



STAFF REPORT

Planning Commission Meeting: June 9, 2025

Application:	PR25-0006: Revised Preliminary Site Development Plan for QuikTrip
Location:	Northeast of W. 135 th Street and N. Mur-Len Road
Owner/Applicant:	Tara Limbach, QuikTrip Corporation
Engineer:	Darla Holman, Midwest Design Group
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area:	<u>2.98 ± acres</u>	Current Use:	<u>Vacant (Financial Institution)</u>
Existing Zoning:	<u>CP-2 (Planned General Business)</u>	Proposed Use:	<u>Convenience Store, with Gas Sales</u>
Proposed Building Area:	<u>6,445 sq.ft.</u>	Plat:	<u>Mur-Len Commercial Park, Fifth Plat and The Bank Spot</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for a QuikTrip convenience store with gas sales on approximately 2.98 acres, located at 16626 W. 135th Street. The proposal consists of a 6,445-square-foot building with a ten-pump gas canopy. The site is currently developed with a surface parking lot on Mur-Len Commercial Park, Fifth Plat, Lot 1 and a former bank located on The Bank Spot, Lot 1.

The preliminary development plans also show a conceptual building on the bank lot. The details provided for this lot are still conceptual in nature and do not include the level of detail typically provided with a preliminary site development plan. A revised preliminary site development plan will be required prior to submittal of a final site development plan for this lot.

2. History

The property was rezoned in 1980 (RZ-05-80) from CP-O (Planned Office) to CP-2 (Planned General Business) District.

A site development plan (PR21-82 and PR27-82) for the existing bank building and associated plat (P07-82) were approved in 1982. The building was constructed in 1982 and was operational until May 2024.

3. Existing Conditions

The site is developed with an existing structure and parking lot, and is accessed from driveways extending from W. 135th Street and N. Mur-Len Road. The site slopes to the east.



View of subject property looking south.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The property is zoned to the CP-2 District, and the future land use map of the Plan Olathe Comprehensive Plan designates the property as Commercial Corridor. The “Convenience Store, with Gas Sales” use is permitted by right in the CP-2 District. This use aligns with the existing uses on the surrounding properties which consist of restaurant, retail and similar commercial uses.
- b. **Building Height** – The maximum building height in the CP-2 District is 40 feet. The proposed building is a maximum of 20 feet at the tallest point, meeting UDO requirements.
- c. **Setbacks** – The CP-2 District is subject to a building setback of 10 feet from property lines, as well as a parking/paving setback of 10 feet from property lines and 15 feet from street right-of-way. The site is meeting all required setbacks.
- d. **Open Space** – The existing development provides 17% open space, and the proposed development will provide 41% open space, exceeding the minimum open space requirement of 25% in the CP-2 District.

5. Development Standards

- a. **Access/Streets** – The site has two existing access points, one shared access point on W. 135th Street, which will be removed, and an access point on S. Mur-Len Road, which

will be shifted approximately 36 feet to the north, providing greater separation from the 135th Street intersection.

- b. **Parking** – The minimum parking requirement for a convenience store with gas sales is 1 stall per 250 square feet of building area, for a total of 26 required stalls. A total of 46 parking spaces are provided including 44 standard parking stalls and two (2) accessible stalls, meeting UDO requirements. Staff is supportive of the increased number of parking stalls due to parking demand at other QuikTrip locations in the City.
- c. **Landscaping/Screening** – Landscaping is provided in compliance with UDO requirements. The parking lot is screened from right-of-way to a height of three feet with a staggered row of shrubs, and street trees are provided along roadways. Interior parking lots islands have a mix of shrubs and deciduous trees. Foundation landscaping is being provided by four (4) large landscape islands located at the corners of the building. In addition, landscape buffers are provided along property lines. Additional landscaping will be added where possible as stipulated.
- d. **Stormwater/Detention** – The proposed development does not increase the existing impervious area by more than 5,000 square feet. Therefore, no additional detention or stormwater quality measures are required. Stormwater will continue to be collected and conveyed into the existing stormwater infrastructure located on site.
- e. **Public Utilities** – The site is located within the City of Olathe water and sewer service area. Utilities are available to the site.

6. Site Design Standards

The property is subject to Site Design Category 4 based on the Commercial Corridor designation of the PlanOlathe Comprehensive Plan. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest proposed parking pod includes 23 stalls, which complies with the maximum allowance of 80 stalls per pod.
- b. **Pedestrian Connectivity** – A cross-property pedestrian connection is required, and a sidewalk connection across the site will be provided as stipulated.

7. Building Design Standards

The proposed building is subject to building design standards for Commercial or Retail Buildings (UDO 18.15.020.G.7). The proposed 6,445 square foot one-story building has one primary façade (south). 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>	<i>Building entries along primary facades must include a projection or be recessed from the façade.</i> The primary entrance is defined by a projection from the south façade where a metal canopy is proposed and the entrance on east façade is covered by a canopy, meeting UDO requirements.

<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 50 linear feet across the length of primary façades.</i></p> <p>The primary façades provide horizontal wall projections every 30-40 feet, exceeding UDO requirements.</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 façades.</i></p> <p>Vertical articulation is provided on the primary facade through variation in parapet height, exceeding 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 is 20 feet and provides a tower element, which anchor the primary entrances on the south façade.</p>
<i>Building Materials - Primary Facades</i>	<p><i>Primary facades must use three materials from Class 1 or 2 on at least 80% of the façade, and a minimum of 25% glass is required on primary facades.</i></p> <p>The southern and eastern primary façades provide greater than 80% Class 1 and 2 materials (brick, stone paneling, and clear glass) exceeding UDO requirements.</p>
<i>Building Materials - Secondary Facades</i>	<p><i>Secondary facades must use three materials from Class 1 or Class 2 on at least 50% of the façade.</i></p> <p>The northern, western, and eastern secondary facades provide a range of 88% to 99% of Class 1 and 2 materials (brick, stone paneling, and clear glass) exceeding UDO requirements.</p>
<i>Roofing Material</i>	<p><i>Class 1 or 2 roofing materials are required.</i></p> <p>A flat membrane roof is proposed, meeting UDO requirements.</p>

Proposed Building Materials

The proposed building utilizes a dark neutral color palette with a brown brick and onyx stone panel wall system. All facades are clad in Class 1 brick and stone paneling. The primary facade will also incorporate clear glass. Class 2 and 3 accent materials are utilized for the canopies, awnings and coping which incorporate QuikTrip's standard red accent color.

8. Neighborhood Meeting/Correspondence

A neighborhood meeting was not required with this application as no residential development is located within 500 feet; however, a neighborhood notice was provided to property owners within 500 feet of the project site, as required by UDO 18.40.030. Staff has not received any correspondence regarding this proposal.

9. Staff Recommendation

- A. Staff recommends approval of the preliminary site development plans for PR25-0006, QuikTrip, with the following stipulations:
 - 1. A revised preliminary site development plan is required prior to development of Lot 1 of The Bank Spot in accordance with UDO 18.40.120.
 - 2. At the time of final site development plan, a crosswalk will be provided to the north to facilitate a cross-property connection.
 - 3. At time of final site development plan additional landscaping will be provided.
 - 4. 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.