

WAIVER REQUEST
St. John Paul II, Olathe, KS
February 2, 2024

WAIVER REQUEST #1:

Requirement (UDO Section Table 18.15.020.G.6.b.):

G. 6. b. Exterior Building Materials

(1) Primary Façades

- (a) Must use either three (3) materials from Class 1 or a combination of three (3) materials from Class 1 and Class 2 on no less than seventy-five (75) percent of the façade with a minimum of twenty (20) percent clear glass.

Request:

Church Phase I: Reduce minimum percent of glass per elevation dated 2024-02-02

Church Phase II: Reduce minimum percent of glass per elevations dated 2024-01-26

School Phase I: Reduce minimum percent of glass per elevations dated 2024-01-26

School Phase II: Reduce minimum percent of glass per elevations dated 2024-01-26

Hall: Reduce minimum percent of glass per elevations dated 2024-01-26

Approval Criteria (18.40.240.D.2):

a. "An alternative higher quality development design with no negative impacts to either the residential or nonresidential properties."

The waiver request is accompanied by a higher level design for the development as listed:

- *All buildings:*
 - *Building is designed in the style of historic mass-masonry buildings, which traditionally have a lower wall-to-window ratio than that noted in the zoning code; these traditionally-styled buildings are of a higher artistic quality and superior design than typical commercial or institutional buildings with a lower glass-wall ratio.*
 - *Traditional/classical ornament including pediments, colonnades, cupolas, and a dome increase the architectural character and quality of the building.*
- *Church Phase I:*
 - *This phase will construct the body of the church and the sanctuary area; in the future (estimated within the next ten years), the front of the church (the nave) will be extended forward (toward the West) to increase capacity, and add the final, more ornamental, and architecturally superior façade.*
- *Church Phase II:*

- *Phase II of the church has a large colonnade that extends the façade and create depth, increasing the void/solid ratio in a way similar to a window.*
- *The short colonnades on Phase II of the church artificially reduce the clear glass percentage by inflation the gross square feet of brick and stone.*
- *Phase II of the church will extend the front of the church (the nave) toward the West to increase capacity and add the final, more ornamental, and architecturally superior façade, estimated within the next ten years.*
- *Church (both phases):*
 - *Due to the nature of the church mainly being used on weekends, a lower glass-wall ratio increases the energy efficiency of the building, conserving energy use.*
- *School Phase I:*
 - *Front four-column colonnade extends the façade and creates depth, increasing the void/solid ratio in a way similar to a window.*
 - *This phase of the school will construct the front portion that faces the main plaza; the future expansion (projected within the next 15 years) will expand the classroom capacity, add a larger cafeteria, and a multifunctional gym/auditorium space.*
- *School Phase II:*
 - *Front four-column colonnade extends the façade and creates depth, increasing the void/solid ratio in a way similar to a window.*
 - *This phase of the school will expand the classroom capacity, add a larger cafeteria, and a multifunctional gym/auditorium, projected within the next 15 years.*
- *Hall:*
 - *Front four-column colonnade extends the façade and creates depth, increasing the void/solid ratio in a way similar to a window.*

b. "Development restrictions imposed on the property to ensure low impact land uses, low scale buildings and a site design arrangement in which adjoining residential properties will not be negatively impacted by any change in the applicable regulations."

- *Church Phase I*
 - *Building is set far back from the road and adjoining property lines this building will be approximately 490' away from the (west) property line adjoining the road, 555' away from the north property line, 290' away from the east property line, and 255' away from the south property line.*
 - *Building height is low scale insofar as that it conforms to the zoning code without waiver or variance.*

- *Church Phase II:*
 - *Building is set far back from the road and adjoining property lines this building will be approximately 435' away from the (west) property line adjoining the road, 555' away from the north property line, 290' away from the east property line, and 255' away from the south property line.*
 - *Building height is low scale insofar as that it conforms to the zoning code without waiver or variance.*

- *School Phase I:*
 - *Building is set far back from the road and adjoining property lines this building will be approximately 170' away from the (west) property line adjoining the road, 400' away from the north property line, 470' away from the east property line, and 480' away from the south property line.*
 - *Building height is low scale insofar as that it conforms to the zoning code without waiver or variance; the school is a low two-story building, similar in height to typical residential structures with the exception of the cupola, allowed by code.*
 - *Buildings are arranged facing inwards to create a campus, creating additional "primary" facades that will typically be seen only by visitors to the site.*

- *School Phase II:*
 - *Building is set far back from the road and adjoining property lines this building will be approximately 170' away from the (west) property line adjoining the road, 255' away from the north property line, 470' away from the east property line, and 480' away from the south property line.*
 - *Building height is low scale insofar as that it conforms to the zoning code without waiver or variance; the school is a low two-story building, similar in height to typical residential structures with the exception of the cupola, allowed by code.*
 - *Buildings are arranged facing inwards to create a campus, creating additional "primary" facades that will typically be seen only by visitors to the site.*

- *Hall:*
 - *Building is set far back from the road and adjoining property lines this building will be approximately 180' away from the (west) property line adjoining the road, 730' away from the north property line, 580' away from the east property line, and 145' away from the south property line.*
 - *Building height is low scale insofar as that it conforms to the zoning code without waiver or variance; the school is a low two-story building, similar in height to typical residential structures with the exception of the cupola, allowed by code.*

