



RODGER W BAKER AIA NCARB
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Planning Division

Attn: Andrea Morgan, AICP, Planner II

Mokas Cafe & Eatery - Olathe, KS

Waiver Request - UDO Section 18.15

I would like to request a waiver for the glass requirements on the North Facade.

18.40.240.D: The glass regulations on this facade would impose an unnecessary hardship for the owner as this location is used for the kitchen and drink production.

Respectfully,

A handwritten signature in red ink, appearing to read 'R. Baker', with a long horizontal line extending to the right.

Rodger W. Baker, AIA NCARB



June 2, 2025

To: City of Olathe
City Development
100 E Santa Fe Street
Olathe, KS 66061

SUBJECT: Parking Waiver Request-Mokas Coffee-PR25-0009

A waiver is being requested for the parking requirements identified in UDO 18.30.160. The requirement states that the parking required is 1 stall per 3 seats. The proposed restaurant has 84 total seats including patio seats. This results in 28 required stalls, with the maximum allowed 35 stalls.

We are requesting a total of 43 stalls, two of which are ADA compliant. This increase is to allow for the 12 Employees to have access to parking stalls and account for the 10 existing stalls on-site that were constructed and primarily used by the Bank to the South. This additional parking will allow the restaurant to accommodate both the customers' needs as well as provide the employees with places to park on site while avoiding spilling over to the adjacent properties.

If you have any additional questions or would like to discuss the project further, feel free to contact me at 913-488-5584 or by email at jay.odell@aubryenterprises.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. O'Dell', with a vertical line to its right.

Jay D. O'Dell, P.E.
Aubry Enterprises
5912 Maple Street
Mission, KS 66202