



STAFF REPORT

Planning Commission Meeting: June 9, 2025

Application:	PR25-0009: Revised Preliminary Site Development Plan for Mokas Coffee and Eatery
Location:	Northeast of S. Ridgeview Road and E. 119 th Street
Applicant:	Christian Coleman, Midwest Restaurant Group
Engineer:	Jay O'Dell, Aubry Enterprises
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area:	<u>1.11 ± acres</u>	Current Use:	<u>Undeveloped</u>
Existing Zoning:	<u>CP-3 (Planned Community/Corridor Business)</u>	Proposed Use:	<u>Restaurant, Carryout, or Fast Food</u>
Proposed Building Area:	<u>3,076 sq.ft.</u>	Plat:	<u>Ridgeview Falls, 11th Plat, Lot 14</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for Mokas Coffee and Eatery on approximately 1.11 acres, located northeast of S. Ridgeview Road and E. 119th Street. The proposal consists of a 3,076-square-foot fast food restaurant building with drive-through. The site is currently undeveloped and is located within the North Ridgeview Road Corridor Overlay District which includes additional design standards ensuring quality and cohesive development in the corridor.

2. History

The subject property was rezoned (Ord. 03-110) to the CP-3 Zoning District in December 2003 (RZ-33-03) as part of the Ridgeview Falls Development. A preliminary site development plan was approved with RZ-33-03 but Lot 14 was never constructed. A preliminary plat (P-04-039) was approved in March 2004 and a minor plat (MP21-0004) was approved in 2021.

3. Existing Conditions

The site is undeveloped and gently slopes to the southeast towards an existing detention basin. There are no significant trees on the site. A shared access driveway with CoreFirst Bank and Trust is located on the southern property line and will remain with this application.



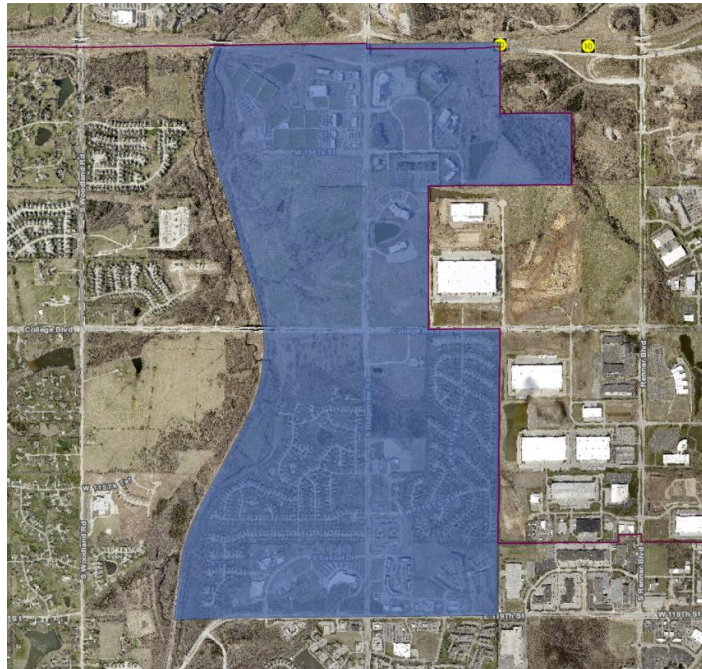
View of subject property looking northwest.



Aerial view of the subject property outlined in yellow. Ridgeview Falls development outlined in black.

4. North Ridgeview Road Corridor (NRRC) Overlay District

The subject property is located within the North Ridgeview Road Corridor (NRRC) Overlay District, which extends from K-10, south to 119th Street, west to the railroad tracks, and about one-half (1/2) mile east of Ridgeview Road . This Overlay District was established in 2002 to establish a major gateway into Olathe which includes highly attractive and complimentary development. To ensure development of this nature occurs, the NRRC Overlay includes specific use restrictions, including automobile-oriented and storage uses, among others, and design guidelines for architecture, landscaping, and site layout, with which this proposal aligns.



Aerial view of the North Ridgeview Road Corridor Overlay District

5. Zoning Standards

- a. **Land Use** – The property is zoned to the CP-3 District, and the future land use map of the PlanOlathe Comprehensive Plan designates the property as Community Commercial Center. The “Restaurant, Carryout, or Fast Food” use is permitted by right in the CP-3 District. This use aligns with the existing uses on the surrounding properties which consist of similar restaurant, retail and commercial uses.
- b. **Building Height** – The maximum building height in the CP-3 District is 40 feet. The proposed building is a maximum of 24 feet at the tallest point, meeting UDO requirements.
- c. **Setbacks** – The CP-3 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 30 feet from street right-of-way per the North Ridgeview Overlay District. The site is meeting all required setbacks.
- d. **Open Space** – The CP-3 District has an open space requirement of 25%. The proposed development will provide 25% open space, meeting UDO requirements.

