



STAFF REPORT

Planning Commission Meeting: July 28, 2025

Application:	PR25-0012: Request for approval of a Revised Preliminary Site Development Plan for Christian Brothers Automotive		
Location:	670 N. Millridge Street		
Owner:	Kevin Tubbesing; Stag Commercial		
Applicant:	Mark Breuer; Schlagel and Associates		
Engineer:	Matthew Gibbs; Schlagel and Associates		
Staff Contact:	Emily Carrillo; Senior Planner		
Site Area:	<u>2.78 ± acres</u>	Current Use:	<u>Vacant</u>
Zoning:	<u>C-3 (Regional Center)</u>	Proposed Use:	<u>Vehicle Services</u>
Proposed Building Area:	<u>5,900 square feet</u>	Plat:	<u>Stag's Ridge, Lot 2</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for two (2) commercial lots, located northwest of Parker/K-7 Highway and W. Spruce Street, on the east side of Millridge Street. This proposal includes one (1) 5,900 square foot, single-story building for vehicle repair and maintenance including but not limited to oil changes, tune-ups, brake repairs and tire rotations, located on Lot 2B of Stag's Ridge commercial development.

The proposed auto repair shop is categorized as 'Vehicle Services' per UDO Chapter 18.20.500 and is permitted within the existing C-3 District. A future phase for Lot 2A includes a 13,000 square foot general commercial retail building. The details provided for this lot are still conceptual in nature and a revised preliminary site development plan will be required prior to submitting a final site development plan for Lot 2A.

2. History

The overall 24-acre Stag's Ridge commercial development was rezoned to the R-4 and C-3 Districts in 2019 along with a preliminary site development plan for the overall development (RZ18-0016). The previous preliminary site development plan for these lots showed two (2) general retail buildings fronting Parker/K-7, in alignment with the existing commercial building to the south (ALDI supermarket).

3. Existing Conditions

The subject property is currently undeveloped and slopes gently toward the south and east. Access to the property will be taken from Millridge Street. The Little Cedar Creek Streamway is located west of this commercial development, and the City's Rolling Ridge Trail is adjacent to the streamway.



Aerial photo of subject property outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The site is identified as a Regional Commercial Center on the Future Land Use Map of the PlanOlathe Comprehensive Plan which aligns with the existing C-3 (Regional Center) District. The auto repair use is classified as “Vehicle Services” according to the Use Matrix (UDO Section 18.20.500) and is currently permitted within the existing C-3 District.

The following analysis on dimensional, development and design standards are provided for the vehicle services use proposed for Lot 2B.

- b. **Building Height** – The overall height of the proposed building is 28 feet which complies with the maximum height permitted of 3 stories and 40 feet in the C-3 District.
- c. **Setbacks** – The proposed building complies with the minimum setbacks in the C-3 District including 15-foot front yard setbacks and 10-foot side and rear yard setbacks. Additionally, the parking/paving setbacks comply with requirements of the C-3 District of 15 feet from street right-of-way and 10 feet from property lines.
- d. **Open Space** – A total of 25% of the property must be retained as open space, and the applicant is providing a total of 47% open space meeting this requirement.

