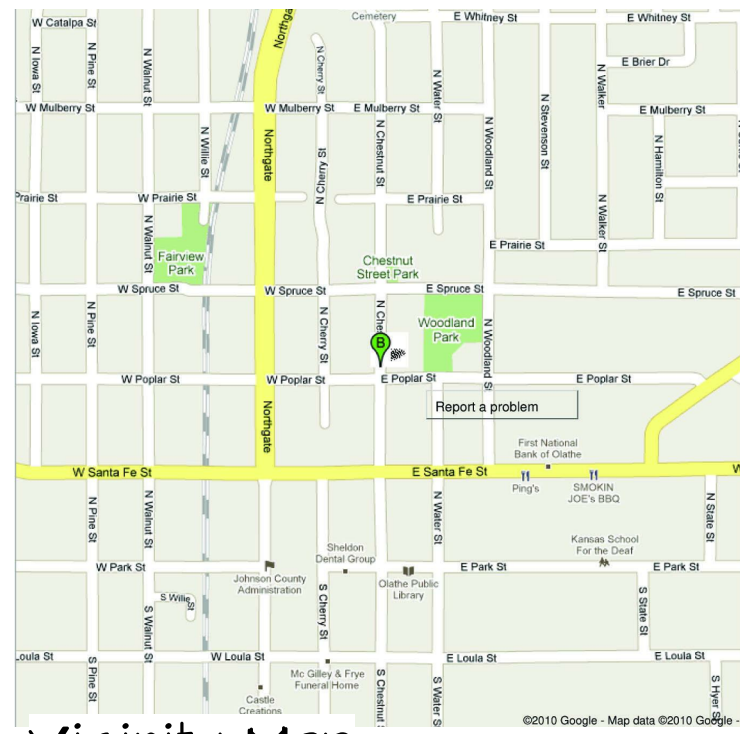


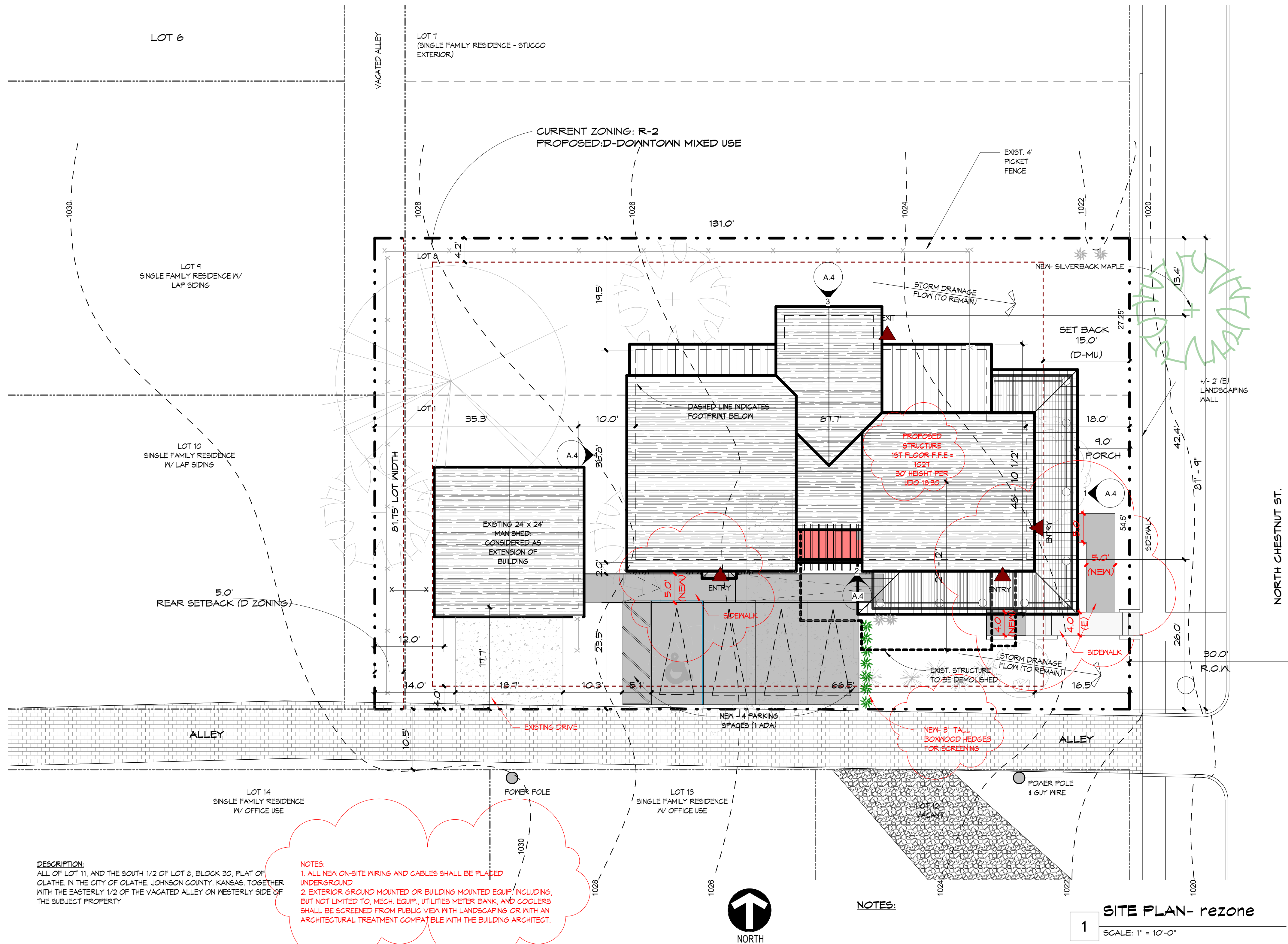
Rear (WEST)
Alley Side (SOUTH)
Front along N. Chestnut (EAST)

