONS**
MELISSA STRINGER (913) 322-9622
(MELISSA.STRINGER@CONSOLIDATED.COM)
14859 W. 95TH STREET
LENEXA, KS 66215
- CITY OF OLATHE (PUBLIC)**
(913) 971-9311
1385 S. ROBINSON DRIVE
OLATHE, KANSAS 66051
- GOOGLE FIBER**
MS. DOUG POLK (816) 548-1909
(dtpk@google.com)
908 BROADWAY BLVD.
KANSAS CITY, MO 66105
- SPECTRUM**
MR. STEVEN BAXTER (913) 643-1901
(STEVEN.BAXTER@CHARTER.COM)
6221 W. 119TH STREET
OVERLAND PARK, KANSAS 66213
- SOUTHERN STAR PIPELINE**
MR. MIKE BOSCH (913) 422-6311
(mike.degrove@sscsp.com)
8195 COLE PARKWAY
SHAWNEE, KS 66227



PREPARED & SUBMITTED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER/DEVELOPER:
CARDINAL BRUSH CORPORATION
CLEARVIEW INVESTMENTS LLC
15790 S. KEELER TERR.
OLATHE, KS 66062
800-350-2497 OFFICE
JIM@CARDINALBRUSH.COM
CONTACT: JIM HARTSOCK



BENCHMARK:
VERTICAL DATUM = NAVD 88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK.
1. TOP OPERATING NUT ON FIRE HYDRANT LOCATED SOUTH OF THE SOUTHEAST CORNER OF THE EXISTING BUILDING ALONG THE EXISTING DRIVEWAY. ELEVATION = 1064.24'

LEGAL DESCRIPTION:
LOT 2, KEELER TERRACE ADDITION, A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, FROM GENERAL WARRANTY DEED FILED IN BOOK 201310 AT PAGE 001437
GROSS AREA = ±103,595 / ±2.38ACRS

FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C01096, DATED AUGUST 3, 2009.

LEGEND

— PL —	PROPERTY LINE
---	LOT LINE
- - R/W - -	RIGHT-OF-WAY
=====	2' CURB & GUTTER
=====	ASPHALT PAVEMENT
=====	CONCRETE PAVEMENT
=====	CONCRETE SIDEWALK



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KANSAS 66061
913-393-1155 OFFICE
913-393-1166 FAX
WWW.PHELPSENGINEERING.COM

