MINUTES – Opening Remarks

Planning Commission Meeting: April 13, 2026

The Planning Commission convened at 7:00 p.m. to meet in regular session **Chairman Wayne Janner** presiding. Commissioners Keith Brown, Chip Corcoran, Megan Lynn, Scott Seeling, and Jim Terrones were present. Commissioners Taylor Breen, Tony Bergida, and Ken Chapman were absent.

Recited Pledge of Allegiance.

Chair Janner made introductory comments. Regarding ex parte communication, the Chair requested that if a commissioner has something to report, they specify the nature of the ex parte communication when that item is reached in the agenda.

Chair Janner referenced the Planning Commission Consent Agenda, which includes five items, and asked if any items needed to be removed for separate discussion or additional information. Seeing none, he called for a motion on the consent agenda.

A motion to approve MN26-0323, Planning Commission meeting minutes of March 23, 2026, was made by **Commissioner Terrones** and seconded by **Commissioner Corcoran**. The motion passed 6 to 0.

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Planning Commission Meeting: April 13, 2026

Application:	**MP26-0001:** A minor plat for 167 Logistics Centre, containing one (1) lot and two (2) tracts on 18.98 acres, located northwest of W. 167th Street and S. Lone Elm Road.

A motion to approve MP26-0001 was made by **Commissioner Terrones** and seconded by **Commissioner Corcoran**. The motion passed with a vote of 6 to 0 with the following stipulation:

1. The required Access Easement (A/E) must be approved and recorded by a separate instrument.

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Planning Commission Meeting: April 13, 2026

Application:	**FP25-0015:** A final plat for Heather Ridge Estates, Third Plat, containing 23 lots on approximately 8.78 acres, located in the vicinity of W. 169th Terrace and S. Ridgeview Road.

A motion to approve FP25-0015 was made by **Commissioner Terrones** and seconded by **Commissioner Corcoran**. The motion passed with a vote of 6 to 0 with no stipulations.

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Planning Commission Meeting: April 13, 2026

Application:	**FP26-0003:** A final plat for Her Shepherd's Estate, containing one (1) lot on approximately 3.4 acres, located southwest of W. 124th Street and S. Parker Street.

A motion to approve FP26-0003 was made by **Commissioner Terrones** and seconded by **Commissioner Corcoran**. The motion passed with a vote of 6 to 0 with no stipulations.

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Planning Commission Meeting: April 13, 2026

Application:	**PR26-0003:** A preliminary site development plan for Brogden Coffee and Car Wash, containing one (1) lot and one (1) tract on approximately 1.7 acres, located northeast of E. Santa Fe Street and N. Ridgeview Road.

A motion to approve PR26-0003 was made by **Commissioner Terrones** and seconded by **Commissioner Corcoran**. The motion passed with a vote of 6 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.15.020.G.7.b, to permit the northern primary façade of the car wash to have 8% glass and 75% Class 1 and Class 2 materials.

2. A waiver is granted from UDO 18.15.020.G.7.a.2 to permit the northern overhead doors of the car wash to face a public street.

3. Exterior ground-mounted or building-mounted equipment including but not limited to, mechanical equipment, utility meter banks and coolers, must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.

4. Signage must be reviewed and approved through a separate sign permit.

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Planning Commission Meeting: April 13, 2026

Application:	**FP26-0004:** A final plat with vacation of an easement for Stellar Apartments, containing one (1) lot and three (3) tracts on approximately 14.63 acres, located southeast of W. 133rd Street and S. Blackfoot Drive.

A motion to continue FP26-0004 to a future Planning Commission meeting was made by **Commissioner Brown** and seconded by **Commissioner Seeling.**

The motion passed with a vote of 6 to 0.

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Planning Commission Meeting: April 13, 2026

Application:	**FP26-0002:** A final plat with vacation of an easement and public right of way for Lone Elm Commerce Center, Sixth Plat, containing one (1) lot and three (3) tracts on approximately 44.14 acres, located northwest of W. 167th Street and Lone Elm Road.

A motion to continue FP26-0002 to a future Planning Commission meeting was made by **Commissioner Brown** and seconded by **Commissioner Seeling.**

The motion passed with a vote of 6 to 0.

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Planning Commission Meeting: April 13, 2026

Application:	**RZ26-0001:** A rezoning from the CTY-RUR (County Rural) District to M-2 (General Industrial) District and a preliminary site development plan for Hedge Industrial Park East on approximately 80.47 acres, located southwest of W. 167th Street and Lone Elm Road.

Ms. Emily Carrillo, Senior Planner, presented the application for RZ26-0001 Hedge Industrial East, describing a request to rezone the property from County Rural Zoning to the M-2 (General Industrial) District and to approve a preliminary site development plan for five speculative warehouse and distribution buildings for Hedge Industrial East.

She explained that the site is located southwest of 167th Street and Lone Elm Road, near existing industrial users such as Faith Technologies, FedEx, and Crown Packing, as well as Lone Elm Park. She noted that the request aligns with the PlanOlathe Comprehensive Plan, which designates the area for Industrial and Greenway uses and supports Plan Olathe policies for employment-focused development.

Ms. Carrillo stated that the approximately 80-acre site would be developed in phases, beginning with Phase 1, and ultimately include over 1.34 million square feet of single-story warehouse space. She described the site design, including interior-facing loading areas, public-facing entrances, screening walls to block truck courts, and five perimeter detention basins. Access would be provided by a new collector road, 171st Street, connecting to Lone Elm Road, along with a shared driveway to the north. She outlined the landscape plan, including a required 50-foot buffer along Lone Elm Road, and noted that the building elevations exceed architectural standards with consistent materials and design.

