



STAFF REPORT

Planning Commission Meeting: April 27, 2026

Application:	FP26-0005: Final Plat of Brogden Car Wash
Location:	Northeast of E. Santa Fe Street and N. Ridgeview Road
Owner:	Brogden Properties II, LLC
Applicant:	Trevon Myers; Davidson Architecture
Engineer/Architect:	Keegan Amos; Davidson Architecture
Staff Contact:	Lauren Winter; Planner II

Site Area:	<u>1.56 ± acres</u>	Proposed Use:	<u>Car Wash, Fast-Food Restaurant</u>
Lots:	<u>1</u>	Existing Zoning:	<u>C-3 (Regional Center)</u>
Tracts:	<u>1</u>	Existing Plat:	<u>Olympic Car Wash, Second Plat</u>

1. Introduction

The following application is a request for a final plat of Brogden Car Wash, located northeast of E. Santa Fe Street and N. Ridgeview Road. This replat will dedicate additional right-of-way along N. Ridgeview Road and dedicate one (1) tract for stormwater detention.

The subject property was rezoned (Ord. 93-53) to the C-3 District in March of 1993 from the CP-2 District to allow for more intense commercial uses. A final plat (FP18-0027) for Lot 1 (the existing car wash to the south) and Lot 2 (the subject property) was approved and recorded in 2018. A preliminary site development plan (PR26-0003) was recently approved for this property, which contains a 3,055-square-foot car wash with two automobile lanes, and a 510-square-foot coffee shop with one drive-through lane.

2. Plat Review

- Lots/Tracts** – The plat includes one (1) commercial lot and one (1) common tract to accommodate a future car wash and drive-through coffee shop. Tract A will be utilized for stormwater detention.
- Streets/Right-of-Way** – The site will have full access from E. Spruce Street, and a new access drive will be provided from the existing car wash development to the south, which

has full access from N. Ridgeview. The right-of-way along N. Ridgeview Road is being reconfigured with this application in anticipation of a future City project at the intersection of Ridgeview Road and Spruce Street.

- c. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas. An existing 10-foot utility easement along the west and north property line, and existing 5-foot and 7.5-foot utility easements along the east property line will remain with this plat.
- d. **Stormwater** – Stormwater detention (BMP) will be managed onsite through Tract A, which will be owned and maintained by Brogden Car Wash. Tract A will be dedicated for the use of a dry detention basin.



Aerial view of subject property outlined in blue.

3. Staff Recommendation

- A. Staff recommends approval of FP26-0005, the final plat of Brogden Car Wash, with no stipulations.