NOTE: EXISTING STRUCTURE TO BE DEMOLISHED

3 EXISTING STRUCTURE
SCALE: 3/16" = 1" N.T.S.



2 Vicinity Map
SCALE: N.T.S.



DESCRIPTION:
ALL OF LOT 11, AND THE SOUTH 1/2 OF LOT 8, BLOCK 30, PLAT OF OLATHE, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TOGETHER WITH THE EASTERLY 1/2 OF THE VACATED ALLEY ON WESTERLY SIDE OF THE SUBJECT PROPERTY

NOTES:
1. ALL NEW ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND
2. EXTERIOR GROUND MOUNTED OR BUILDING MOUNTED EQUIP. INCLUDING, BUT NOT LIMITED TO, MECH. EQUIP., UTILITIES METER BANK, AND COOLERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECT.

NOTES:

1 SITE PLAN- rezone
SCALE: 1" = 10'-0"

Project Narrative:

Existing building is A 2 story residential structure being used as for a business by way of special use permit. Existing structure is proposed to be demolished and replaced with 2 story wood framed structure for business use. New structure is designed as 'transitional' due to site location in the downtown district and the residential adjacency .

ADDRESS/LAND OWNER:
313 N. CHESTNUT
OLATHE, KS 66061
JASON AND TRINA NUDSON

APPLICANT:
JASON & TRINA NUDSON

ARCHITECT: MICAH KIMBALL, AIA:
1040 VERMONT ST.
LAWRENCE, KS 66044

EXISTING USE: PROFESSIONAL OFFICE
(VIA special USE PERMIT)

EXISTING ZONING:
R-2
PROPOSED ZONING:
D-DOWNTOWN MIXED USE
HEIGHT (MAX.) - 7 STORIES: 90'
FRONT YARD: 15'
SIDE YARD (MIN.) 10% & 0' ALLOWED ONE SIDE
REAR YARD: 10'

PARKING REQ'D = 0 PER DOWNTOWN GUIDELINES
PARKING PROVIDED: 6+

PROPERTY IS NOT LOCATED WITHIN THE FEMA 100 YR. FLOOD PLAIN

LEGAL DESCRIPTION:
ALL OF LOT 11, AND THE SOUTH 1/2 OF LOT 8, BLOCK 30, PLAT OF OLATHE, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TOGETHER WITH THE EASTERLY 1/2 OF THE VACATED ALLEY ON WESTERLY SIDE OF THE SUBJECT PROPERTY

BUILDING DATA:
GROSS BUILDING AREA: (1st) 2,389 sf
(2nd) 1,902 sf
TOTAL 4,291 sf

PROPOSED BUILDING USE:
• 1ST FLOOR- B: 24 OCC.'S
• 2ND FLOOR- B: 19 OCC.'S
• ACCESSORY (CONSIDERED AS ONE BUILDING)
TOTAL OCCUPANTS: 43 OCC.'S

