



STAFF REPORT

Planning Commission Meeting: January 12, 2026

Application:	PR25-0023: Preliminary Site Development Plans for Cedar Creek Marketplace
Location:	Northeast of S. Cedar Creek Pkwy and W. Valley Pkwy
Owner:	David Ball; Four B Foods
Engineer/Applicant:	Chad Porter, Renaissance Infrastructure Consulting
Developer:	Kurt Thuenemann; Associated Wholesale Grocers
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>15.80 ± acres</u>	Current Use:	<u>Vacant</u>
Zoning:	<u>C-2 (Community Center)</u>	Proposed Use:	<u>Grocery Sales, General Retail, Financial Institution, and Restaurant uses</u>
Proposed Building Area:	<u>80,600 sq.ft.</u>	Plat:	<u>Partially Platted</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for Cedar Creek Marketplace on 15.80± acres of partially undeveloped land located northeast of S. Cedar Creek Pkwy and W. Valley Pkwy. The proposal is for a phased commercial development consisting of a supermarket building with connected multi-tenant retail (Phase I), three stand-alone retail buildings, and commercial pad sites (future phases) for a total of 80,600 SF of commercial. The development also requires platting to reconfigure the existing lots and establish new commercial lots and has an associated final plat on this agenda (FP25-0038).

2. History

The property was zoned C-2 (Community Center District) in 1988 as part of the larger Cedar Creek Plaza Shops plan for commercial, office, and residential development (Ord. 88-83). Two lots in this area have been platted, Cedar Creek Plaza Shops, First Plat (Tall Trellis), and Second Plat (undeveloped). A preliminary site development plan was approved in 2012 at this location for a similar development (PR-16-045), but that plan has since expired and approval of a revised preliminary plan is required.



The subject property is shaded in blue.

3. Existing Conditions

The site is generally undeveloped grasslands that slope from the NE corner to the SW corner toward the intersection of S. Cedar Creek Pkwy and W. Valley Pkwy. The site is higher in elevation than W. Valley Pkwy and has existing trees along the west and east sides of the property, which will be preserved.

There is an existing commercial building that was originally constructed as a gas station in 1996 and later repurposed for its current use as Tall Trellis. The development will incorporate the existing Lot 5 (Tall Trellis) and reconfigure the parking lot and access. Other existing uses and structures include a billboard sign, a telecommunications facility, and a tornado siren on the eastern portion of the property. The billboard is a nonconforming use and must be removed at the time of development of Lot 1. The telecommunications tower structure will remain; however, the antenna area and old support structures will be removed. The existing tornado siren will be relocated at the expense of the developer to a new location in coordination with the Olathe Fire Department and Blue Valley Emergency Services.



View of the subject property looking northeast from the existing Tall Trellis (Lot 5) property.

4. Cedar Creek Area Plan

The property is also within the Cedar Creek Overlay District established in August 2012 through the Cedar Creek Area Plan (CCAP) and adopted as Section 18.20.270 of the Unified Development Ordinance (UDO). The CCAP plan and the future land use map of the Plan Olathe Comprehensive Plan designate this area as Cedar Creek Mixed Use Center; however, the proposed uses are permitted by right within the existing C-2 District. The development will offer a variety of commercial uses and services, which will complement the adjacent commercial and residential uses. The development also requires approval from the Cedar Creek Architecture board.

5. Zoning Standards

- a. **Land Use** – The development proposes several commercial uses, including grocery sales, general retail, financial institutions, and drive-through restaurants, which are permitted in the existing C-2 (Community Center) District. The subject property is designated as Cedar Creek Mixed Use Center by the future land use map of the Plan Olathe Comprehensive Plan which also permits commercial land uses.
- b. **Building Height** – Building heights within the C-2 District are limited to 2 stories and 35 feet. The proposed supermarket is a maximum of one-story and almost 35 feet while the one-story in-line retail is between 24 – 28 feet tall, meeting this requirement. Future commercial buildings within the development must meet this requirement.
- c. **Setbacks** – The C-2 District requires 15-foot building setbacks in the front yard, and 7 ½ foot setbacks from the side and rear lot lines. Paved areas must be setback a minimum of 15 feet from right-of-way and 10 feet from property lines. All buildings are meeting setback requirements.
- d. **Open Space** – The C-2 District requires a minimum of 20% open space and the applicant is providing 22%, exceeding UDO requirements.

