City of Olathe Planning Commission
100 E. Santa Fe | Council Chamber
Monday | August 24, 2026 | 7:00 PM
Final

CALL TO ORDER

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

A. **MN26-0727:** Approval of the minutes as written from the July 27th and August 10th, 2026 Planning Commission meetings.

B. **PLN26-0003:** Discussion on the finding that the 2027-2031 Capital Improvements Plan (CIP) is in conformity with the Elevate Olathe Comprehensive Plan.

Applicant: City of Olathe
Staff Contact: Kate Messer and Kim Hollingsworth

C. **MP26-0007:** A minor plat for Madsen Estates, containing two (2) lots on approximately 0.47 acres, located at 851 N. Diane Drive and 2280 W. Cothrell Street.

Owners/Applicant: Brian & Helene Madsen; Rex Buys KC, LLC
Engineer: Bob Layton, Allenbrand-Drews & Associates
Staff Contact: Paige Gerstner and Kim Hollingsworth

D. **FP26-0014:** A final plat for New Century Business Park, Second Plat, containing one (1) lot and one (1) tract on approximately 1.91 acres, located southwest of W. 151st and W. Old 56 Highway.

Owner: Ronald A. Mather Properties, LLC
Applicant/Engineer: Mark Breuer, Schlagel & Associates
Staff Contact: Bradley Hocevar and Kim Hollingsworth

REGULAR BUSINESS

REGULAR AGENDA-PUBLIC HEARING

A. **PUBLIC HEARING**

RZ26-0010: A rezoning from County RUR (County Rural) and BP (Planned Business Park) to R-4 (Medium Density Multifamily) and a preliminary site development plan for Residences at Heritage Park on approximately 25.27 acres, located southwest of 151st Street and Pflumm Road.

Requests continuance to future Planning Commission meeting.

Owner: Brian Rodrock, Rodrock Homes of Johnson County
Applicant/Engineer; Judd Claussen and Doug Ubben, Phelps Engineering, Inc.
Architect: Iris Abramof, NSP Architects

Staff Contact: Jessica Schuller and Kim Hollingsworth

B. **PUBLIC HEARING**

RZ26-0011: A rezoning from the County RUR (County Rural) District to the M-2 (General Industrial) District and a preliminary site development plan for Frontier Trails on approximately 70.49 acres, located northwest of W. 175th Street and US-169 Highway.

Request continuance to a future Planning Commission meeting.

Owner: Susan L. Wolfert Trust
Developer: Tyler Wysong, Scannell Properties
Applicant/Engineer: Judd Claussen, Phelps Engineering, Inc.

Staff Contact: Lauren Winter and Kim Hollingsworth

C. **PUBLIC HEARING**

RZ26-0013: A rezoning from the CTY A (County Agricultural) and CTY RUR (County Rural) to the AG (Agricultural) District for Johnson County Aggregates Quarry Expansion on approximately 108.71 acres, located southeast of 151st Street and Old 56 Highway/S. Lakeshore Drive.

Request continuance to a future Planning Commission meeting.

Owner: Dan Jones, Johnson County Aggregates LLC
Applicant: Amy Grant, Polsinelli PC
Engineer: Mark McGhee Jr., Lamp Rynearson

Staff Contact: Nathan Jurey and Kim Hollingsworth

D. **PUBLIC HEARING**

SU26-0007: A special use permit for Extractive Industries (Quarry/Mine) for Johnson County Aggregates Quarry Expansion on approximately 108.71 acres, located southeast of 151st Street and Old 56 Highway/S. Lakeshore Drive.

Requests continuance to a future Planning Commission meeting.

Owner: Dan Jones, Johnson County Aggregates LLC
Applicant: Amy Grant, Polsinelli PC
Engineer: Mark McGhee Jr., Lamp Rynearson

Staff Contact: Nathan Jurey and Kim Hollingsworth

E. PUBLIC HEARING

RZ26-0009: A rezoning from the BP (Business Park) District to C-2 (Community Center) District and a conceptual preliminary site development plan for College and Sunnybrook Commercial on approximately 11 acres, located southwest of College Boulevard and Lone Elm Road.

Owner: Mark McKenzie; Leonard B. and Eulalia E. McKinzie Family Limited Partnership
Developer: Sonny Cardamore, Atwater Group
Applicant: Melissa Vancrum, Rouse Frets White, P.C.

Staff Contact: Taylor Vande Velde and Kim Hollingsworth

F. PUBLIC HEARING

RZ26-0006: A rezoning from the BP (Business Park) District to R-3 (Residential Low-Density Multifamily) District and a conceptual preliminary site development plan for College and Sunnybrook Multifamily on approximately 20 acres, located southwest of College Boulevard and S. Valley Road.

Owner: Mark McKenzie, Sunnybrook Management Company LLC
Developer: Chris Bennish, Platform Multifamily
Applicant/Architect: Matthew Kist, Kimley-Horn

Staff Contact: Taylor Vande Velde and Kim Hollingsworth

ANNOUNCEMENTS

ADJOURNMENT

The City of Olathe offers public meeting accommodations. Olathe City Hall is wheelchair accessible. Assistive listening devices are available at each meeting. To request an ASL interpreter, or other accommodations, please contact the Planning Division's office at PlanningContact@OlatheKS.gov. Two (2) business days' notice is required to ensure availability.