

PROPERTY OWNER NOTIFICATION LETTER

October 7, 2019

RE: Case No. PR19-0023
Project Name: Ko Martial Arts

Dear Property Owner:

This is to notify you that a Planning Commission meeting will be held at the Olathe City Hall Council Meeting Room at 100 E. Santa Fe, Olathe, Kansas, to consider a petition for a revised preliminary development plan on the following described tract of land:

Lot 39, Shops of Sunnybrook, a subdivision in the City of Olathe, Johnson County, Kansas.

General Location: 21701 College Blvd, Olathe, KS

The Planning Commission will consider our request for a revised preliminary development plan on the above-described tract at **7:00 PM on Monday, October 28, 2019**. This property is currently zoned as CP-2. To be able to proceed with the development project, we are requesting that the City Planning Commission approve a revised preliminary development plan of the property to allow for construction of the proposed Ko's Martial Arts Building. The applicant may be seeking waivers to the design requirements based on Section 18.40.240 of the UDO. A drawing of the proposed project site plan and building elevation are also included with this letter for your information.

Any interested persons or property owners are invited to attend the meeting. Information regarding this application is available in the Planning Office at City Hall (phone 913-971-8750, Development Services Department, Planning Division, TTY 913-971-8600), or you may contact the undersigned for additional information regarding this application.

Respectfully,

Judd D. Claussen, P.E.
Phelps Engineering, Inc., Agent / Civil Engineer for the developer
PHONE: 913-393-1155
ADDRESS: 1270 N. Winchester, Olathe, KS 66061
EMAIL: jclaussen@phelpsengineering.com

INTERPRETER SERVICES ARE AVAILABLE. PLEASE CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, PLANNING DIVISION, (PHONE 913-971-8750) OR THE FAIR HOUSING AND EQUAL OPPORTUNITY DEPARTMENT (PHONE 913-971-6490) AT LEAST 2 WORKING DAYS IN ADVANCE OF THE PUBLIC HEARING TO ENSURE THAT THE SERVICE MAY BE PROVIDED.
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NOT FOR CONSTRUCTION

KOMA
SUNNYBROOK 21701 COLLEGE BLVD.
OLATHE, KS 66061

- Material Key
- ① Masonry. Color: Warm Gray
 - ② Painted Stucco. Color: Warm Gray
 - ③ Painted Stucco. Color: Buff
 - ④ Simulated Wood - Fiber Cement
 - ⑤ Aluminum Composite Panel. Color: Blue
 - ⑥ Low-E Insulated Glazing Units
 - ⑦ Aluminum Break Metal (Match Glazing System)



06 Perspective View at Entry
Scale N.T.S.



03 Perspective View From College Blvd
Scale N.T.S.



TOP OF PARAPET 18'-0"
TOP OF LOW PARAPET 14'-0"
FINISHED FLOOR 0'-0"

MATERIAL RATIO

1 - 17%	4 - 0%
2 - 16%	5 - 0%
3 - 46%	6 - 21%

05 West Elevation
Scale 1/8" = 1'-0"



TOP OF PARAPET 18'-0"
TOP OF LOW PARAPET 14'-0"
FINISHED FLOOR 0'-0"

MATERIAL RATIO

1 - 21%	4 - 0%
2 - 21%	5 - 0%
3 - 45%	6 - 13%

02 South Elevation
Scale 1/8" = 1'-0"



TOP OF TOWER 20'-0"
TOP OF LOW PARAPET 14'-0"
FINISHED FLOOR 0'-0"

MATERIAL RATIO

1 - 11%	4 - 22%
2 - 15%	5 - 2%
3 - 29%	6 - 21%

04 East Elevation
Scale 1/8" = 1'-0"



TOP OF TOWER 20'-0"
TOP OF PARAPET 18'-0"
FINISHED FLOOR 0'-0"

MATERIAL RATIO

1 - 17%	4 - 8%
2 - 20%	5 - 0%
3 - 42%	6 - 13%

01 North Elevation
Scale 1/8" = 1'-0"

rev	issue	date
	PLANNING SUBMISSION	06.06.2019
	PLANNING RESUBMITTAL	10.03.2019

19.05. KOMA

A200

EXTERIOR ELEVATIONS