8/20/20
City of Olathe Planning & Zoning
Attn: Emily Carrillo, 913.971.8917
PR20-0044: Preliminary Development Plan for Combs Commercial
815 E Park St
Via email: TARamdass@OlatheKS.org

Dear Emily,

In response to your comment K2 dated 8/13/20, please not the following project summary:

2. The project scope includes remodeling of an existing pre-fabricated building of approximately 4000 SQ FT to be converted into (4) separate tenant lease spaces for the intended use of generic business incubator. Each tenant space will include a restroom and separately metered utilities. The building and the existing vacant lot south will be combined and plated into a single property. The adjacent site will be used for tenant parking and will also accommodate the trash enclosure.

With regard to deviation from the UDO requiring request of waiver (comments #s 8, 19 , 20 & 22 dated 8/13/20), we offer the following justifications.

Generally speaking, this project is the remodel and re-use of an existing prefabricated metal building. Both the existing building and (virtually non-existent) site development are in a very blighted condition. 'Up-cycling' of this property is the more sustainable approach, will improve all existing conditions and will provide a valuable service to the community. Every effort has been made to comply with the UDO guidelines to the greatest extent possible within the context of the proposed re-use. However, to ensure the viability of the project and with regard to 'conditions unique to the property' (per UDO 18.40.240.D.2.e) we respectfully request a waiver from some specifics of the following guidelines:

18.15.020.E.9.c : Exposed Gutters and Downspouts
The nature of the existing building type and construction (steel frame with horizontal girts) is not conducive to recessing gutters or downspouts. We have proposed that downspouts be kept to a minimum (2 each on the East and West elevations) and incorporated into the module and rhythm of architectural materials and design.

18.15.020.F: TABLE 18.15.020-1: Permitted Building Finish Materials by Materials Class
A table of values has been added to Sheet A2.1 outlining façade materials by type, location and % of area relative to the %’s allowable per Table 18.15.020-1. In an auto repair shop, glass is not typically desirable however, we have added storefront glazing to the Park Street elevation and have included windows in the overhead doors on Mahaffie in an effort to comply with the required glass % to the greatest practical.

18.15.020.G.7.b (1) Primary façade
Due to the corner location, both facades fronting Park and Mahaffie are defined as ‘primary’. By specifying a more attractive flush metal overhead door and the use of applied stone and cement stucco, the proposed building elevations very nearly meet (Park side) or exceed (Mahaffie side) the required %’s for class 1 & 2 materials.

18.15.020.G.7.b (2) Secondary façade
Roughly 3/4ths of the west elevation is completely hidden by the adjacent property. The proposed elevations wrap applied stone around the northwest corner of the building where most visible, and raise the stone wainscot to provide a change in elevation of the stone and add visual interest. The balance of the west elevation (hidden from view), is a Class 1 architectural metal panel. While it does not contribute to the 50%
requirement for Class 1 & 2 materials on secondary facades, it is a significant upgrade over the standard metal panels typically used on metal buildings.

Likewise, while the south elevation is not in strict compliance with the 50% guideline for Class 1 & 2 materials, the combination of stone, cement stucco and architectural metal panel is a significant improvement over the typical materials used in buildings of this type. This elevation is further softened and enhanced by landscaping.

18.15.020.D.7.e. Roofing

The low-slope (1:12) roof is virtually invisible from the street and is proposed to be a conventional metal ribbed panel, consistent with metal buildings of this type.

In each instance, we believe the proposed deviations from the UDO will in no way "injure or endanger", "private rights" (per UDO 18.40.240.D.2.e.(1)). Likewise, we believe "the public will suffer no loss or inconvenience" (per UDO 18.40.240.D.2.e.(1)). On the contrary, we are confident that this project as designed will constitute a significant improvement to the existing building and the property.

Respectfully submitted,

Todd J Wetherilt