



## STAFF REPORT

Planning Commission Meeting: June 9, 2025

<b>Application:</b>	<b>PR24-0025: Revised Preliminary Site Development Plans for Quick Start Convenience Store</b>
<b>Location:</b>	2250 W. Dartmouth Street
<b>Owner:</b>	Gurmeet Singh; N. Singh & Sons, LLC
<b>Applicant/Engineer:</b>	Patrick Joyce, Kimley-Horn
<b>Architect:</b>	Abbas Haideri, Dezines Inc.
<b>Staff Contact:</b>	Emily Carrillo; Senior Planner

<b>Site Area:</b>	<u>1.52 ± acres</u>	<b>Current Use:</b>	<u>Vacant</u>
<b>Zoning:</b>	<u>C-2 (Community Center)</u>	<b>Proposed Uses:</b>	<u>Convenience Store with Gas Sales, and Beer, Wine, and Liquor Store</u>
<b>Proposed Building Area:</b>	<u>7,500 square feet</u>	<b>Plat:</b>	<u>The Shops at Prairie Farms, Second Plat</u>

### 1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for a 1.52-acre commercial lot, located at the southwest corner of W. Santa Fe and S. Diane Drive. This Lot 2 of the Shops at Prairie Farms includes a 7,500 square foot building that includes a commercial C-store and liquor store. The proposal is a major change from the previously approved preliminary development plan (RZ16-006) and Planning Commission review of this application is required by the Unified Development Ordinance (UDO) before any development may occur.

### 2. History

The subject property was part of an 11.5-acre property that was rezoned from CP-2 and RP-3 to C-2 in August 2016 (RZ16-006) with an associated preliminary site development plan for the Shops at Prairie Farms which included a 3,600 square foot building on the subject property and also approved a medical office, gas station and convenience store, retail and restaurant within the commercial center. A final plat application for The Shops at Prairie Farms, Second Plat (FP24-0037) was recently approved on December 17, 2024, establishing two (2) commercial lots, one of which is the subject property (Lot 2). A final site development plan for Hyper Energy Bar (PAR25-0001) was recently approved in April 2025, for the adjacent (Lot 1) commercial lot.

### 3. Existing Conditions

The subject property is currently undeveloped and slopes gently toward the south and east, towards W. Dartmouth Street. Santa Fe Street is an established major arterial road, with sidewalks present along both sides. Diane Street, a private road, runs along the eastern side of the site and provides connectivity to a multifamily development under construction to the south.



*Aerial photo of subject property outlined in yellow.*



*Subject property looking SW from the intersection of W. Santa Fe and Diane Drive.*

### 4. Zoning Standards

- a. **Land Use** – The site is identified as a Neighborhood Commercial Center on the Future Land Use Map of the PlanOlathe Comprehensive Plan which aligns with the existing C-2

(Community Center) District. The proposed uses are categorized as '*Convenience Store with Gas Sales*' and '*Beer, Wine, and Liquor Store*' per UDO Chapter 18.20.500, both of which are permitted by right in the C-2 District.

- b. **Building Height** – The building is one-story and 24-feet at its tallest point, complying with the maximum building height of two-stories and 35 feet tall.
- c. **Setbacks** – The C-2 District requires buildings to be setback a maximum of 150-feet from the front property line. The applicant is requesting a waiver, which is detailed in Section 9 of this report, to allow the building to be setback approximately 168-feet from Santa Fe Street right-of-way.

The building complies with the minimum front setback of 15 feet from Santa Fe Street, and the minimum side and rear yard setbacks of 7.5 feet to the east and south respectively. All paved areas comply with the minimum paving setback of 15 feet from street right-of-way and 10 feet from property lines.

- d. **Open Space** – The development includes 22% open space, exceeding the minimum requirement of 20% open space required within the C-2 District.

## 5. Development Standards

- a. **Access/Streets** – The proposal takes access from W. Dartmouth Street and S. Diane Drive. New sidewalks will be installed along the west side of Diane Drive connecting to existing sidewalks along Dartmouth Street to the south, and Santa Fe to the north. The surrounding streets are fully constructed, and no further improvements are required.
- b. **Parking** – The proposed Convenience Store with Gas Sales, requires a parking ratio of 1 stall per 250 square feet. Beer, Wine, and Liquor Store use requires 1 stall per 300 square feet. A total of 28 stalls are required for this development and 28 stalls are provided meeting the parking requirement. Further, the proposal does not exceed 150% of the minimum parking as required by the C-2 District.

Two (2) parking stalls at the northeast corner of the site are designated for electric vehicle (EV) charging. These dedicated spaces support sustainable transportation goals and are equipped to accommodate EV users with appropriate charging infrastructure and signage.

- c. **Landscaping/Screening** – The development meets all landscape requirements. Along the perimeter of the site, the required plantings are proposed along all public and private street frontages. Internally, the proposed parking lot and building foundation landscaping meet UDO requirements.

All roof-mounted utilities will be screened with a parapet wall and all ground- and wall-mounted utilities will be adequately screened by the proposed landscaping. A brick trash enclosure is proposed along the south side of the development that will be screened in compliance with the UDO.

- d. **Stormwater/Detention** – Stormwater detention and quality standards per Title 17 are required and will be reviewed with final site development plans.
- e. **Public Utilities** – The property is in City of Olathe water and sewer service areas. This development will connect to and extend the existing sanitary sewer and water main lines located along Dartmouth Drive to the south.