5. Development Standards

- a. **Phasing** – Lot 2 is the final undeveloped parcel within the Stag's Ridge commercial development, which includes a senior living facility, an indoor climate-controlled self-storage facility, and a grocery retail store.
- b. **Access/Streets** – Site access is located at the terminus of the Millridge Drive cul-de-sac and will be provided via two (2) separate driveway entrances—one serving each lot (2A and 2B). No additional access connections are proposed to adjacent properties. An accessible sidewalk extension along the Millridge Street frontage area is provided to ensure connectivity between properties.
- c. **Parking** – The proposed use is categorized by the UDO as 'Vehicle Services' and requires a minimum of 1 parking space per 500 square feet of building area, for a total of (12) spaces based on the proposed 5,900 SF building. The C-3 District also requires that no more than 150% percent of the required parking may be provided on site, for a maximum of (30) parking spaces. The applicant is seeking a waiver to allow for a total of (41) spaces as detailed in Section 9 of this report.
- d. **Landscaping/Screening** – Foundation landscaping is provided along the east and west elevations of the building in areas not directly adjacent to pavement. A diverse mix of trees and shrubs is incorporated throughout the parking lot, including within landscape islands, to provide visual interest, shade, and effective screening of all parking areas. Additionally, existing mature trees along the northern property line will be preserved to serve as a natural buffer to the adjacent Ernie Miller Nature Center. Where gaps exist in the existing tree canopy, supplemental plantings will be added to ensure a continuous and effective landscape screen. A landscape buffer will also be provided along the west property line adjacent to the senior living facility to enhance separation and maintain compatibility between uses.
- e. **Tree Preservation** – The north property line, which abuts Ernie Miller Nature Park, contains a significant number of mature trees that contribute to the natural character of the area. The applicant submitted a tree preservation plan illustrating the areas that will be preserved including 25% of significant trees being preserved and an additional 5% will be mitigated meeting the UDO requirement. The total preservation area along the north boundary is 431 feet in width and includes a 20-foot Natural Vegetation / Tree Preservation Easement (NV/TPE) and a recorded 30-foot Landscape Buffer. This preservation area will be protected throughout the entire construction process as noted on the preservation plan in anticipation of site grading.
- f. **Stormwater/Detention** – The property will be served by an existing off-site regional detention basin located south of the property that also serves other lots in the Stag's Ridge commercial development.
- g. **Public Utilities** – The property is located within the City of Olathe water and sewer service area. Existing water and sewer mains are accessible and only require service lines to each lot.

6. Site Design Standards

The property is subject to **Site Design Category 4** based on the Regional Commercial Center designation in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** Parking areas for developments must be designed in pods no greater than 80 stalls. The parking areas are divided into individual pods with 21 parking spaces in the largest parking pod.
- b. **Pedestrian Connectivity** – A sidewalk extension along the Millridge street frontage area is provided to ensure connectivity between properties. An additional pedestrian connection is provided from Millridge to Lot 2B with access to a designated crosswalk to the front entry.
- c. **Landscape Buffer Area** – An increased 40-foot building setback is required for developments adjacent to residential (R-1 and R-2) zoning to mitigate visual and noise impacts on surrounding land uses. The applicant is seeking a waiver to allow for a setback reduction to 35 feet along the north property boundary as detailed in Section 9 of this report.

7. Building Design Standards

The proposed building is subject to the **Commercial and Retail Building** design standards according to UDO Section 18.15.020.G.7. 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>Each building entry along primary facades must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>The main entrance is located on the south primary façade is defined by a pitched covered projection, meeting UDO requirements.</p>
<i>Façade Articulation</i>	<p><i>Horizontal articulation is required every 50 feet across the length of primary façades. Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary façades.</i></p> <p>Horizontal articulation is provided through wall offsets on primary facades, located a minimum of every 50 feet, which are seen in the areas of the brick and stone wall planes.</p> <p>Vertical articulation is provided on primary facades through variation in parapet height of 2 and 3 feet located at least every 50 feet across the facades, meeting UDO requirements.</p>

<i>Façade Expression</i>	<p><i>The minimum first floor height for one (1) story buildings is 17 feet, and buildings less than 3 stories in height must include a tower element or special vertical articulation to anchor the main entry or building corner.</i></p> <p>The first-floor height of the buildings is 28 feet, and the building includes special vertical articulation at the primary customer entrance, meeting these requirements.</p>
<i>Garages and Overhead Doors</i>	<p><i>Garages and overhead doors must not face a public street.</i></p> <p><i>If visible from a public street, the garage and overhead doors must be recessed a minimum of four (4) feet from the building façade line and be architecturally treated with a combination of glass windows, archways, columns, canopies, or overhangs.</i></p> <p>Garage doors on the south façade do not directly face Millridge Street, a private street. However, the overhead doors include glass, and a wall offset is also provided to recess the doorways.</p>
<i>Roofing Materials</i>	<p><i>Class 1 or 2 roofing materials are required.</i></p> <p>The pitched rooflines include Class 1 standing seam metal panels with interlocking seams meeting this requirement.</p>

The proposed building architecture is compatible with, and complementary to, the established design character of the Stag's Ridge commercial development. Elevations and material specifications are included in the application packet for reference.