6. Development Standards

- a. **Access/Streets** – The site has one existing access point, which is a shared access drive with the property to the south on S. Fellows Street. One additional access point will be provided from S. Fellows Street.
- b. **Parking** – The minimum parking requirement for fast food restaurants is 1 stall per 3 seats, for a total of 28 required stalls. A total of 43 parking spaces are provided including standard parking stalls and two (2) accessible stalls, meeting minimum UDO requirements. Parking is shared with the existing CoreFirst Bank property to the south. The North Ridgeview Overlay District requires that parking areas do not exceed 125% of the minimum required parking spaces. A waiver to this requirement is being requested. See Section 8 below for an analysis of this waiver request.
- c. **Landscaping/Screening** – Landscaping is provided in compliance with UDO and North Ridgeview Overlay requirements. At least one (1) tree per 25 feet of frontage along an arterial roadway is being provided, per the North Ridgeview Overlay District. Foundation landscaping is being provided on the entire south primary façade, which exceeds UDO requirements. In addition, landscape buffers are provided along property lines, and all landscaped areas will be irrigated per UDO and North Ridgeview Overlay requirements.
- d. **Stormwater/Detention** – The site is currently served by a regional detention basin that will be utilized by this development. Onsite private storm sewer will be provided to capture and convey stormwater. The project will meet all Title 17 requirements.
- e. **Public Utilities** – The site is located within the City of Olathe water and Johnson County Wastewater sewer service area. Utilities are available to the site.

7. Site Design Standards

The property is subject to Site Design Category 4 based on Regional Commercial Center 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 24 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 street to the apartments to the east is being provided.

8. 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 3,076 square foot one-story building has two primary façades (north and west). 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 facades must include a projection or be recessed from the façade.</i></p> <p>The primary entrance is defined by a projection from the west façade where a metal and composite canopy is proposed, meeting UDO requirements.</p>

<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, 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 primary facades 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 24 feet and provides special vertical articulation elements, which anchor the primary entrances on the west 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 northern and western primary façades provide greater than 80% Class 1 and 2 materials (brick, stucco, ground face CMU, and clear glass) exceeding UDO requirements. The applicant is requesting a waiver to the clear glass requirement on the north secondary façade. See Section 8 below for an analysis of this waiver request.</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 southern and western primary facades provide 90% and 95% of Class 1 materials (brick and stone) 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 light neutral color palette with a white ground face CMU wainscotting and red brick on the majority of the facade. All facades are clad in Class 1 brick and Class 2 ground face CMU. The primary and secondary facades will also incorporate clear glass. Class 2 and 3 accent materials are utilized on primary and secondary façades.

The North Ridgeview Overlay District and Ord. 03-110 have specific design requirements, such as the primary material for all buildings and structures shall be masonry, including stone and brick. Consistent architectural design, including building materials and colors, shall be carried throughout the development.

The proposed design and material selection is meeting these requirements with the primary building materials. The primary building material on all façades is brick, with stucco and CMU

utilized as decorative elements, which is consistent with the surrounding Ridgeview Falls development and the North Ridgeview Overlay District requirements.

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 two (2) waiver requests for building materials and parking requirements identified below. This justification statement is included within this packet.

1. UDO 18.15.020.G.7.b, which requires *that primary façades must utilize 25% clear glass*. The northern primary façade provides 9% clear glass.
2. UDO 18.20.260.C of the NRCC Design Guidelines requiring that parking areas for businesses not exceed 125% of the minimum required off-street parking requirements of the UDO.

The applicant is requesting a waiver to reduce the clear glass on the north facade due to the internal layout of the restaurant. The kitchen area is located on northern side of the restaurant creating operational issues with the introduction of additional glass. Staff is supportive of the request as the applicant is providing 14% clear glass on the south façade, which exceeds the requirements for a secondary facade. The applicant is also exceeding the Class 1 and 2 materials percentages on all façades.

The applicant is requesting a waiver to allow for more than 125% of the minimum required off-street parking. The minimum parking requirement for fast food restaurant is 1 stall per 3 seats, for a total of 28 required stalls; the applicant is proposing 43 parking stalls. The applicant is providing an additional 12 parking stalls for employees. In addition, six (6) parking stalls are currently existing on site and shared by the property to the south. Staff is supportive of the waiver request because the increase allows CoreFirst Bank to continue existing business operations and allows adequate business operations for the applicant.

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 May 7, 2025, at Grace United Methodist Church. Two (2) individuals attended the meeting and asked general questions about the building design, orientation, and business operations. Staff has not received any additional correspondence regarding this application.

11. Staff Recommendation

A. Staff recommends approval of the preliminary site development plans for PR25-0009, Mokas Coffee and Eatery, with the following stipulations:

1. A waiver is granted from UDO 18.15.00.G.7.b allowing 9% clear glass on the northern primary façade.
2. A waiver is granted from UDO 18.20.260.C of the NRCC Design Guidelines allowing parking to exceed 125% of the minimum required off-street parking requirements of the UDO with a total of 43 stalls.
3. 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.