PLANNING
ENGINEERING
IMPLEMENTATION

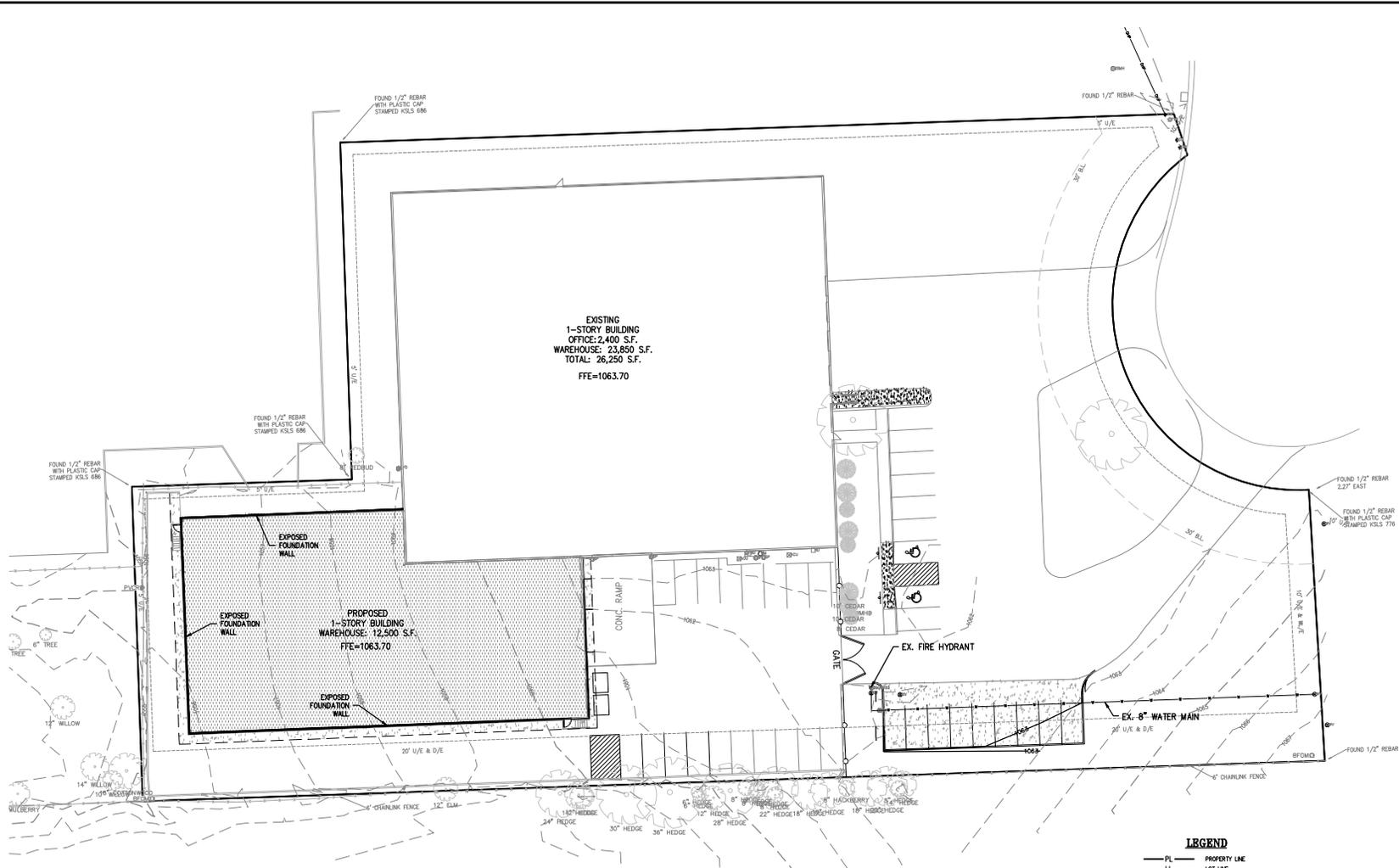


COVER SHEET
CARDINAL BRUSH BUILDING EXPANSION
ADDRESS: 15790 S KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

No.	Date	Revised Per City Comments
1	12-12-2011	

SHEET
C000

PROJECT NO. 250554
 DATE 12-15-2023
 DRAWN BY J. W. WILSON
 CHECKED BY J. W. WILSON
 DATE 12-15-2023
 PROJECT NO. 250554
 DATE 12-15-2023
 DRAWN BY J. W. WILSON
 CHECKED BY J. W. WILSON
 DATE 12-15-2023



EXISTING
 1-STORY BUILDING
 OFFICE: 2,400 S.F.
 WAREHOUSE: 23,850 S.F.
 TOTAL: 26,250 S.F.
 FFE=1063.70

PROPOSED
 1-STORY BUILDING
 WAREHOUSE: 12,500 S.F.
 FFE=1063.70

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 2'-0" — EXISTING CONTOURS
- 2'-0" — PROPOSED CONTOURS
- 100'-0" — PROPOSED SPOT ELEVATION
- LG — UP OF GUTTER
- TC — TOP OF CURB
- SW — SIDEWALK
- ME — MATCH EXISTING
- HP — HIGH POINT
- LP — LOW POINT
- P — TOP OF PAVEMENT
- TE — TOP OF STRUCTURE
- GR — GROUND ELEVATION
- BS — BOTTOM OF STEPS
- TS — TOP OF STEPS
- BW — BOTTOM OF WALL
- TW — TOP OF WALL
- — EXISTING STORM SEWER
- — PROPOSED STORM PIPE
- — PROPOSED WET CURB & GUTTER
- — PROPOSED DRY CURB & GUTTER
- — PROPOSED RETAINING WALL

UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
 UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
 LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
 THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
 FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Know what's below.
 Call before you dig.



