

Downtown Olathe! **CP-O (Commercial Planned Office)** zoning, both properties are incredibly flexible, allowing for many different types of commercial and mixed-use ventures.

1. Boutique Hotel / Rooming House

- **Suitable for:** Offering accommodation in a small, personalized setting.
- **Why it works:** The proximity to the Johnson County Courthouse means a consistent flow of visitors (including legal professionals and government employees), making it a great location for a boutique hotel or a rooming house that caters to short-term stays.
- **Space Requirements:** You'd likely need to convert multiple rooms for guest use, with kitchen facilities and common areas

2. Child & Adult Daycare

- **Suitable for:** An Adult & Child daycare facility.
- **Why it works:** Commercial properties in residential areas, especially ones that have parking, are prime candidates for daycare businesses. The homes' spacious layouts could be easily converted into daycare centers with dedicated rooms for activities and nap areas.
- **Considerations:** You'll need to ensure proper safety and accessibility modifications for children and adults, but the flexibility in zoning should allow for this.

3. Mixed-Use Storefront with Residential / Offices

- **Suitable for:** A storefront (retail) space on the ground floor with residential or office space above.
- **Why it works:** The zoning allows for retail or office use on the lower levels with residential units above. This is ideal for creating a live/work situation that fits into the downtown area.
- **Space Requirements:** The properties already have separate rooms, which can easily be adapted into living spaces or small retail shops.

4. Food Service / Catering Kitchens

- **Suitable for:** A commercial kitchen for catering or food production.
- **Why it works:** Food service businesses thrive in high-traffic, centrally located areas. The buildings' kitchens need to be renovated or expanded to include more commercial-grade appliances, and the layout supports easy access for deliveries and customer pickups.
- **Parking:** Off-street parking is perfect for catering businesses that need space for deliveries.

5. Financial Services

- **Suitable for:** Banks, insurance offices, or other financial service companies.

- **Why it works:** Financial services businesses benefit from high visibility and central locations, especially in areas close to government buildings like the courthouse. The spacious offices could be configured for client consultations and administrative work.
- **Parking:** Having off-street parking for clients and staff would be a key selling point.

6. Laboratory / Medical Offices / Hospital

- **Suitable for:** Medical practices, small laboratories, or outpatient clinics.
- **Why it works:** The zoning could accommodate healthcare businesses like medical offices or labs, provided the space is retrofitted with medical-grade facilities and accessibility features.
- **Space Requirements:** You'd need to install medical-grade utilities, exam rooms, and possibly patient waiting areas, but the homes' layouts could support this with the right design.

7. Off-Street Parking Lot

- **Suitable for:** Off-street parking is already mentioned as part of the properties' offering, which is a huge bonus in downtown areas.
- **Why it works:** The need for parking in downtown areas near government and professional services is constant. If there's enough space on the properties, this could be developed into a private parking lot for employees, clients, or even for lease.

8. Business Retreat / Executive Offices

- **Suitable for:** Corporate retreats or private executive office spaces.
- **Why it works:** A serene, historical environment combined with high visibility can create a perfect venue for business retreats or a collection of high-end executive offices.
- **Amenities:** The existing layout could be modified to provide separate meeting rooms, small offices, and common areas for clients and executives.

Key Considerations:

1. **Renovation & Building Codes:** You'll need to consult with an architect or designer to ensure the properties meet the necessary requirements for your chosen business use (e.g., accessibility, zoning compliance, and building permits).
2. **Parking Requirements:** Depending on the type of business, you may need additional parking spaces. If the space is already zoned for commercial use, adding a parking lot or leasing nearby spaces may be possible.
3. **Building Layouts:** Some of the options, like a boutique hotel or daycare, would require considerable renovation to create more private or semi-private rooms, restrooms, and common areas.

With the CP-O zoning, you're looking at an exciting set of options. Is there a particular business use that stands out to you, or do you want to explore one of these further?