



STAFF REPORT

Planning Commission Meeting: December 22, 2025

Application:	PR25-0020: Preliminary Site Development Plan for Truity Credit Union
Location:	Southwest of College Boulevard and S. Lone Elm Road
Owner:	Mark Wilburn, Truity Federal Credit Union
Applicant:	Thomas Mooney, Keeley Construction
Engineer/Architect:	Dave Grubbs, Grubbs & Associates
Staff Contact:	Lauren Winter; Planner I

Site Area:	<u>1.05 ± acres</u>	Current Use:	<u>Undeveloped</u>
Zoning	<u>CP-2 (Planned Community Center)</u>	Proposed Use:	<u>Financial Institution</u>
Proposed Building Area:	<u>2,614 square feet</u>	Plat:	<u>Shops of Sunnybrook, 2nd Plat</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for Truity Credit Union on a 1.05-acre undeveloped property located southwest of College Boulevard and S. Lone Elm Road. The proposal includes the construction of a 2,614 square-foot building and three drive-through lanes, each with a free-standing ATM canopy. According to UDO Section 18.40.110, a revised preliminary site development plan is required as the proposed building constitutes a major change to the approved site development plan.

2. History

This subject property was annexed into Olathe in 1996 (ANX-12-96) and rezoned in 1998 (RZ-04-98) to the CP-2 district with a preliminary development plan. In 2005, a revised preliminary development plan (RZ-04-05) was approved for the Shops of Sunnybrook with several pad sites, including a conceptual building on the subject property. That same year, the subject property was platted (P-05-014) in preparation of future development. Over the years, the Shops of Sunnybrook has continued to develop and the subject site is one of four remaining undeveloped properties.

3. Existing Conditions

The site is undeveloped and gently slopes from S. Lone Elm Road downward towards S. Lavery Street with no trees on site. Located along the northern property line is a shared access driveway with the adjacent retail development to the north, which will remain with this application.



Aerial view of the site outlined in yellow



View of the property looking northeast from S. Lavery Street

4. Zoning Standards

- a. **Land Use** – The proposed Financial Institution use is allowed by right in the CP-2 (Planned Community Center) District. The Future Land Use Map of the Plan Olathe Comprehensive Plan designates the site as Employment Area & Neighborhood Commercial Center. The site is also identified for Local Commercial uses under the K-7 Corridor Future Land Use Map, which the proposed Financial Institution generally aligns with (see Section 5 for additional information regarding the K-7 Corridor Study Area).
- b. **Building Height** – Building heights within the CP-2 District are limited to two stories or 35 feet. The proposed building is one story and 23 feet tall at its height, and therefore compliant with UDO standards.
- c. **Setbacks** – The CP-2 District is subject to a minimum building setback of 40 feet from arterial streets, as well as a building and parking/paving setbacks of 10 feet from property lines and 15 feet from street right-of-way. The site meets all required setbacks.
- d. **Open Space** – The CP-2 District has an open space requirement of 25% and the proposed development provides 53% open space, exceeding UDO requirements.

5. K-7 Corridor Study Area

The subject property is located within the K-7 Corridor Study Area, which designates the site for Local Commercial uses, and is subject to additional design criteria and policies that define the expectation for high-quality projects within the corridor. Site design requirements include the incorporation of pedestrian connectivity internally to the site and between developments, individual corporate design features as secondary elements, and parking lots that are heavily landscaped. Building architecture must be harmonious throughout the larger development. The proposed Truity Credit Union is in compliance with the design guidelines of the K-7 Corridor Study Area.

6. Development Standards

- a. **Access/Streets** – The subject property takes access from S. Lavery Street via an existing private drive shared with the adjacent property to the north. An additional access point further south along S. Lavery Street will be provided with this property. Sidewalks will be constructed along W. 111th Place and S. Lavery Street to connect to the existing sidewalk along Lone Elm Road.
- b. **Parking** – Per UDO 18.30.160, minimum parking for the financial institution is required at a rate of one stall per 400 square feet of floor area, which equals 7 parking stalls for the building. The plan provides 11 proposed parking stalls, including 10 standard stalls and one (1) accessible stall, exceeding the minimum required.
- c. **Drive-Through**: The site will include three (3) drive-through ATM canopies on the west side of the building. All three drive-through lanes meet the UDO requirements with 12-foot lane widths and stacking distances exceeding 40 feet.
- d. **Landscaping/Screening** – Landscaping is provided in compliance with UDO requirements. Street trees and landscape buffers are provided along roadways. The parking lot and drive-through area are screened from right-of-way to a height of three feet with a continuous row of mixed shrubs. Foundation landscaping is provided along facades that face roadways and parking areas. Landscaping is provided to screen the trash

enclosure and all building and ground-mounted utilities from public view. All landscaped areas will be irrigated per UDO requirements.