PHASE ENGINEERING, INC.
 2014 N. Woodruff
 Olathe, Kansas 66041
 (781) 845-1100
 www.phaseeng.com

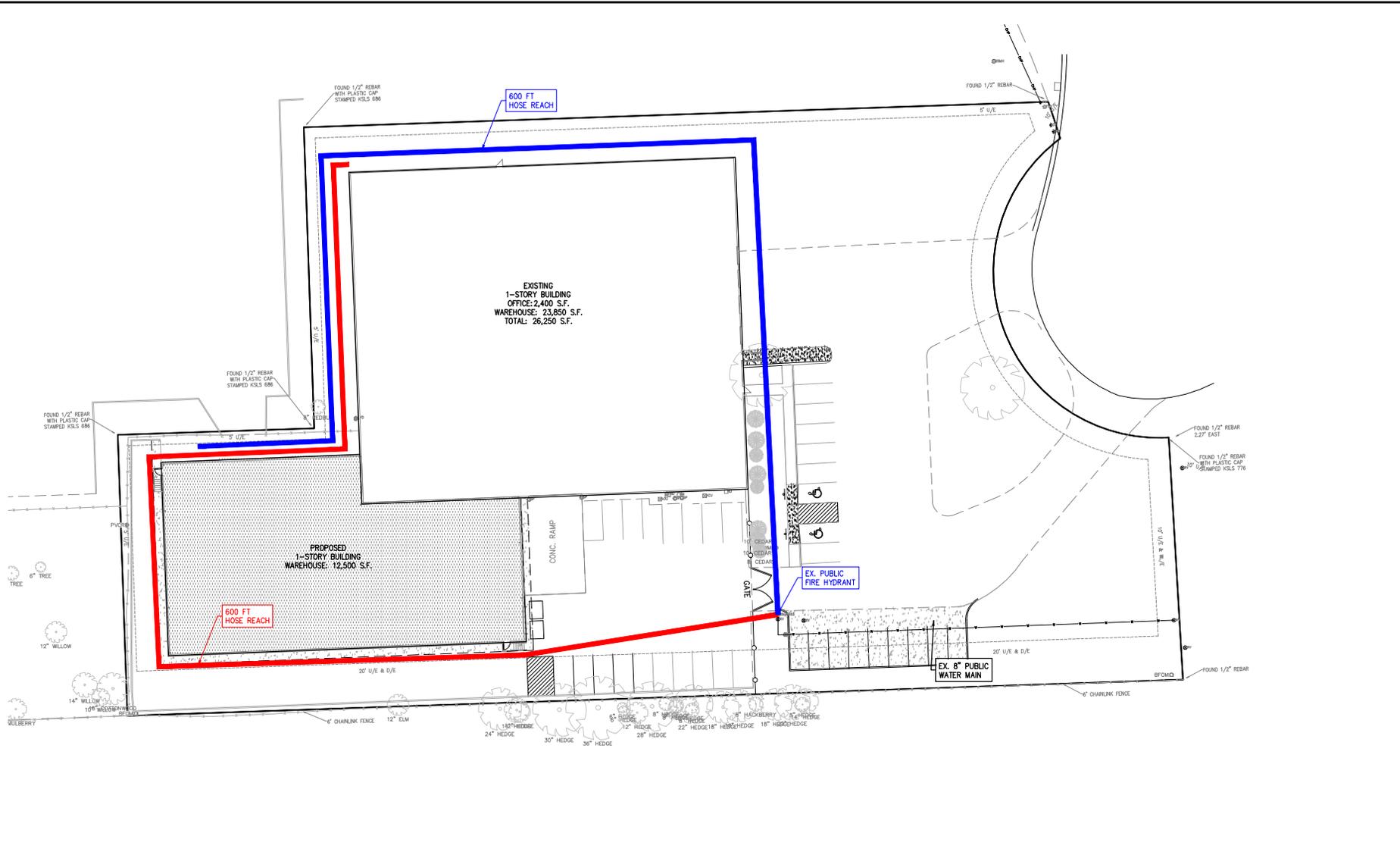


GRADING/UTILITY PLAN
 CARDINAL BRUSH BUILDING EXPANSION
 ADDRESS: 15790 S KEELER TERRACE
 OLATHE, JOHNSON COUNTY, KANSAS

No.	Date	Revised Per City Comments
1	12-15-2023	

SHEET
C200

\\p01\proj\157\1570000\1570000.dwg (PROJECT) User: jay... Date: 05/08/2025 11:24:48 AM



EXISTING
1-STORY BUILDING
OFFICE: 2,400 S.F.
WAREHOUSE: 23,850 S.F.
TOTAL: 26,250 S.F.

