

Rob Barse
Managing Partner



Mint Development Co LLC
723 S Oaks Dr
Hastings, MN 55033

rob@mintdevco.com
612.499.6095

April 1, 2024

Revised April 22, 2024

City of Olathe
Attn: Planning Division
100 E Santa Fe St
Olathe, Kansas 66051

RE: RZ23-0013 | Caribou Coffee at Asbury | Waiver Request #1 – Frontage Buildout

To Whom It May Concern,

On behalf of Mint Development Company LLC and applicant, please accept the following for Waiver Request #1 – Frontage Buildout for the Council Agenda Packet.

Waiver #1 – We request that the 20 foot minimum front yard setback be reduced to a 15 foot front yard setback and that the requirement for 50% minimum building frontage be reduced to 30% along 159th Street.

Per UDO 18.20.130, the minimum front yard setback in a C-1 district is 20 feet. The maximum setback required by Site Design Category 3 is 15 feet. We request this waiver in order to comply with Site Design Category 3 design requirements over the contradictory C-1 zoning requirement. This portion of the waiver allows for a higher quality design by following Site Design Category 3 requirements and presents no identifiable negative impacts to surrounding properties.

Per UDO 18.90.020, the C-1 district requires a minimum building frontage of 50%. We request a waiver to reduce this percentage to 30% along 159th Street. In attempting to follow Site Design Category 3, buildings are required to be placed closer to the right-of way. Building frontage in those locations been maximized. Given the building's compact footprint, a +/- 3 foot tall decorative landscape wall has been proposed along the Brentwood Street and 159th Street rights-of-way to assist in setting the frontage edge. This portion of the waiver presents no identifiable negative impacts to surrounding properties.

We hope the provided responses are sufficient for our rezoning application, please let us know if anything else is needed.

Sincerely,

A handwritten signature in black ink that reads "Rob Barse". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

MINT DEVELOPMENT CO

Rob Barse
Managing Partner



Mint Development Co LLC
723 S Oaks Dr
Hastings, MN 55033

rob@mintdevco.com
612.499.6095

April 1, 2024

City of Olathe
Attn: Planning Division
100 E Santa Fe St
Olathe, Kansas 66051

RE: RZ23-0013 | Caribou Coffee at Asbury | Waiver Request #2 – 25% Glazing

To Whom It May Concern,

On behalf of Mint Development Company LLC and applicant, please accept the following for Waiver Request #2 –25% Glazing for the Council Agenda Packet.

Waiver Request to UDO Section 18.15.020 G.7.b(1)(a). The UDO requires 25% glazing on first floor primary façade windows, and a waiver is requested to allow the proposed 20% glazing on the submitted elevations. The small building footprint creates a hardship for meeting higher glazing percentages. This prototypical building floor plan has a significant amount of kitchen equipment and interior wall furring, so additional windows to meet the minimum standard would need to be non-functional spandrel glass. In addition to being non-functional, additional window area to meet the minimum percentages would be disruptive to the proportions of the façade. No private rights will be injured or endangered by this waiver, and the public will suffer no loss or inconvenience.

We hope the provided responses are sufficient for our rezoning application, please let us know if anything else is needed.

Sincerely,

A handwritten signature in black ink that reads "Rob Barse". The signature is written in a cursive, flowing style.

MINT DEVELOPMENT CO