



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 5/21/2024

FOCUS AREA: Economy & Legal

STAFF CONTACT: Nathan Jurey, Senior Planner & Ron Shaver, City Attorney

SUBJECT: ANX24-0001, Annexation of approximately 27.25 acres, Petitioner: Charles Wyant, Heartland Coca-Cola Bottling Company LLC

TITLE:

Consideration of Ordinance 24-15 requesting approval to annex approximately 27.25 acres into the corporate boundaries of the City of Olathe, located southwest of W. 167th Street and Hedge Lane (ANX24-0001).

SUMMARY:

In accordance with K.S.A. 12-520(a)(7), Heartland Coca-Cola Bottling Company LLC (the "Petitioner") has submitted a petition for annexation of approximately 27.25 acres of land (**Exhibit A**) located southwest of W. 167th Street and S. Hedge Lane (ANX24-0001), which lies contiguous with the corporate boundaries of the City of Olathe. The property is within the City of Olathe's anticipated growth area and is designated on the Future Land Use Map of the Comprehensive Plan as Industrial Area.

On October 5, 2022, the City entered into an Annexation Agreement with the Petitioner. In the Agreement, the Petitioner agreed to request annexation of this tract within 12 months of acquisition. The Petitioner acquired the property in July 2023. The tract adjoins the City and the parcel where the Petitioner is building the first phase of its bottling facility. The Petitioner desires to voluntarily annex the tract into the City so that development applications can be filed in the future once the facility is ready for an expansion.

This annexation request was on the May 7th City Council agenda as a report item.

FINANCIAL IMPACT:

Future development of the property will result in an increase in the City's real property tax collections.

ACTION NEEDED:

Approve Ordinance No. 24-15 (ANX24-0001) annexing approximately 27.25 acres into the corporate boundaries of the City of Olathe.

ATTACHMENT(S):

- A. Petition for Annexation
- B. Map of Subject Property
- C. Ordinance No. 24-15