



**City of Olathe, Kansas**

April 23, 2024

Attn: Andrea Fair  
100 E Santa Fe Street  
Olathe, Kansas 66061

Re: **RZ24-0007**: Rezoning for Primrose Daycare at Asbury

Dear Andrea:

A waiver is being requested for the exterior glazing requirements identified in UDO 18.15.020. The requirement states that we are to have a minimum of 25% glass on at least two exterior facades. We have resubmitted architectural elevations where all four facades have either met the 25% glass requirement or the percentage is very close. This amount of glazing has increased significantly on all four facades from our initial design. The tower element on the north and east facades now has spandrel glazing as well.

The architect and developer requests a lower amount of glazing than required due to the needs and requirements for classrooms associated with the Primrose schools. Within each classroom, it is preferred to have a certain percentage of opaque wall space instead of windows or glass to assist with classroom needs. These needs can include wall space for instructional purposes, space to facilitate lessons led by the teachers and staff, or educational decoration to supplement the classroom teaching. The request for a lower amount of glass is also led by the need for the safety of students and staff. Privacy is a concern for students and staff and an increased number of windows could prohibit some of those desired safety measures. In the event of a lockdown situation, staff will need to be able to conceal and black out any windows or glass in a timely manner to promote their safety and the students' safety. These are a few of the reasons why the 25% required glazing was not originally presented and the continued reason for Primrose's request for a waiver.

We feel that the amount of glazing presented in the most recent architectural elevations will align with the overall appearance of what was originally expected for the ordinance. All four facades have met or are extremely close to meeting the 25% glazing requirement and has been increased significantly from the original submittal. For these reasons, we request that the glazing requirement be waived as we have worked with Staff to add as much glazing as possible while staying aligned with Primrose's standards and preferences.

If you have any questions, please do not hesitate to contact me at [hokeefe@olsson.com](mailto:hokeefe@olsson.com) or by phone at 913-381-1170.

Sincerely,

Haidan O'Keefe



**City of Olathe, Kansas**

April 23, 2024

Attn: Andrea Fair  
100 E Santa Fe Street  
Olathe, Kansas 66061

Re: **RZ24-0007**: Rezoning for Primrose Daycare at Asbury

Dear Andrea,

A waiver is being requested for the street frontage requirements identified in UDO 18.15.115 Site Design Category. The requirement states that the building face be within 15 feet of the property line and the façade width of that frontage area to be more than 30% of the lot width. We are requesting this waiver as we feel that the layout of our site is most conducive to the neighborhood and surrounding properties, and the layout would not lend well to having our building within 15 feet of the property line. Relocating our building further to the west or south property line to be within the 15 feet would reduce the amount of usable playground space and eliminate valuable playground space that Primrose requires. The playground space is unable to move further north or east due to standard gate and classroom door locations.

To combat not meeting this requirement, we have provided high quality alternative designs that include increased landscaping and an additional site design category amenity zone. In our most recent set of plans, we have enhanced the entryway landscaping at the northeast corner of the site near the drive entrance from Hunter Street. We have also reduced our playground area by bringing the fence line in closer to the building by 5' on the west and south side of the site. This allowed us to greatly increase the density of shrubs along the fence line adjacent to Brentwood Street and the south side of Hunter Street, which also increased the planted materials within the south buffer zone. Shrubs have been added to the mulch area on the east side of the building to add even more foundation landscaping. Additionally, a signature landscaped area was added to the corner of Brentwood and Hunter Street to enhance the frontage area where the 15-foot build-to-line requirement could not be met. A seating area was also added near the entrance of the building for an additional Site Design Category 3 amenity zone.

Overall, the amount of landscaping across the site increased significantly to better align with the vision of the ordinance area and to provide a high-quality alternative to the street frontage requirements.

If you have any questions, please do not hesitate to contact me at [hokeefe@olsson.com](mailto:hokeefe@olsson.com) or by phone at 913-381-1170.

Sincerely,

Haidan O'Keefe



**City of Olathe, Kansas**

Attn: Andrea Fair  
100 E Santa Fe Street  
Olathe, Kansas 66061

April 1, 2024

Re: **RZ24-0007**: Rezoning for Primrose Daycare at Asbury

Dear Andrea:

A waiver is being requested for the parking requirements identified in UDO 18.30.160. The requirement states that we are to have 1 parking space per 800 square feet of proposed building and not to exceed 125% of the requirement, or 20 parking stalls. We have designed the site to provide 43 parking stalls, 2 of which will be ADA compliant.

The property owner and developer requests 43 parking stalls to accommodate enough parking for teachers, administration, and parent and drop off and pick up of children. There is a staff of 28 teachers and administration, leaving only 15 stalls for drop off and pick up of 210 children. Primrose Schools' studies have shown that each parent takes 6 minutes to drop off and pick up their child. One stall an hour can accommodate 10 drop off and/or pick up turns. From their studies, 15 stalls multiplied by 10 turns per hour allows for 150 available spaces. Their studies also show that not all parents come at the same time which results in spread out drop off and pick up times in the mornings and afternoons.

We feel that 43 parking spaces are needed in order to support the facility's staff and parents of the children attending this Primrose School. Adjacent properties with the same proposed usage, Country Kids Day Care of Olathe located at 158<sup>th</sup> Street and S Hunter Street, have over 40 parking spaces in their lot with a similar building size as proposed. Additional parking than what is required will also eliminate stacking or pile ups on adjacent streets that may impede the flow of traffic.

If you have any questions, please do not hesitate to contact me at [hokeefe@olsson.com](mailto:hokeefe@olsson.com) or by phone at 913-381-1170.

Sincerely,

Haidan O'Keefe