



## STAFF REPORT

Planning Commission Meeting: April 27, 2026

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<b>Application:</b>	<b>PR26-0007: Revised Preliminary Site Development Plan for 7 Brew Coffee</b>
<b>Location:</b>	208 N. Parker Street
<b>Owner:</b>	Monarch, LLC
<b>Applicant:</b>	Corbin Terlip; MilBrew Holdings
<b>Engineer/Architect:</b>	Lisa Van Handel; Excel Engineering, Inc.
<b>Staff Contact:</b>	Lauren Winter; Planner II

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<b>Site Area:</b>	<u>1 ± acres</u>	<b>Current Use:</b>	<u>Vacant (Parking Lot)</u>
<b>Zoning:</b>	<u>C-2 (Community Center)</u>	<b>Proposed Use:</b>	<u>Fast-Food Restaurant</u>
<b>Proposed Building Area:</b>	<u>1,556 sq.ft.</u>	<b>Plat:</b>	<u>West Santa Fe Shopping Center, Second Plat</u>

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### 1. Introduction

The applicant is requesting approval of a revised preliminary site plan for a 7 Brew Coffee on approximately 0.71 acres, located at 208 N. Parker Street. The proposal consists of a 1,556-square-foot building for a coffee shop with two drive-through lanes and no indoor seating. The site is currently developed with a surface parking lot on the West Santa Fe Plaza Shopping Center Plat, Lot 1, adjacent to the existing 7-Eleven convenience store with gas sales located on Lot 2. An associated final plat for this 7 Brew project is included on tonight's agenda for consideration.

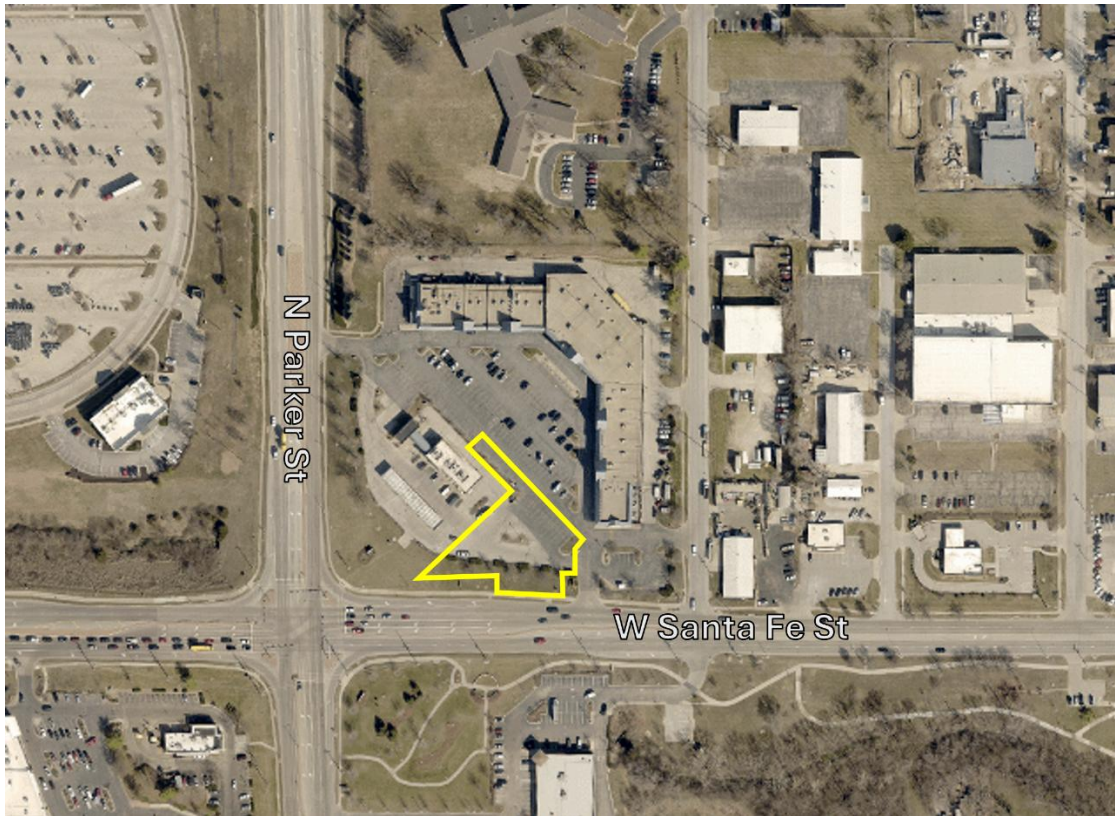
### 2. History

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 for the rezoning included the existing Santa Fe Plaza Shopping Center and one outparcel for the existing gas station and convenience store. A final plat for the West Santa Fe Plaza Shopping Center containing the 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. However, the final site development plan was withdrawn earlier this year, and the final plat was not recorded.

### 3. Existing Conditions

The site is currently developed with an existing in-line commercial center, known as West Santa Fe Plaza, which includes surface parking and one (1) existing outparcel developed with a convenience store with gasoline sales (7-Eleven). The proposed project includes the creation of an additional outparcel to accommodate the construction of a standalone 7 Brew Coffee building.



*Subject property highlighted in yellow.*



*View of subject property looking north and east from the intersection of N. Parker & Santa Fe.*

#### 4. Zoning Standards

- a. **Land Use** – The subject property is zoned to the C-2 (Community Center) District. The Future Land Use Map of the Elevate Olathe Comprehensive Plan designates the site as a Regional Commercial Center. The proposed “Fast-Food Restaurant” use is permitted by right within the C-2 District and is consistent with the established commercial character of the surrounding area.
- b. **Building Height** – The maximum building height in the C-2 District is 35 feet. The proposed building is just over 19 feet at the tallest point, meeting UDO requirements.
- c. **Setbacks** – The C-2 District is subject to a front building setback of 15 feet and side and rear setbacks of 7.5 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. Per zoning Ordinance 85-01 for this property, ‘no building can be located closer than 75 feet for *the west, southwest, or south property lines of the site.*’ The new commercial building is proposed at 100 feet from the south property line, therefore, in compliance with this zoning requirement.
- d. **Open Space** – The proposed development will provide 38% open space, exceeding the minimum open space requirements of 20% in the C-2 District.