OCCUPANCY GROUPS: B: BUSINESS

OCC. LOAD = 1 OCC./100 GROSS SF

CONSTRUCTION: TYPE V-B WOOD FRAMED - NON SPRINKLED

ALLOWABLE STORIES (NS) = 2
ALLOWABLE AREA (NS)= 9,000 SF

REQUIRED RATINGS (TBL. 601):
STRUCTURAL FRAME: OHR
BEARING WALLS: OHR
NON-BEARING WALLS: OHR
FLOORS: OHR
ROOF: OHR

REQUIRED # OF EXITS: 1 (TBL.1006.2.1)
MAX. EXIT DISTANCE: 75'

REQUIRED PLUMBING FIXTURES:
WC: 2 (1:25 FOR 1ST 50 OCC.)
LAV.: 2 (1:25 FOR 1ST 50 OCC.)
DRINKING FOUNTAIN: 1
MOP SINK: 1

WAIVER REQUESTS:
1. UDO, Section 18.20.210.B.1, "Minimum 80% frontage buildout for non-residential uses."
2. UDO, Section 18.20.210.D.3, "No more than one (1) commercial off-street parking area may be located in a block."

TREANORHL

1040 Vermont
Lawrence, Kansas 66044
Cell: 785.842.7536
Fax: 785.842.7536
www.TreanorHL.com

NUDSON
MY CHILD ADVOCATE
313 N. Chestnut,
Olathe, KS

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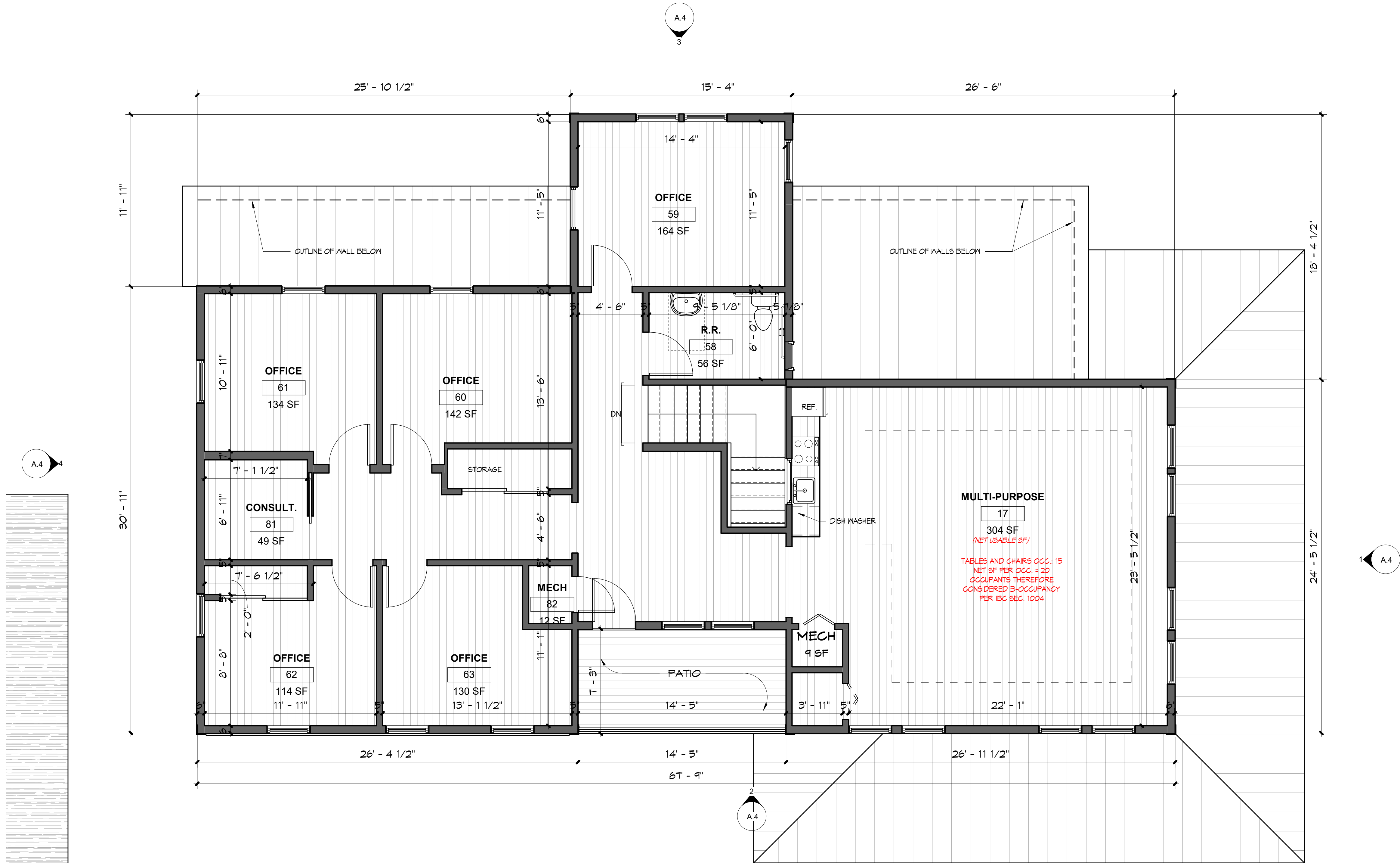
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Date: 5.17.2019