- *Buildings are arranged facing inwards to create a campus, creating additional “primary” facades that will typically be seen only by visitors to the site.*
- c. “Existing topography, hedgerows or natural features provide significant screening and an appropriate buffer for adjoining properties.”
- *Both the north and the south property lines have significant existing trees that create a natural buffer and substantially screen the properties adjoining the site.*
- d. “Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by any change in the applicable regulations.”
- *In addition to the significant setbacks noted above in Section b), the properties across Ridgeview Road are an additional minimum distance of approximately 210’ from the site’s property line, resulting in these homes being the significant distance of:*
 - *700’ from the primary elevation of the church Phase I.*
 - *645’ from the primary elevation of the church Phase II.*
 - *380’ from the western primary elevation and the nearest edge of the southern primary elevation of the school Phase I.*
 - *380’ from the western primary elevation and the nearest edge of the southern primary elevation of the school Phase II.*
 - *390’ from the western primary elevation and the nearest edge of the northern primary elevation of the hall.*
- e. “The regulations impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design and building arrangements are not possible. In such instances, findings shall be prepared that:
- (1) No private rights will be injured or endangered by the waiver.
 - (2) The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.”
- *The unique building type of a church is not conducive to having a high glass-wall ratio; the intended spaces at the front of the church (narthex, restrooms, etc.) would not be appropriate to have large expanses of glass, creating an issue of function for the space; the regulation noted above imposes unnecessary hardship by negatively impacting the building’s sacred use.*
 - *The regulation noted above additionally imposes an unnecessary hardship by de-facto limiting any buildings in the style of traditional mass-masonry buildings, thus halting the ability of the owner to have buildings of an uncommon but superior architectural style; the public shall suffer no loss but have the gain of a nearby institutional campus of traditional buildings of superior and exceptional design.*

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WAIVER REQUEST #2:

Requirement (UDO Section Table 18.15.020.G.6.a.):

G. 6. a. (2) Façade Articulation

Each primary façade must be divided into vertical bays no greater than fifty (50) feet in width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

One (1) or more of the following façade articulation techniques for each of the categories listed below must be used every fifty (50) feet of façade width along all primary façades:

(a) Horizontal Articulation

i Wall Offset The offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.

ii Wall Notch A setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.

iii Wall Projection A projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

Request:

School Phase I: Increase horizontal bay articulation width per elevations dated 2024-01-26

School Phase II: Increase horizontal bay articulation width per elevations dated 2024-01-26

Hall: Increase horizontal bay articulation width per elevations dated 2024-01-26

Approval Criteria (18.40.240.D.2):

a. "An alternative higher quality development design with no negative impacts to either the residential or nonresidential properties."

The waiver request is accompanied by a higher level design for the development as listed:

- *Building is designed in the style of historic mass-masonry buildings, which traditionally have a lower wall-to-window ratio than that noted in the zoning code; these traditionally-styled buildings are of a higher artistic quality and superior design than*

typical commercial or institutional buildings with wall spans that lack horizontal articulation features.

- *Traditional/classical ornament including pediments, columns, arches, and a cupola increase the architectural character and quality of the building.*

b. "Development restrictions imposed on the property to ensure low impact land uses, low scale buildings and a site design arrangement in which adjoining residential properties will not be negatively impacted by any change in the applicable regulations."

- *Phase I of the school is set far back from the road and adjoining property lines this building will be approximately 170' away from the property line adjoining the road, 400' away from the north property line, 470' away from the east property line, and 480' away from the south property line.*
- *Phase II of the school is set far back from the road and adjoining property lines this building will be approximately 170' away from the property line adjoining the road, 255' away from the north property line, 470' away from the east property line, and 480' away from the south property line.*
- *The hall is set far back from the road and adjoining property lines this building will be approximately 180' away from the property line adjoining the road, 730' away from the north property line, 580' away from the east property line, and 145' away from the south property line.*
- *Building height is low scale insofar as that it conforms to the zoning code without waiver or variance; the school is a low two-story building, similar in height to typical residential structures with the exception of the cupola, allowed by code.*

c. "Existing topography, hedgerows or natural features provide significant screening and an appropriate buffer for adjoining properties."

- *Both the north and the south property lines have significant existing trees that create a natural buffer and substantially screen the properties adjoining the site.*

d. "Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by any change in the applicable regulations."

- *In addition to the significant setbacks noted above in Section b), the properties across Ridgeview Road are an additional minimum distance of approximately 210' from the site's property line, resulting in these homes being the significant distance of 380' from the western primary elevation of the school Phase I and II.*
- *In addition to the significant setbacks noted above in Section b), the properties across Ridgeview Road are an additional minimum distance of approximately 210' from the site's property line, resulting in these homes being the significant distance of 390' from the western primary elevation of the hall.*

e. "The regulations impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design and building arrangements are not possible. In such instances, findings shall be prepared that:

(1) No private rights will be injured or endangered by the [waiver](#).

(2) The public will suffer no loss or inconvenience thereby and that in justice to the [applicant](#) or applicants the [application](#) should be granted.”

- *The regulation noted above additionally imposes an unnecessary hardship by de-facto limiting any buildings in the style of traditional mass-masonry buildings, thus halting the ability of the owner to have buildings of an uncommon but superior architectural style; the public shall suffer no loss but have the gain of a nearby institutional campus of traditional buildings of superior and exceptional design.*