



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 1/5/2021

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**FOCUS AREA:** Economy, Planning Division

**STAFF CONTACT:** Jessica Schuller, Senior Planner

**SUBJECT:** RZ20-0011: Rezoning from MP-2 (Planned General Industrial), BP (Business Park), and CP-2 (Planned Community Center) Districts to M-2 (General Industrial) and BP (Business Park) Districts and Revised Preliminary Site Development Plan for 175th Commerce Center, Applicant: Curtis Holland, Polsinelli PC

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### ITEM DESCRIPTION:

Consideration of Ordinance No. 21-04, RZ20-0011, requesting approval for rezoning from MP-2 (Planned General Industrial), BP (Business Park), and CP-2 (Planned Community Center) Districts to M-2 (General Industrial) and BP (Business Park) Districts and revised preliminary site development plan for 175th Commerce Center on approximately 223.03 acres; located north of W. 175th Street and west of S. Hedge Lane. Planning Commission recommends approval 8 to 0.

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### SUMMARY:

The applicant requests a rezoning from MP-2 (Planned General Industrial), BP (Business Park), and CP-2 (Planned General Business) Districts to M-2 (General Industrial) and BP (Business Park) Districts and a Revised Preliminary Site Development Plan for 175<sup>th</sup> Commerce Center, located north of W. 175th Street and west of S. Hedge Lane.

The existing site is vacant and has not had any development. The lot was originally annexed and zoned into three zoning districts (MP-2, BP, and CP-2) in 2008, and a revised preliminary site development plan was approved in 2015. Rezoning the entire site places the site under a single ordinance and updates the existing MP-2 district to the current M-2 district in the UDO, and the revised plan relocates the industrial and business park uses further south.

Three warehousing/storage/wholesale and distribution facilities are proposed in the M-2 District. These buildings range from approximately 994,000 square feet to over 1.1 million square feet. Within the BP District area, the applicant proposes three office/commercial/or flex warehousing buildings.

A new public street will be constructed to the north of the site (171st Street) and Gleason Road will be constructed to the west. Improvements to Hedge Lane will also be required.

The Comprehensive Plan identifies the subject property as "Industrial Area," "Employment Area," and "Neighborhood Commercial Center." Staff is supportive of the rezoning as this request aligns with the goals of the Comprehensive Plan and meets the Golden Criteria as identified in the Planning Commission staff report.

On December 14, 2020, the Planning Commission held a public hearing for the proposed request. No neighboring property owners spoke at the public hearing.

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The Planning Commission voted 8-0 to recommend approval of RZ20-0011 with the stipulations outlined in the Planning Commission minutes.

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**FINANCIAL IMPACT:**

None

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**ACTION NEEDED:**

1. Approve Ordinance No. 21-04 for a rezoning from MP-2 (Planned General Industrial), BP (Business Park), and CP-2 (Planned General Business) Districts to M-2 (General Industrial) and BP (Business Park) Districts as recommended by the Planning Commission.
2. Deny Ordinance No. 21-04 for a rezoning from MP-2 (Planned General Industrial), BP (Business Park), and CP-2 (Planned General Business) Districts to M-2 (General Industrial) and BP (Business Park) Districts.
3. Return the rezoning application to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to approve or disapprove.

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**ATTACHMENT(S):**

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 21-04