



STAFF REPORT

Planning Commission Meeting: February 10, 2025

Application:	PR24-0023: Revised Preliminary Site Development Plan for QuikTrip
Location:	14904 W. 119 th Street
Owner/Applicant:	Tara Limbach, QuikTrip Corporation
Architect:	Dan Lickel, Lickel Architecture
Engineer:	Darla Holman, Midwest Design Group
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area:	<u>1.73 ± acres</u>	Current Use:	<u>Vacant (Restaurant, Sit-Down)</u>
Existing Zoning:	<u>CP-2 (Planned General Business)</u>	Proposed Use:	<u>Convenience Store, with Gas Sales</u>
Proposed Building Area:	<u>4,996 sq.ft.</u>	Plat:	<u>119 Blackbob Corner, Third Plat, Lot 6</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for a QuikTrip convenience store with gas sales on approximately 1.73 acres, located at 14904 W. 119th Street. The proposal consists of a 4,996-square-foot building with a six-pump gas canopy which will replace the existing structure, formerly the location of Red Lobster, a sit-down restaurant.

2. History

The property was rezoned in 1973 (RZ-08-73) from AG (Agricultural) to MP-1 (Planned Restricted Industrial) to allow for the development of the North Olathe Industrial Park, a small office/warehouse development.

The subject property was rezoned from the MP-1 District to the CP-2 District (RZ-11-009) on October 4th, 2011 (Ord. 11-39). A site development plan (PR-11-022) for the existing Red Lobster building and associated plat (P-11-032) were approved in 2011. The building was constructed in 2012 and was operational until May 2024.

3. Existing Conditions

The site is developed with an existing structure and parking lot, and is accessed from driveways extending from W. 119th Street and W. 117th Street. The site gently slopes to the southwest.



View of subject property looking northwest.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The property is zoned to the CP-2 District, and the future land use map of the Plan Olathe Comprehensive Plan designates the property as Regional Commercial Center. The “Convenience Store, with Gas Sales” use is permitted by right in the CP-2 District. This use aligns with the existing uses on the surrounding properties which consist of restaurant, retail and similar commercial uses.
- b. **Building Height** – The maximum building height in the CP-2 District is 40 feet. The proposed building is a maximum of 20 feet at the tallest point, meeting UDO requirements.
- c. **Setbacks** – The CP-2 District is subject to a building setback of 10 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. In addition, the site has a 40-foot platted build line adjacent to 119th Street that is being maintained by this development.
- d. **Open Space** – The existing development provides 23% open space, and the proposed development will maintain 23% open space, which is less than the minimum open space requirement of 25% in the CP-2 District. The applicant has requested a waiver from the 25% requirement. See Section 8 below for an analysis of this waiver request.

5. Development Standards

- a. **Access/Streets** – The site has two existing access points, one shared access drive on W. 117th Street and a cross-access drive with the commercial property to the west, which will be maintained. One additional access point will be provided from W. 117th Street, aligning with driveway directly in front of the building.
- b. **Parking** – The minimum parking requirement for a convenience store with gas sales is 1 stall per 250 square feet of building area, for a total of 20 required stalls. A total of 36 parking spaces are provided including 34 standard parking stalls and two (2) accessible stalls, meeting UDO requirements.

Landscaping/Screening – Landscaping is provided in compliance with UDO requirements. The parking lot is screened from right-of-way to a height of three feet with a row of shrubs, and street trees are provided along roadways. Interior parking lots islands have a mix of shrubs and deciduous trees. Foundation landscaping is being provided by four (4) large landscape islands located at the corners of the building. In addition, landscape buffers are provided along property lines and all landscaped areas will be irrigated per UDO requirements.
- c. **Stormwater/Detention** – The site is currently served by an underground detention basin that will be utilized by this development. Onsite private storm sewer will be provided to capture and convey stormwater. The project will meet all Title 17 requirements.
- d. **Public Utilities** – The site is located within the City of Olathe water and sewer service area. Utilities are available to the site. The existing public storm sewer crossing the property will be relocated around the proposed building.