REVISIONS		
NO	DESCRIPTION	DATE
1	REZONE	6.17.2019

S.1

Site Dev. Plan

TreanorHL NO. 4.2019



1

2nd Floor Plan

SCALE: 1/4" = 1'-0"

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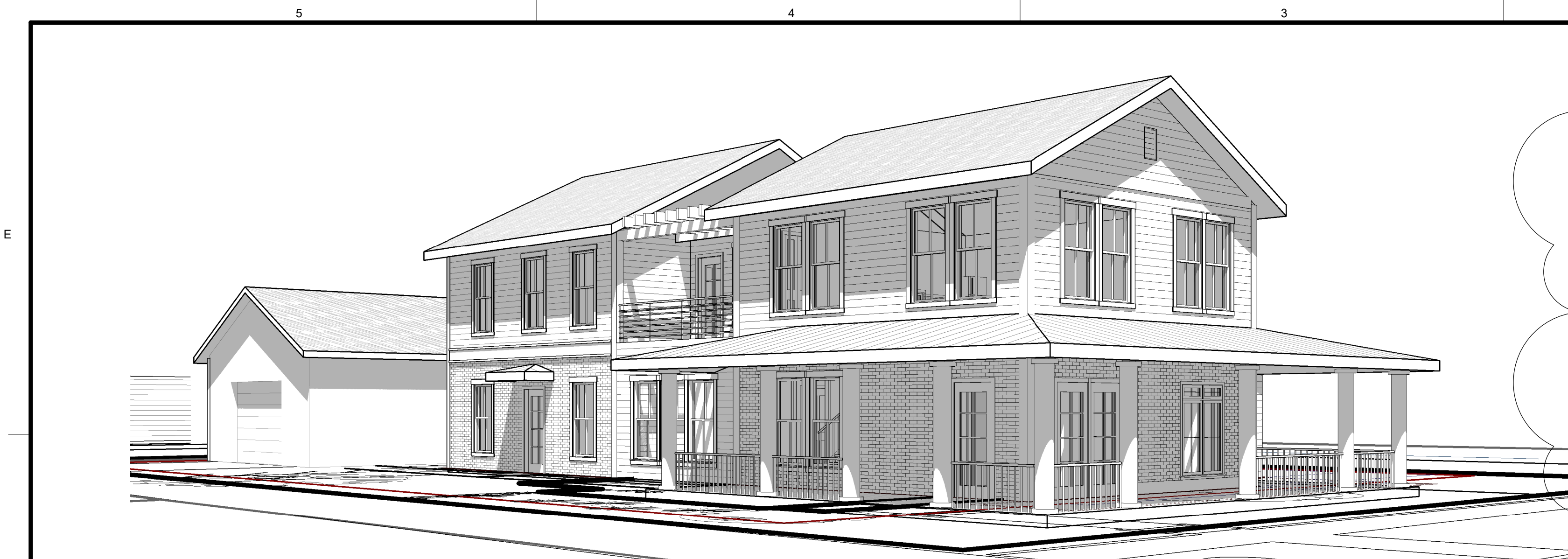
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Date: 5.17/2019

