

Rob Barse  
Managing Partner



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

rob@mintdevco.com  
612.499.6095

February 27, 2024

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

RE: RZ23-0013 | Caribou Coffee at Asbury | Statement of Purpose

To Whom It May Concern,

On behalf of Mint Development Company LLC and applicant, please accept this Statement of Purpose to supplement our rezoning application. We are requesting rezoning to allow for development of a new Caribou Coffee "Cabin".

Caribou Coffee Cabins are a 605 square foot café featuring drive-thru and walk-up windows. Based in Minnesota, the cabins will embody the company's "Northwoods" feel. Although there is no indoor seating, the Cabins provide for seasonal, outdoor seating for 16 customers. The Cabins will also feature new menu items including "flavor-infused" drink items, like sparkling waters, juices and sodas, made from coffee beans.

In considering our application for rezoning, please accept the following criteria stated below as further justification to support our request for rezoning:

1. Although our proposal does not conform to the Comprehensive Plan, we believe that the use is consistent with similar Olathe community nodes located in close proximity to 159<sup>th</sup> & Ridgeview. Additionally, the existing and future uses immediately surrounding the property also deviate from the Comprehensive Plan. The existing daycare, future bank and planned multi-tenant strip center are all consistent and complementary to our proposed use creating for a strong neighborhood center for adjacent churches and residents. Lastly, we believe a coffee shop is more closely aligned to a fast casual offering than fast food. Although seasonal, our outdoor seating provides the adjacent neighborhood with a walkable amenity and community gathering place.
2. We have modified the Caribou Coffee "Cabin" prototypical design to more consistently align with the character of the neighborhood including, but not limited to, the surrounding land uses, zoning, floor area, architectural style, building materials, height, structural massing, siting and open space.

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3. We believe that the proposed use of a neighborhood coffee shop is complementary and in harmony with the zoning and uses of nearby properties. In fact, the land seller has obtained letters of support from the adjacent residential neighborhood.
4. The property is very suitable for a coffee shop use including the drive-thru which has adequate space for an 8-car drive-thru queue.
5. Under the current zoning, the property has remained vacant and undeveloped for 20 years.
6. The approval of the application would positively affect nearby properties providing an amenity that is in walking distance to the adjacent residential neighborhood, businesses and churches.
7. The approval of the development under the proposed district would substantially improve the value of nearby properties that have long been vacant as it is a strong national brand that would be attractive to prospective co-tenants.
8. The proposed district would not adversely affect the capacity or safety of that portion of the road network. All access is from an existing private road and no changes would be required of the existing public streets serving the overall area development. Our use will not present any parking problems and we have adequate parking provided on the site.
9. The proposed use will not create excessive air pollution, water pollution, noise pollution or other environmental harm.
10. There is positive economic impact of the proposed use on the community as it will generate increase taxes paid on the site as well as create both short-term and long-term jobs.
11. We do not believe there is any gain to the public health, safety and welfare due to denial of the application. In contrast, the denial of the application will continue to impose a hardship on the landowner as they have not been able to garner interest in the site with a buyer that aligns with the use dictated by the comprehensive plan and current zoning.

If the foregoing statement is not sufficient for our rezoning application, please let us know.

Sincerely,

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

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