#### 5. Development Standards

- a. **Access/Streets** – This lot currently takes access from an existing access point on W. Santa Fe Street, which will be retained. Additionally, the West Santa Fe Plaza Shopping center maintains access to K-7 within the northwest portion of the development.
- b. **Parking** – A parking analysis is required for the proposed drive-through restaurant use, as no indoor seating is provided for customers. The proposed development provides a total of 13 parking spaces, 12 standard spaces and one ADA space, which will accommodate several employees. The site is part of a larger commercial development, which includes a recorded reciprocal parking easement, and it currently has more parking spaces than permitted by current UDO standards. The addition of this development project helps balance the overall parking supply and moves the site closer to compliance with the 150% maximum parking threshold permitted in the C-2 District.
- c. **Landscaping/Screening** – Landscaping is provided in compliance with UDO requirements. The front parking and drive aisle is screened from right-of-way with existing shrubs and street trees along W. Santa Fe Street. Additional shrubs are proposed to be installed to fill in missing gaps to create a continuous screening row of shrubs. Shade trees and shrubs are provided in the interior parking lot islands and drive-through area where located outside of existing utilities. Foundational landscaping is being provided along the west, north, and east façades, outside of the proposed sidewalk areas. Landscaping is provided to screen the trash enclosure and all ground-mounted utilities from public view.
- d. **Stormwater/Detention** – The proposed development does not increase the existing impervious area. Therefore, no additional detention or stormwater quality measures are required.
- e. **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.

## 6. Site Design Standards

The property is subject to Site Design Category 4 based on the current C-2 (Community Commercial) zoning district per UDO standards. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest proposed parking pod includes 11 stalls, which complies with the maximum allowance of 80 stalls per pod.
- b. **Pedestrian Connectivity** – A cross-property pedestrian connection is provided north of the site that will connect to the existing multi-tenant shopping center building. An additional pedestrian connection will be provided from the existing shopping center building going south and connecting to the existing sidewalk along Santa Fe Street. The pedestrian connections are defined with color-stamped concrete, meeting UDO site design requirements.

## 7. Building Design Standards

The proposed building is subject to the Commercial or Retail Building design standards according to UDO Section 18.15.020. The proposed 1,556 square foot one-story building has two primary façades (south and west). The following table lists the applicable building design standards and proposed design elements:

Building Design Standard	UDO Design Requirements Proposed Design
<b>Building Entryway</b>	<p><b><i>Building entries along primary façades must include a projection or be recessed from the façade.</i></b></p> <p>The main entrance is defined by a projection that extends along the south and west façades with a proposed metal canopy, meeting UDO requirements.</p>
<b>Horizontal Articulation</b>	<p><b><i>Each primary façade must provide horizontal articulation every 50 linear feet across the length of the primary façades.</i></b></p> <p>Due to the minimal size and function, horizontal articulation is not applicable to this building. However, the building does feature wall offsets, wainscoting and a canopy wrapping all sides, creating horizontal depth and visual interest.</p>
<b>Vertical Articulation</b>	<p><b><i>Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary facades.</i></b></p> <p>Due to the minimal size and function, horizontal articulation is not applicable to this building. However, variation in parapet and canopy heights are provided across all facades, creating vertical change and visual interest.</p>

<p><b><i>Façade Expression</i></b></p>	<p><b><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></b></p> <p>Due to the minimal size and no customer entry, façade expression is not applicable to this building. However, a tower element is featured central to the structure, providing a two-story appearance on the front façade.</p>
<p><b><i>Building Materials – Primary Facades</i></b></p>	<p><b><i>Primary facades must use three materials from Class 1 or Class 2 on at least 80% of the façade, and a minimum of 25% glass is required on primary façades.</i></b></p> <p>The south and west primary façades provide 100% Class 1 and Class 2 materials (stucco, brick, and glass), exceeding UDO requirements. The south and west primary façades also provide 25% clear glass, meeting UDO requirements.</p>
<p><b><i>Building Materials – Secondary Facades</i></b></p>	<p><b><i>Secondary façades must use three materials from Class 1 or Class 2 on at least 50% of the façade.</i></b></p> <p>The north and east secondary façades provide 100% Class 1 and Class 2 materials (stucco, brick, and glass), exceeding UDO requirements.</p>
<p><b><i>Roofing Materials</i></b></p>	<p><b><i>Class 1 or 2 roofing materials are required.</i></b></p> <p>A flat metal membrane roof is proposed, meeting UDO requirements.</p>

**Proposed Building Materials**

The building utilizes a neutral color palette while incorporating minimal corporate branding with royal blue as a secondary accent color on the metal canopies. Primary facades 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 facades are required to incorporate at least three Class 1 or Class 2 materials on a minimum of 50% of the façade. The coffee shop is predominantly comprised of Class 1 genuine stucco, brick, and clear glass.

**8. 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 April 6, 2026, with no neighboring residents in attendance. Neither staff nor the applicant has received correspondence regarding the proposed project.

**9. Staff Recommendation**

- A. Staff recommends approval of the preliminary site development plan for PR26-0007, 7 Brew Coffee, with the following stipulations:
  - 1. Genuine stucco must be used where stucco is identified on all primary facades as a Class 1 material to meet UDO requirements.