REVISIONS		
NO	DESCRIPTION	DATE

A.3

2ND FLOOR PLAN



NOTE:
ELEVATIONS AND PLANS ARE PRELIMINARY AND SUBJECT
TO CHANGE

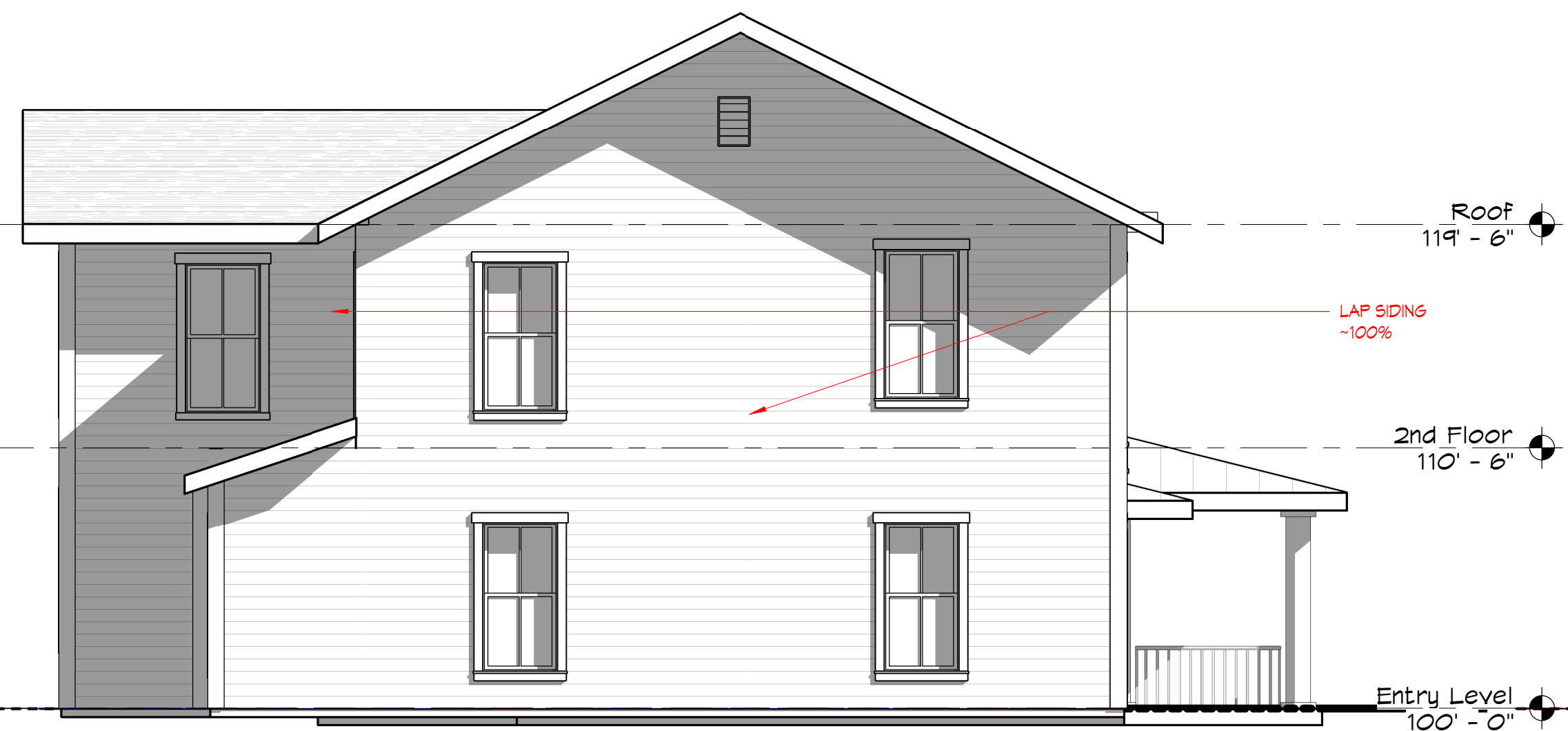
5
PERSPECTIVE 2
SCALE:

UDO 18.20.210 - EXCERPT
Purpose: The "D" (Downtown) District constitutes the "downtown" core and its fringe areas. It recognizes the unique characteristics of the traditional central area, which accommodates a mix of uses such as retail, service, special shops, offices and residential.
The "D" District is consistent with the Urban Center/Downtown future land use category, and implements the following Comprehensive Plan policies:
•The original Town policies (Principles OT-1 to OT-3 and supporting policies) to provide a wide range of commercial, cultural, educational and entertainment experiences and to establish Downtown as the focal point of the community.
•Principle LUGG-4: Encourage mixed-use development, especially in the downtown area, to support commercial uses, promote walkability, and provide for a variety of housing options.
•HN-2.3: Higher Residential Densities. Target future medium and high-density residential development to locations that are accessible to and integrated with potential employment and transit centers.
•LUGG-6.1: Targeted Development.
•LUGG-7.4: Alternative Zoning Techniques.
•LUGG-8.1: Mixture of Complementary Land Uses.
•HN-1.2: Mixed Uses and Mixed Incomes.
•HN-1.8: Encourage architecturally compatible infill housing in older neighborhoods.