- e. **Stormwater/Detention** – The site is served by an existing regional detention basin. No additional stormwater infrastructure is required or proposed with this development. A final stormwater report will be required with the final site development plan.
- f. **Public Utilities** – The project is within the City of Olathe sanitary sewer and WaterOne service areas. The development will connect to the existing sanitary sewer line located on Laverty Street, and will also connect to the existing water main located along the west side of S. Lone Elm Road.

7. Site Design Standards

The site is designated as Employment Area & Neighborhood Commercial Center in the PlanOlathe Future Land Use Map; however, with the CP-2 (Planned Community Center) zoning designation, the site is subject to the Site Design Category 4 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** – The development must provide pedestrian connections from the surrounding development and parking. New 5-foot sidewalks will be constructed along W. 111th Place and S. Laverty Street. Sidewalks will connect the bank to W. 111th Place at two locations, and one crosswalk across S. Laverty Street will connect the shopping center to the west.

8. 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 2,614 square foot, one-story building has three primary façades (east, south, west) and one secondary façade (north). 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>	<i>Building entries along primary façades must include a projection or be recessed from the façade.</i> The main entrance on the east primary façade is defined by a covered canopy projection, meeting UDO requirements.
<i>Horizontal Articulation</i>	<i>Each primary façade must provide horizontal articulation every 50 linear feet across the length of primary facades.</i> Horizontal articulation is provided on all primary façades with wall projections breaking the primary façades into bays less than 50 feet in width, exceeding UDO requirements.
<i>Vertical Articulation</i>	<i>Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary facades.</i>

	Vertical articulation is provided through variation in building heights of two feet or greater across all primary façades, meeting UDO requirements.
<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><i>The building height is 23 feet and a tower element anchors the primary entrance on the east façade.</i></p>
<i>Building Materials – Primary Facades</i>	<p><i>Primary façades 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 façades.</i></p> <p>All primary façades utilize at least 80% Class 1 and 2 materials (brick, stone, stucco, ground face CMU, and glass) and at least 25% glass meeting UDO requirements.</p>
<i>Building Materials – Secondary Facades</i>	<p><i>Secondary façades must use three materials from Class 1 or Class 2 on at least 50% of the façade.</i></p> <p>The north secondary façade provides 60% Class 1 and Class 2 materials (brick, stone, stucco, ground face CMU, and glass) exceeding UDO requirements.</p>
<i>Roofing Materials</i>	<p><i>Class 1 or 2 roofing materials are required.</i></p> <p>A Class 2 non-visible membrane roof is proposed, meeting UDO requirements.</p>

Proposed Building Materials

The building utilizes a neutral color palette while incorporating minimal corporate branding color, a deep orange-red, as a secondary accent feature. All façades are clad in Class 1 brick veneer, and glass, Class 2 ground face CMU, and Class 1 stone veneer and genuine stucco. Class 3 and 4 accent materials are utilized on primary and secondary facades, including EIFS and metal canopies. Material details for the freestanding ATM canopies will be provided at the time of the final plan and will comply with UDO requirements.

The site is also subject to Ordinance 05-25, in which additional architectural design stipulations for the Shops of Sunnybrook are established. This includes maintaining harmonious architectural styles and themes throughout the development, and incorporating similar building materials to the surrounding development, including brick, stone, and stucco. The proposed financial institution is constructed of the required masonry materials, utilizes a neutral color palette in keeping with the surrounding developments, and incorporates a flat roofline with varying heights. Therefore, the proposed structure meets the stipulations of Ordinance 05-25.

9. 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 November 25,

2025, with no residents in attendance. Neither staff nor the applicant has received any additional correspondence regarding the proposed development.

10. Staff Recommendation

- A. Staff recommends approval of PR25-0020, Truity Credit Union with no stipulations.