PROPOSED
1-STORY BUILDING
WAREHOUSE: 12,500 S.F.

CONC. RAMP

EX. PUBLIC
FIRE HYDRANT

EX. 8" PUBLIC
WATER MAIN

600 FT
HOSE REACH

600 FT
HOSE REACH

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- — EXISTING WATER LINE
- — FIRE HOSE REACH



SCALE: 1"=20'



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

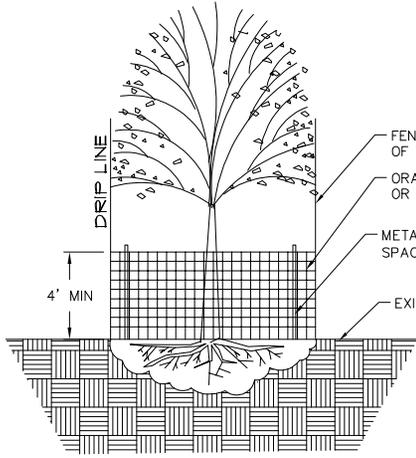
PHASE ENGINEERING, INC.
1501 N. Webster
Chickasha, Oklahoma 73015
(405) 223-8800
www.phaseengineering.com



FIRE PROTECTION PLAN
CARDINAL BRUSH BUILDING EXPANSION
ADDRESS: 15790 S KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

