



STAFF REPORT

Planning Commission Meeting: April 27, 2026

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| Application: | FP26-0006: Final Plat of the West Santa Fe Plaza Shopping Center, Second Plat |
| Location: | 208 N. Parker Street |
| Owner: | Rao Chalasani; Monarch, LLC |
| Applicant: | Corbin Terlip; Milbrew Holdings |
| Engineer/Architect: | Lisa Van Handel; Excel Engineering, Inc |
| Staff Contact: | Lauren Winter; Planner II |

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| Site Area: | <u>6.23 ± acres</u> | Proposed Use: | <u>Fast-Food Restaurant</u> |
| Lots: | <u>2</u> | Existing Zoning: | <u>C-2 (Community Center)</u> |
| Tracts: | <u>0</u> | Existing Plat: | <u>West Santa Fe Plaza Shopping Center</u> |

1. Introduction

The following application is a request for a final plat of West Santa Fe Plaza Shopping Center, Second Plat, located northeast of Santa Fe Street and Parker Street. The applicant is seeking approval to divide the existing Lot 1 into two lots, 1A and 1B, to establish lot lines for a proposed drive-through development for 7 Brew Coffee.

The subject property was zoned to the C-2 (Community Center) District in February of 1985 (RZ-21-84) by Ordinance 85-01. The associated preliminary plans included the existing Santa Fe Plaza Shopping Center and one out parcel for the existing gas station and convenience store. A final plat for the West Santa Fe Plaza Shopping Center containing two (2) commercial lots was recorded in December 1996.

A preliminary site development plan and revised final plat for an additional outparcel were approved in 2025 for a Chase Bank on this site. However, the final site development plan was withdrawn earlier this year, and the plat was not recorded. An associated preliminary site development plan application (PR26-0007) is also on tonight's agenda for consideration, which proposes a 1,556-square-foot building for 7 Brew Coffee.

2. Plat Review

- a. **Lots/Tracts** – The final plat subdivides the existing Lot 1 into two (2) commercial lots, Lots 1A and 1B. As proposed, Lot 1A is intended for the proposed development of 7 Brew Coffee (PR26-0007), which is included on this agenda. Lot 1B includes the existing inline shopping center located on the subject property. The existing gas station is located on Lot 2 of the original West Santa Fe Plaza Shopping Center plat, not included with this replat.
- b. **Streets/Right-of-Way** – This lot currently takes access from an existing access point on W. Santa Fe Street, which will be retained. No additional right-of-way is required.
- c. **Public Utilities** – The project is within the City of Olathe water and sanitary sewer service areas and will connect to existing utilities currently servicing the commercial development located on the subject property.
- d. **Stormwater** – The proposed development does not increase the existing impervious area. Therefore, no additional detention or stormwater quality measures are required.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP26-0006, the final plat of West Santa Fe Plaza Shopping Center, Second Plat, with no stipulations.