6. Development Standards

- a. **Phasing** – The project is proposed in multiple phases, with the initial phase constructing the bulk of the development. Phase I (Lot 1) includes the construction of both access drives, a 50,000 SF supermarket with 14,600 SF of attached retail and surface parking. Phase I also includes reconfiguring a portion of the existing parking lot within Lot 5 (Tall Trellis). The remaining lots include future retail pad sites for a total of 80,600 SF of commercial development.
- b. **Access/Streets** – The site has two (2) access points off W. Valley Parkway, which will be extended into the development with shared access among the lots.
- c. **Parking** – The development is required to provide a minimum of 378 parking spaces at a rate of 1 per 300 square feet of commercial retail space and 1 per employee and every 2 seats for the existing Tall Trellis (Lot 5). The development will provide 432 spaces, including the existing lot, which exceeds UDO standards.
- d. **Landscaping/Screening** – Landscaping is provided in compliance with UDO requirements, and a mixture of deciduous, evergreen, and ornamental landscaping is proposed throughout the site. The site features several masonry retaining walls, which will be softened by shrubs and ornamental grasses. Foundation landscaping is provided along facades that face roadways and parking areas. Landscaping for the future lots will be further refined with revised preliminary and final site development plans as users and tenants are identified.
- e. **Tree Preservation** – Tree Preservation areas are located on the east, south, and northwestern corners of the property to help manage stormwater runoff and preserve existing vegetation. These preservation areas will be owned and maintained by the Cedar Creek Marketplace Business Association.
- f. **Stormwater/Detention** – Stormwater detention (BMP) will be managed on site through Tract A, located in the southwest corner of the development, where runoff naturally drains. The stormwater tract and Water Quality & Quantity Drainage Easement (WQQD/E) areas located around the property owned and maintained by the Cedar Creek Marketplace Business Association
- g. **Public Utilities** – The property is located within the City of Olathe water and sanitary sewer service areas, and new Sanitary Sewer (SS/E), Drainage (D/E), Water Line (WL/E), Utility Easement (U/E), Water Quality & Quantity Drainage Easement (WQQD/E) easements are included with this development. There are several existing utilities on the property, including water, sewer, and drainage easements, which the proposed development will tie into.

7. Site Design Standards

The property is subject to the Site Design Category 4 based on the C-2 (Community Center) District designation. The following is a summary of the applicable site design requirements:

- a. **Outdoor Amenity** – Development greater than four (4) acres in size must include an outdoor amenity space that covers at least 10% of the site area. The site is 15.80 acres, and the applicant is proposing a series of outdoor amenities, including common areas, plaza, and natural vegetation, which is accessible by a sidewalk.
- b. **Parking Pod Size** – The largest proposed parking pod includes 24 stalls, which complies with the maximum allowance of 80 stalls per pod.

- c. **Pedestrian Connectivity** – The applicant is providing the required pedestrian connection on Lot 3 with a landscaped pedestrian gateway with a bench.
- d. **Drainage Feature** – Open drainage and detention areas visible to the public must be incorporated into the design of the site as an attractive amenity or focal point. The detention area located in the southwest corner will have significant grading and will not be visible from the adjacent streets. Landscaping and native seeding will be placed around the basin to incorporate it into the development and site design.

8. Building Design Standards

The proposed supermarket and in-line retail building is subject to the Commercial and Retail design standards according to UDO Section 18.15.020. The development will consist of five (5) additional commercial and general retail buildings; however, only phase I (Lot 1) architecture was provided with this application. The north façade (facing K-10) and south facade (main entrance) are primary facades, while the east and west facades are considered secondary. Revised preliminary plans will be required for the remaining buildings in Lots 2, 3, 4, and 6 to finalize compatible architecture once users are identified.