6. Site Design Standards

The property is subject to Site Design Category 4 based on Regional Commercial Center designation of the PlanOlathe Comprehensive Plan. 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, and a sidewalk connection across the site defined by colored concrete is being provided.

7. Building Design Standards

The proposed building is subject to building design standards for Commercial or Retail Buildings (UDO 18.15.020.G.7). The proposed 4,996 square foot one-story building has two primary façades (south and east). 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 facades must include a projection or be recessed from the façade.</i>

	<p>The primary entrance is defined by a projection from the south façade where a metal canopy is proposed and the entrance on east façade is covered by a canopy, meeting UDO requirements.</p>
<i>Horizontal Articulation</i>	<p>Each primary façade must provide horizontal articulation every 50 linear feet across the length of primary façades.</p> <p>The primary façades provide horizontal wall projections, exceeding UDO requirements.</p>
<i>Vertical Articulation</i>	<p>Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary façades.</p> <p>Vertical articulation is provided on primary facades through variation in parapet height, exceeding UDO requirements.</p>
<i>Façade Expression</i>	<p>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.</p> <p>The building height is 20 feet and provides two tower elements, which anchor the primary entrances on the east and west facades</p>
<i>Building Materials - Primary Facades</i>	<p>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.</p> <p>The southern and eastern primary façades provide greater than 80% Class 1 and 2 materials (brick, stone, clear glass and spandrel glass) exceeding UDO requirements. The applicant is requesting a waiver to the clear glass requirement on the east façade. See Section 8 below for an analysis of this waiver request.</p>
<i>Building Materials - Secondary Facades</i>	<p>Secondary facades must use three materials from Class 1 or Class 2 on at least 50% of the façade.</p> <p>The northern and western primary facades provide 88% and 89% of Class 1 materials (brick and stone) exceeding UDO requirements.</p>
<i>Roofing Material</i>	<p>Class 1 or 2 roofing materials are required.</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 a brown brick and onyx stacked stone. All facades are clad in Class 1 brick and stone veneer. The primary facades will also incorporate clear glass and Class 2 spandrel glass. Class 2 and 3 accent materials are utilized for the canopies, awnings and coping which incorporate QuikTrip’s standard red accent color.

8. 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 submitted a justification statement for two (2) waiver requests for open space and building materials identified below. This justification statement is included within this packet.

1. UDO 18.34.030.D of the CP-2 District standards, which requires *that the minimum landscaped open space ratio of the site to be 25% of the site area*. The site is maintaining the existing 23% open space.
2. UDO 18.15.020.G.7.b, which requires *that primary façades must utilize 25% clear glass on primary façades*. The eastern primary façade provides 12% clear glass and 13% spandrel glass.

The applicant is requesting a waiver to reduce the required open space ratio from 25% to 23%. Staff is supportive of the waiver due to the existing conditions of the site. The site has a zero lot line with the property to the north and shared access to the west, which are being maintained with this application. The applicant is also providing a reduction in parking stalls along W. 119th Street in order to increase landscaped area along the roadway, which will be planted with additional plant material exceeding UDO requirements.

The applicant is requesting a waiver to reduce the clear glass on the east facade due to the internal layout of the store. The restrooms and various coolers are located on eastern side of the store creating privacy and operational issues with the introduction of additional glass. Staff is supportive of the request as the applicant is providing 13% spandrel glass in lieu of clear glass, which maintains a total of 25% glass on the eastern primary façade. The applicant is also exceeding the Class 1 and 2 materials percentages on all façades.

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 December 23, 2024, at the Olathe Community Center. No individuals attended the meeting. Staff has not received any additional correspondence regarding this application.

10. Staff Recommendation

- A. Staff recommends approval of the preliminary site development plans for PR24-0023, QuikTrip, with the following stipulations:
 1. A waiver is granted from UDO 18.34.030.D allowing the open space ratio to be reduced from 25% to 23%.
 2. A waiver is granted from UDO 18.15.00.G.7.b allowing 12% clear glass and 13% spandrel glass on the eastern primary façade.
 3. 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.