



STAFF REPORT

Planning Commission Meeting: June 23, 2025

Application:	PR25-0011: Revised Preliminary Site Development Plan for Chase Bank		
Location:	208 N. Parker Street		
Owner:	Rao Chalasani; Monarch, LLC		
Applicant/Engineer:	Steven Cooksey; Kimley-Horn		
Staff Contact:	Emily Carrillo; Senior Planner		

Site Area:	<u>0.75 ± acres</u>	Current Use:	<u>Vacant (Parking Lot)</u>
Existing Zoning:	<u>C-2 (Community Center)</u>	Proposed Use:	<u>Financial Institution</u>
Proposed Building Area:	<u>3,104 square feet</u>	Existing Plat:	<u>West Santa Fe Plaza Shopping Center Final Plat</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for a Chase Bank on approximately .075 acres, located at 208 N. Parker Street. The proposal consists of a 3,104-square-foot building for a financial institution with drive through. The site is currently developed with a surface parking lot on the West Santa Fe Plaza Center Plat, Lot 1, adjacent to the existing 7-Eleven convenience store with gas sales located on Lot 2.

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 with the rezoning included the existing Santa Fe Plaza Shopping Center and one out parcel for the existing gas station and convenience store. A final plat for the West Santa Fe Plaza Shopping Center containing two (2) commercial lots was recorded in December 1996. A final plat with vacations is included on tonight's agenda for consideration.

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 Chase Bank building.



Subject property highlighted in yellow.



View of subject property looking north and east from intersection of N. Parker/Santa Fe.

4. Zoning Standards

- a. **Land Use** – The subject property is zoned C-2 (Community Center) District. The Future Land Use Map of the Plan Olathe Comprehensive Plan designates the site as *Regional Commercial Center / Greenway*. The proposed “Financial Institution” 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 a maximum of 22 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 setback 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, '*no building can be located closer than 75 ft. for the west, southwest, or south property lines of the site*'. The new commercial building is proposed at 75 feet from the south property line, therefore in compliance with this zoning requirement.
- d. **Open Space** – The proposed development will provide 41% open space, exceeding the minimum open space requirement 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** – The proposed development provides a total of 15 parking spaces, which exceeds the minimum requirement of 8 spaces for a bank, per UDO Section 18.30.160. The site is part of a larger commercial development which includes a recorded reciprocal parking easement and is currently overparked relative to 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 a row of alternating shrubs and existing street trees along W. Sant Fe. Interior parking islands have a mix of shrubs and deciduous trees where located outside of existing utilities. Foundation landscaping is being provided along the south and east primary facades where the sidewalk is not adjacent to the building. Additional landscaping will be added where possible as part of the final site development plan.
- 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 the Site Design category 4 based on the Regional and 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** – The largest proposed parking pod includes 10 stalls, which complies with the maximum allowance of 80 stalls per pod.
- b. **Pedestrian Connectivity** – A cross-property pedestrian connection is required.

7. Building Design Standards

The proposed building is subject to the Commercial or 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>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 tower projection from both the north and south façades, where a metal 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 every 20-40 feet, 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 the primary facade 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 22 feet and provides multiple tower elements, which anchor the primary entrances on the north and south façades.</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>All (3) primary façades provide greater than 100% Class 1 and 2 materials (brick, stone paneling, and >25% clear glass) exceeding UDO requirements.</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 northwest secondary facade provides 100% Class 1 and 2 materials (brick, stone paneling, and clear glass) 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 dark neutral color palette with dark grey brick (midnight and platinum) and neutral stone panel wall system. All facades are clad in Class 1 brick and stone paneling, exceeding minimum UDO requirements. All facades also incorporate 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 June 2, 2025, with no residents in attendance. Staff has not received any correspondence regarding the proposed project.

9. Staff Recommendation

- A. Staff recommends approval of the preliminary site development plan for PR25-0011, Chase Bank, with the following stipulations:
 - 1. Additional landscaping will be provided with the final site development plan.
 - 2. 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.