Per the UDO, primary facades are required to incorporate a minimum of three (3) materials from Class 1 or 2 categories over at least 80% of the façade, including a minimum of 25% clear glass. Secondary facades must also utilize a combination of three Class 1 or 2 materials on at least 50% of the surface. The applicant exceeds these requirements by utilizing 100% Class 1 and 2 materials, including face brick and limestone veneer in complementary shades of burgundy and white. The required 25% clear glass is provided on the south (primary) façade, in compliance with applicable standards.

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 Wednesday, June 18, with three (3) residents in attendance. Questions were addressed regarding landscaping and screening provided to the adjacent lots, and the lighting of the development. Staff, nor the applicant, have received any additional 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 18.20.150.C.1 (C-3 Zoning) limits on-site parking to no more than 150% of the required amount for a given use, which for 'Vehicle Services' equates to a maximum of 30 parking stalls. The applicant is requesting a waiver to allow up to 41 stalls on site.
2. UDO 18.15.120.G.1 (Site Design Category 4) requires that buildings be set back a minimum of 40 feet from any adjacent R-1 or R-2 zoning district, or from designated open space areas. The applicant is requesting a waiver to allow for a reduction in this buffer setback to 35 feet.
3. UDO 18.30.180.C (Pedestrians, Sidewalks and Trails) requires trails to be installed when identified in the City's Trails & Greenways Plan. The plan identifies a 'Park Trail' connection running through Tract B of Stag's Ridge and connecting to the Rolling Ridge Trail. The applicant is requesting a waiver from this requirement at the specified location.

Staff is supportive of waiver request No. 1 to increase the maximum number of parking stalls allowed. Approximately 20 of these stalls will be designated for vehicles awaiting repair or pickup and will be located in an area of low visibility, away from the public street and main entrance. Landscaping and parking lot screening will be provided along the boundary with K-7 Highway. Vehicles will not be severely damaged, or in need of body work, as those services are not part of the proposed use. Minimal, if any, vehicles will be stored on-site overnight or for extended periods of time. The facility is expected to service an average of 18–22 vehicles per day, with peak days reaching up to 30 vehicles. Based on the performance of similar stores across Kansas and the metro area, this location is projected to be a high-performing site. Additionally, staff anticipates the potential for shared parking with the adjacent future commercial Lot 2A. Staff is supportive of waiver request No. 2 to reduce the required building setback by 5 feet along the northern property line adjacent to residential (R-1) zoning and the open space. The property to the north is the Ernie Miller Nature Center, which is a heavily wooded expansive regional park. Additionally, the proposed development includes a 20-foot Natural Vegetation / Tree Preservation Easement which will be maintained throughout construction. Supplemental landscaping will also be added as needed to fill any gaps and enhance screening at the property line. As the reduced setback applies to the rear of the building, where activity and visibility are limited, staff anticipates minimal impact to the adjacent property. The nearest existing trail within the park is located approximately 500 feet away from the proposed building. Given the existing and proposed buffering measures, the request is considered reasonable and appropriate.

Staff is supportive of waiver request No. 3 to omit the trail connection through Tract B. The proposed trail alignment falls within a federally protected Conservation Easement and has been determined infeasible due to challenging terrain and topography, as confirmed by the developer's engineer and City Parks staff. In lieu of the trail, the required pedestrian connectivity will be achieved through a series of sidewalks that guide pedestrians south through the commercial development, ultimately connecting to Santa Fe Street and the Rolling Ridge Trail system. This alternative route meets the intent of the UDO by providing a safe and accessible pedestrian connection.

10. Staff Recommendation

- A. Staff is recommending approval of the proposed revised preliminary site development plan (PR25-0012) with the following stipulations:

1. A waiver is granted from UDO 18.20.150.C.1 to increase the maximum number of parking stalls permitted from 30 to 41 as shown on the preliminary site development plan.
2. A waiver is granted from UDO 18.15.120.G.1 to reduce the required building setback from 40 feet to 35 feet along the northern property line as shown on the preliminary site development plan.
3. A waiver is granted from UDO 18.30.180.C to omit the required trail connection through Tract B of the Stag's Ridge development.
4. A revised preliminary site development plan is required for Lot 2A prior to submittal of a final site development plan.
5. Prior to the issuance of a land disturbance permit, standard orange tree protection fencing in accordance with UDO Section 18.30.240.E must be installed around all Tree Preservation areas on site and must be maintained throughout the duration of construction for this development.
6. 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.