Ms. Carrillo confirmed that all notification requirements were met and no public comments were received.

Ms. Carrillo concluded that staff recommended approval of the rezoning with restrictions on higher-intensity uses, as well as approval of the preliminary site development plan with stipulations, including shared access to Lone Elm with the property to the north.

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Chair Janner opened the floor to questions from the commissioners, but there were none.

Chair Janner opened the public hearing. However, since no one was signed up to speak for the public hearing, Chair Janner called for a motion to close the public hearing.

Commissioner Brown moved to close the public hearing, and **Commissioner Terrones** 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 Corcoran moved to approve RZ26-0001 subject to staff stipulations. **Commissioner Lynn** seconded the motion to approve the item. The motion passed with a vote of 6 to 0 as follows:

A. Staff recommends approval of RZ26-0001, 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.

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Planning Commission Meeting: April 13, 2026

Application:	**RZ26-0002:** 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.

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Planning Commission Meeting: April 13, 2026

Application:	**RZ26-0003:** A rezoning from the CTY PRN2 (Planned Residential Neighborhood, Single family dwellings, 2-acre minimum lot size) District to the M-2 (General Industrial) District and a preliminary site development plan for Lone Elm Commerce Center, Sixth Plat on approximately 60.46 acres, located northwest of W. 167th Street and Lone Elm Road.

Ms. Taylor Vande Velde, Planner II, presented RZ26-0003, the request to rezone approximately 60 acres, northwest of 167th and Lone Elm Road which currently had County zoning and was requesting rezoning to M-2 (General Industrial). Ms. Vande Velde noted the proposal was a continuation of the Lone Elm Commerce Center and was compatible with surrounding uses.

Ms. Vande Velde said that the PlanOlathe Comprehensive Plan designates the area for Business Park, Industrial, and Greenway uses, and that the request aligns with these designations and Plan Olathe policies. She continued that greenways would be preserved along the eastern portion, and staff recommended some land use restrictions due to intensity and nearby open space.

Ms. Vande Velde presented the site plan which included three industrial lots and three tracts totaling about 355,000 square feet, with parking spaces and trailer spaces that exceed UDO requirements. She demonstrated traffic access would be provided from Monticello Road and Erickson Street, both of which would be extended as development continued in the area. She explained the project would be phased. Phase I included the largest building, stormwater facilities, preservation area, and outdoor storage, and future phases were intended. Finally, Ms. Vande Velde highlighted that landscaping would preserve natural features and exceed open space and tree preservation requirements, including a stormwater basin with a fountain.

Ms. Vande Velde reviewed the architecture, designed to match an existing Lone Elm Commerce Center building using high-quality Class I and 2 materials. She noted the applicant requested a waiver to glass requirements but had provided additional architectural treatments, so staff supports the waiver.

Ms. Vande Velde confirmed that all public notification requirements had been met, a neighborhood meeting was held with no attendees, and City staff received no correspondence.

Staff recommended approval of the rezoning request with stipulations and the preliminary site development plan with stipulations.

Chair Janner opened the floor to questions from the commissioners.

Commissioner Lynn asked staff to clarify what is allowed for outdoor storage.

Ms. Vande Velde answered the area was planned for supplemental storage for a future tenant takes over that building.

Commissioner Lynn asked what typical types of outdoor storage are seen in these types of buildings.

Ms. Vande Velde answered it depends on the tenant but typically equipment, possibly large equipment, or pallets. She added that screening would be reviewed once tenants were identified and that there is significant buffering existing.

Commissioner Lynn asked if there are items, such as chemicals, that are not allowed in outdoor storage.

Ms. Vande Velde answered that, for Planning, anything is allowable provided there is proper screening but that the Fire department may have further input.

Chair Janner then called for any additional questions, but there were none.

Chair Janner opened the public hearing but no one was signed up to speak for the public hearing. Chair Janner called for a motion to close the public hearing.

Commissioner Terrones moved to close the public hearing, and **Commissioner Brown** seconded. The motion passed with a vote of 7 to 0.

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

Commissioner Corcoran made a motion to approve RZ26-0003 subject to staff stipulations. **Commissioner Seeling** seconded the motion to approve the item. The motion passed with a vote of 7 to 0 as follows:

A. Staff recommends approval of RZ26-0003, Lone Elm Commerce Center 6th Plat, 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. Prior to issuance of building permits for Buildings 2 and 3, Erikson Street must be extended adjacent to the property line, or a development agreement must be in place defining the schedule for extending Erikson from its existing terminus to Lone Elm Road.

2. The following uses are prohibited in the M-2 District:
   a) Power Generation Plant
   b) Paper Manufacturing
   c) Recycling Centers, Drop-Off
   d) Rendering and Meat Byproduct Processing
   e) Petroleum Bulk Stations and Terminals
   f) Textile, Clothing and Leather Manufacturing

C. Staff recommends approval of the preliminary site development plans with the following stipulations:

1. A waiver is granted for Lot 1 from UDO 18.15.020,G.10. to permit the primary façade glass percentages shown on the architectural elevations for Building 1 dated February 16th, 2026.

2. Approval of a revised preliminary site development plan is required for Lots 2 and 3.

3. Buildings within the project boundary must have similar architectural features, colors, and building materials for a cohesive design.

4. Outdoor storage areas must be fully screened from public view.

5. Access drives onto Erikson Street for Lots 2 and 3 must meet IFC requirements prior to approval of the final site development plans for each lot.

MINUTES – Closing Remarks

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There were no announcements.

Meeting adjourned.