

STAFF REPORT

Planning Commission Meeting: October 13, 2025

Application:	MP25-0006: Minor Plat of Mur-Len Commercial Park, Sixth Plat
Location:	Northeast of W. 135 th Street and N. Mur-Len Road
Owner/Applicant:	David Christie, Rosebud Partners, LLC
Engineer:	John Young, J and J Survey
Staff Contact:	Andrea Morgan, AICP, Planner II

Site Area:	<u>7.60 ± acres</u>	Proposed Use:	<u>Commercial and Convenience Store, with Gas Sales</u>
Lots:	<u>2</u>	Existing Zoning:	<u>CP-2 (Planned Community Center)</u>
Tracts:	<u>0</u>	Plat:	<u>Mur-Len Commercial Park, Fifth Plat and The Bank Spot</u>

1. Introduction

This is a request to approve the minor plat of Mur-Len Commercial Park, Sixth Plat for two (2) lots on approximately 7.60 acres, located at the northeast corner of W. 135th Street and N. Mur-Len Road. This plat will consolidate The Bank Spot, Lot 1 and part of Mur-Len Commercial Park, Fifth Plat, Lot 1 into one (1) lot to allow for separate ownership and the construction of a new QuikTrip store adjacent to 135th Street.

The subject property was originally platted as part of the Mur-Len Commercial Park in 1983 and The Bank Spot in 1983. The property was rezoned in 1980 (RZ-05-80) to the CP-2 (Planned General Business) District. QuikTrip obtained preliminary development plan approval (PR25-0006) in June 2025. This minor plat is consistent with the approved preliminary plan.

2. Plat Review

- Lots/Tracts** – This replat consolidates The Bank Spot, Lot 1, and part of Mur-Len Commercial Park, Fifth Plat, Lot 1 into one (1) lot (Lot 3) to allow to separate ownership

and the development of a QuikTrip store. Lot 1 contains the inline commercial building planned for future development.

- b. **Streets/Right-of-Way** – Street right-of-way for W. 135th Street and N. Mur-Len Road were previously dedicated to the City of Olathe and no additional right-of-way is required. The site has existing access on W. 135th Street and on N. Mur-Len Road.
- c. **Public Utilities** – The property is in the City of Olathe Water and Sewer service areas. No new utility easements (U/E) or drainage easements (D/E) are being dedicated with this plat.



Aerial view of subject property outline in blue.

3. Staff Recommendation

- A. Staff recommends approval of MP25-0006, the minor plat of Mur-Len Commercial Park, Sixth Plat with no stipulations.