No.	Date	Revised Per City Comments
1	05-15-2025	

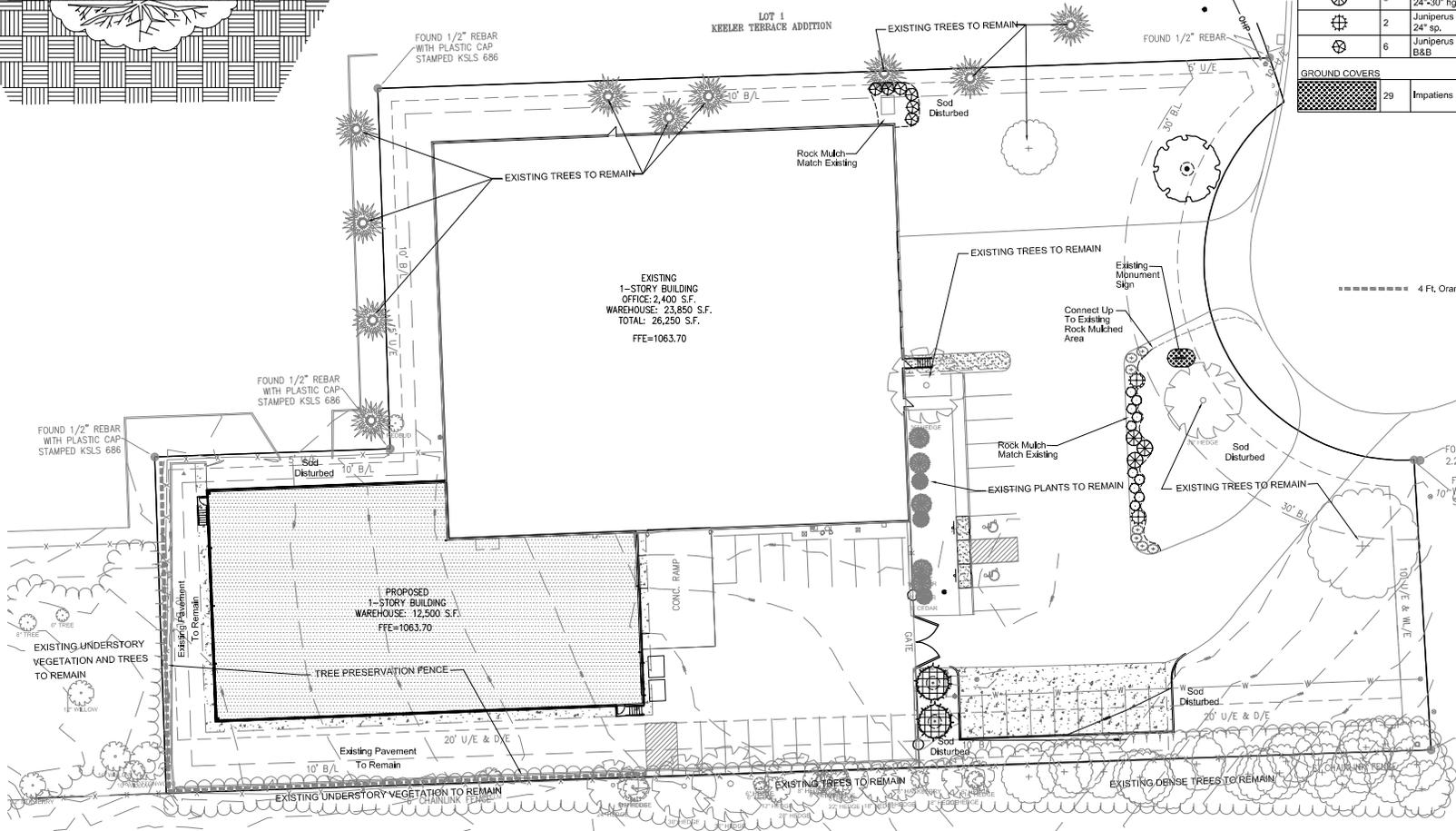
SHEET
C201



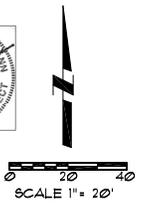
NOTES:

1. EXISTING TREES AND THEIR ROOT ZONES THAT ARE TO BE SAVED MUST BE PROTECTED FROM ALL CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO: EARTHWORK OPERATIONS, MOVEMENT AND STORAGE OF EQUIPMENT AND VEHICLES, AND PLACEMENT OF CONSTRUCTION MATERIALS AND DEBRIS.
2. TREE PROTECTION FENCING MUST BE PLACED AROUND ALL TREES OR WOODED AREAS TO BE PROTECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND REMAIN ERECT AND SECURE THROUGHOUT ALL CONSTRUCTION PHASES.

PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
TREES				
	1	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B	2" Cal
	2	Juniperus virginiana 'Hillspire' / Hillspire Juniper	B & B	6' Hgt.
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	
SHRUBS				
	10	Ilex glabra 'Shamrock' / Inkberry 18"-24" Hgt. & sp.	5 gal	
	3	Juniperus chinensis 'Sea Green' / Sea Green Juniper 24"-30" Hgt. & sp.	5 gal	
	2	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper 24" sp.	3 gal	
	6	Juniperus virginiana 'Keteleeri' / Keteleeri Eastern Redcedar B&B	6ft.	
GROUND COVERS				
	29	Impatiens walleriana / Busy Lizzie (RED Variety)	4" pot @	



NOTE: Details and specifications to be provided in construction documents.



**Landscape And Tree Preservation Plan
Cardinal Brush**

15790 S. Keeler Terrace
Olathe, Kansas LS-1



Utility Note:
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction, call appropriate locating service, in Kansas call 1-800-4-A-SAFE (344-7233) to have utilities located.



PLANNING
ENGINEERING
IMPLEMENTATION

Date: March 14, 2025

Meeting Date: March 14, 2025, 5:30 PM

Location of Meeting: Offices of Phelps Engineering, Inc.
1270 N Winchester, Olathe, KS

Project: RZ25-0003 Cardinal Glass Rezoning

Neighborhood Attendees: None.

Development Team: Judd D. Claussen, P.E. – Phelps Engineering, Inc.
Jim Hartsock, President of Cardinal Glass

Meeting started at 5:30 pm. There was no neighborhood attendees present. After waiting about 30 minutes, no one else came to meeting, so meeting ended at 6 pm.