The following table lists the applicable building design standards and proposed design elements:

Building Design Standard	UDO Design Requirements Proposed Design
<i>Building Entryway</i>	<p><i>Building entries along primary façades must include a projection or be recessed from the façade.</i></p> <p>The main entrance on the south primary façade is defined by a covered canopy projection or recessed entry area for each tenant space, meeting UDO requirements.</p>
<i>Garage and Overhead Doors</i>	<p><i>Garage and overhead doors facing public streets must be recessed a minimum of 4 feet and architecturally treated.</i></p> <p>There are two (2) proposed overhead doors on the west secondary façade that do not face a public street and therefore do not require architectural treatment. Additionally, the applicant is providing an 8-foot-tall brick wall running parallel to the building to screen trucks from public view of the highway.</p>
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 50 linear feet across the length of primary facades.</i></p> <p>Horizontal articulation is provided on all primary façades with wall projections breaking the primary façades into bays to differentiate tenant spaces, entrances, and provide architectural interest along the entrances.</p>
<i>Vertical Articulation</i>	<p><i>Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary facades.</i></p> <p>Vertical articulation is provided through variation in building heights of two feet or greater across all primary façades, meeting UDO requirements.</p>

<i>Façade Expression</i>	<p><i>The minimum height for one-story buildings is 17 feet and buildings less than three (3) stories in height must include one (1) tower element or similar special vertical articulation to anchor the main entry.</i></p> <p>The building height ranges from 24 - 35 feet tall, and a wooden tower element anchors the primary supermarket entrance on the south façade.</p>
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Proposed Building Materials

The proposed building utilizes a combination of Class 1 stucco, brick, precast concrete, and clear glass, with Class 4 metal and wood accents in a neutral color palette. Primary façades are required to incorporate at least three Class 1 or Class 2 materials on a minimum of 80% of the façade and provide at least 25% clear glass. Secondary façades are required to incorporate at least three Class 1 or Class 2 materials on a minimum of 50% of the façade.

The east and west secondary façades substantially exceed this standard, providing approximately 96% to 97.5% Class 1 and Class 2 materials, including brick, stucco, precast concrete, and glass.

The southern primary façade, which includes the main entrances for the supermarket and other commercial tenants, exceeds these standards with approximately 83.5% Class 1 materials (brick, stucco, and stamped concrete) and at least 28% clear glass. The northern primary façade faces K-10 and includes approximately 87.5% Class 1 and Class 2 materials, with Class 4 metal accent panels on the upper story of the supermarket. This façade functions as a back-of-house, containing storage and delivery areas, which limits opportunities for clear glass. As proposed, the façade includes approximately 13% clear glass; therefore, the applicant is requesting a waiver from the minimum glass requirement, as outlined in Section 9 of this report.

9. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant submitted a justification statement for one (1) waiver request for building materials, and the justification statement is included within this packet. A waiver requested from:

1. UDO 18.15.020.G.7.b, which requires *that primary façades must utilize 25% clear glass*. The northern primary façade provides 13% clear glass.

The applicant is requesting a waiver to reduce the clear glass on the north façade, facing K-10, due to the internal layout of the building and back-of-house operations. The public areas of the building are located at the southern end, while the storage and delivery areas are situated at the rear. However, this façade is classified as a primary façade as it abuts a major road, K-10 Highway. Staff is supportive of the request as the applicant has worked to provide 13% clear glass along the rear façade, primarily on the upper stories that are visible from K-10, as well as provided additional material changes to provide more visual interest. The applicant is also exceeding the Class 1 and 2 materials percentages on all façades.

10. Neighborhood Meeting/Correspondence

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 December 17th with no one in attendance. Staff has not received any additional correspondence regarding this application.

11. Staff Recommendation

- A. Staff recommends approval of the preliminary site development plans for PR25-0023, Cedar Creek Marketplace, with the following stipulations:
 - 1. A waiver is granted from UDO 18.15.020.G.7.b allowing a minimum of 13% clear glass on the northern primary façade.
 - 2. Approval of a revised preliminary site development plan is required for Lots 2, 3, 4, and 6.
 - 3. Buildings within the Cedar Creek Marketplace project boundary must have similar architectural features, colors, and building materials for a cohesive design.
 - 4. The developer must coordinate with the Olathe Fire Department and Blue Valley Public Safety staff regarding the relocation and timing of the existing tornado siren and is responsible for all associated costs.
 - 5. The applicant must provide documentation of the vacated Antenna Easement Area and revised easement boundary prior to issuance of site and building permits for Phase I (Lot 1).
 - 6. The existing nonconforming billboard sign shall be removed prior to issuance of building permits of Phase 1 (Lot 1).