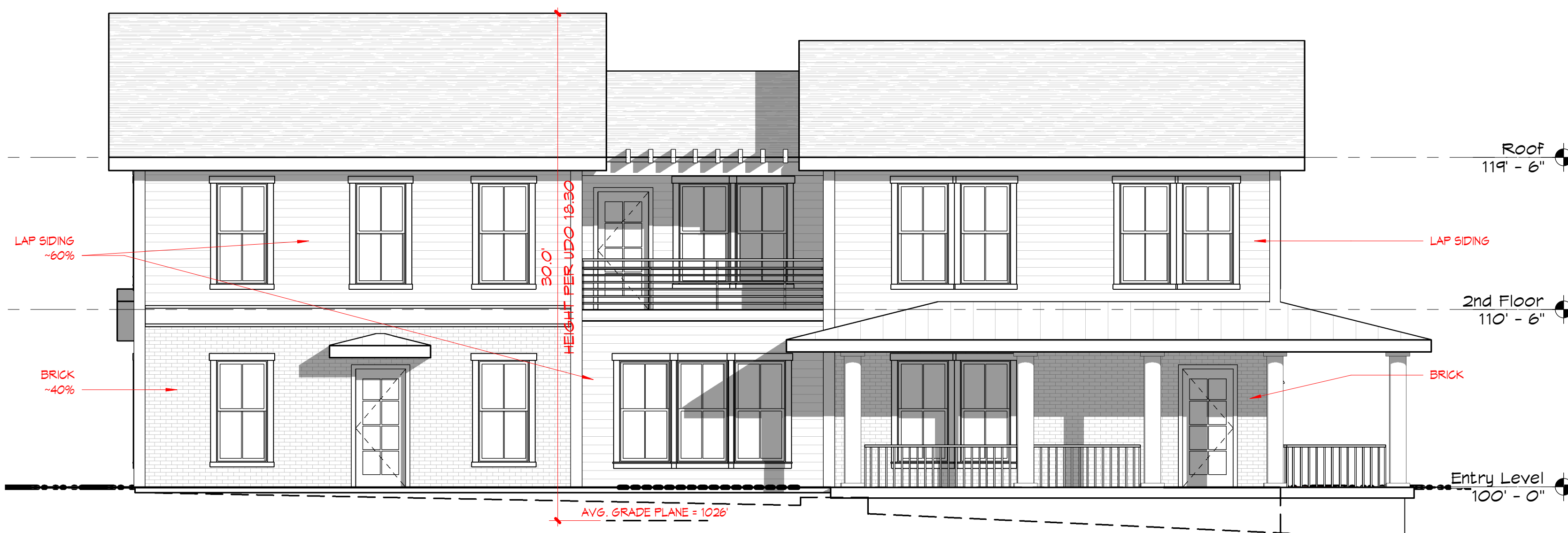
DESIGN NARRATIVE:
New structure is designed as 'transitional' and targeted to adhere to the purpose of the downtown zoning objectives as set forth in the UDO excerpt noted above. Although the use is intended to be light commercial in nature, the form and residential detailing honor the adjacent single family homes. The design intent is due to being located on the border line of the downtown district to the south and prewar residential to the north. The design utilizes a midsize scale to provide a step down or transition between the adjacent commercial zoning with larger building forms and the smaller scales of the adjacent residential. The form and scale are coupled with materials and roof forms that compliment the adjacent single family homes, along with the durability of the commercial structures of downtown. The transitional design is considerate of both development purposes, downtown and residential, per the UDO objectives and compliments the adjacent building forms in scale (as a step down to single family), form, and materials.



3
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4
WEST ELEVATION
SCALE: 3/16" = 1'-0"



2
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1
EAST ELEVATION
SCALE: 3/16" = 1'-0"

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A.4

PROPOSED ELEVATIONS

TreanorHL NO. 4.2019