## 6. Site Design Standards

The property is subject to Site Design Category 3 based on the Neighborhood Center designation of the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Landscape Options** – One of the prescribed landscape options must be provided where building façades are not located in the minimum frontage. The development provides the planted buffer with a three-foot-tall limestone wall along Santa Fe Street, to match the approved plan for the future development to the west.
- b. **Street Frontage Area** – The applicant is requesting a waiver, which is detailed in Section 9 of this report, to allow the building to be setback approximately 168-feet from Santa Fe Street right-of-way in lieu of the required 15-foot maximum setback and 30% frontage area. This configuration allows for the gas canopy associated with the proposed convenience store with gasoline sales use.
- c. **Parking Pod Size** – The proposal includes a total of 28 stalls which complies with the maximum of 40 stalls per parking pod.
- d. **Pedestrian Connectivity** – At least two prescribed pedestrian connections options must be provided on site. The site provides decorative crosswalks within the development, a new sidewalk will be constructed along Diane Dr, and connections are provided to existing sidewalks along Santa Fe and Dartmouth Streets.

## 7. Building Design Standards

The proposed C-store building is subject to the Commercial and Retail Building Design Standards per UDO 18.15.020.7. The north, south, and east-facing elevations are considered to be primary façades as defined in the UDO. The following table lists the applicable building design standards and proposed design elements:

<b>Commercial Building Design Standard</b>	<b>UDO Design Requirements</b> Proposed Design
<i>Building Entryway</i>	<b><i>Building entries along primary facades must include a projection or be recessed from the façade.</i></b> Primary entrances are accented by a central tower feature and include recessed glass with drop-canopy accents.
<i>Horizontal Articulation</i>	<b><i>Each primary façade must provide horizontal articulation every 50 linear feet across the length of primary façades.</i></b> All primary façades provide horizontal wall projections at least every 50 feet, exceeding UDO requirements.
<i>Vertical Articulation</i>	<b><i>Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary façades.</i></b> Vertical articulation is provided on all facades through variation in parapet height and vertical elements, exceeding UDO requirements.

<i>Façade Expression</i>	<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>The building height is 24 feet and provides two tower features that anchor the primary entrances on the north façade.</p>
<i>Building Materials – Primary Facades</i>	<p><b><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></b></p> <p>All four (4) facades include 100% Class 1 and 2 materials (brick, burnished block, and clear glass) exceeding UDO requirements.</p> <p>The north primary façade includes 32.5% clear glass exceeding the UDO requirements for minimum glass.</p> <p>Glass provided on the south and east primary façades range between 12-16%. A waiver is being requested which is detailed in Section 9 of this report.</p>

### **Proposed Building Materials**

The proposed building is clad in Class 1 brick and Class 2 burnished stone in tones of brown, dark slate and white. The primary facade will also incorporate clear glass. Class 2 and 3 accent materials are utilized for the canopies, awnings and coping.

The accessory gas canopy will be constructed using brick in color tones that complement the primary commercial c-store building. It will comply with all UDO requirements for freestanding canopies. Detailed design specifications will be provided with the final site development plan.

### **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 February 3, 2025, with no residents in attendance. Staff has not received any correspondence regarding the proposed project.

### **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 has submitted a justification statement for the requested waivers, which is attached to this report. The applicant is requesting waivers from the following sections of the UDO:

1. UDO 18.20.140, which requires buildings to be setback a maximum of 150-feet from the front property line; and UDO 18.15.115.C and D which requires buildings to be setback a maximum of 15 feet from the street frontage with at least 30% of the façade width within that frontage area. The applicant is requesting this waiver in order to allow for the construction of the primary building to setback approximately 168-feet from the north (front) property line along Santa Fe Street.
2. UDO 18.15.020.G.8.b, which requires that clear glass comprises a minimum of 25% of any primary façade. The applicant is requesting a waiver to reduce the glass percentage from 25% to a range between 12-16% on the south and east primary facades.

Staff is supportive of waiver requests 1 and 2 which pertain to an increase in the maximum street frontage area and the front building setback.

The proposed site layout places the primary commercial building toward the rear (southern portion) of the property. This arrangement is intended to accommodate the accessory gas canopy at the front and allow for adequate internal traffic circulation throughout the site. The gas canopy is proposed to be set back 51-feet from the front property line, which falls within the minimum and maximum setback range allowed in the C-2 District.

In lieu of siting the building along the required 15-foot frontage edge along Santa Fe Street, the applicant has incorporated a (3)-foot tall decorative masonry wall with accompanying landscaping. This design element is consistent with the frontage treatment approved for the adjacent Hyper Energy Bar development and contributes to a cohesive design.

Staff supports Waiver No. 3, requesting a reduction in the required glazing (glass) percentages. The front primary façade exceeds the code requirement. Clear glass has been incorporated where feasible on remaining east and south primary facades, and the design includes a clerestory element with clear glazing on upper interior walls to introduce natural light into the building's interior. Additionally, a significant portion of the floor plan is dedicated to cold storage, equipment, and other service-oriented functions, which restrict opportunities to incorporate additional glazing—particularly along the side and rear elevations—without compromising operational efficiency or energy performance.

## **10. Staff Recommendation**

- A. Staff recommends approval of the preliminary site development plans for PR24-0025, Quick Start Convenience Store, with the following stipulations:
  1. A waiver is granted from UDO 18.20.140 and UDO 18.15.115.C and D that exempts this development from the required front yard setback and street frontage area requirements along Santa Fe Street as shown on the preliminary site development plan dated May 12, 2025.
  2. A waiver is granted from UDO 18.15.020.G.8.b to decrease the minimum glass required on the south and east primary facades as shown on the elevations dated May 12, 2025.
  3. The proposed gas canopy will meet all design and dimensional standards required for freestanding canopies (UDO 18.15.020.E.8).
  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.