

WAIVER REQUEST

PROJECT: Olathe Fire Station No. 9

PERMIT NO: PR24-0010

The project team for Olathe Fire Station No. 9 would like to request a waiver to the parking requirement standard in UDO 18.30.160 to reduce the required parking count from 1 per 800sf, which would require 18 spaces, down to 16 spaces (2 public, 14 secured).

Due to the existing site constraints including high-transmission power lines running diagonally on the site, as well as the existing tree buffer on the west side of the property, there is limited buildable area for the building and site development. The team has designed the site to give the best chance of preserving the existing mature trees along the west property line which has reduced the drive lane width, introduced a retaining wall and in turn reduced the parking count at the back of the fire station. We have working with the fire department and they are in agreement that this count meets the needs of the fire station staff. We have also located the generator away from the property line to reduce the impact to neighboring properties, which also took up a parking space and reduced our count.