

March 16, 2020

City of Olathe, Planning Department
Attn: Jessica Schuller, Senior Planner
100 E Santa Fe Street
Olathe, KS 66051

Permit No: PR20-0005
Project Title: Preliminary Site Development Plan for Grace Church
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR WORSHIP, RECREATION OR AMUSEMENT

RE: Waiver Request

Dear Jessica,

Thank you for your review and help with the approval process for this project.

The following represents a request for waivers of Design Guidelines in UDO Section 18.15.020, per waiver process outlined in UDO Section 18.40.240:

SECTION 18.15.020 item G.6.b. (1) Primary Facades – Percentages of Materials (Primary Façade)

Requirement: (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 more than seventy-five (75) percent of the façade with a minimum of twenty (20) percent clear glass.

Request: The applicant is requesting a waiver from the stipulation that the (1) east and (2) west primary facades are comprised of 75 percent Class 1 or Class 2 materials.

The approving authority may approve the waiver if the applicant demonstrates one or more of the following, and if the area proposed for modification is illustrated on the Development Plans:

(a.) An alternative higher quality development design with no negative impacts to either the residential or non-residential properties.

A higher percentage of Exterior Insulation and Finish System is being proposed on the east and west facades where future expansions are planned. Exterior Insulation and Finish Systems include a water managed and drainable layer at the building perimeter, provide a level of continuous insulation with a finish that mimics the look of traditional stucco without the inherent downsides of stucco. We propose a siliconized finish that sheds dirt and water, is resistant to fading, and is highly resistant to cracking. In contrast, traditional stucco is a cementitious material that inherently absorbs moisture, is prone to cracking and has a higher rate of fading over time. We recommend allowing the use of a higher percentage of this Class 3 material for higher performance longterm, with a look that is identical to traditional stucco, and that will have no negative impacts to either the residential or non-residential adjacent properties.

SECTION 18.15.020 item G.6.b. (1) Primary Facades – Percentages of Materials (Primary Façade)

Requirement: (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 more than seventy-five (75) percent of the façade with a minimum of twenty (20) percent clear glass.

Request: The applicant is requesting a waiver from the stipulation that the (1) west primary facades include a minimum of twenty (20) percent clear glass.

The approving authority may approve the waiver if the applicant demonstrates one or more of the following, and if the area proposed for modification is illustrated on the Development Plans:

(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.

A lower percentage of clear glass (13.4%) is being requested on the west façade. The west façade is primarily education space, student worship space and storage. We are proposing a significant amount of glass in classrooms. We are proposing additional glass in storage rooms and student worship space where glass is typically not desired, in order to try and meet the requirements of the UDO. We recommend allowing for a reduction in the percentage of clear glass required as (1) we are unfortunately proposing glass in spaces that should NOT have glass, and (2), this elevation is an expansion elevation, and is nearly 1200' from the west property line, which is a future road.

SECTION 18.15.020 item E.9. Gutters and Downspouts

Requirement: (c) Exposed gutters and downspouts on primary facades are prohibited.

Request: The applicant is requesting a waiver from the stipulation that exposed gutters and downspouts be allowed on the north facade (primary).

The approving authority may approve the waiver if the applicant demonstrates one or more of the following, and if the area proposed for modification is illustrated on the Development Plans:

(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.

To articulate the administrative wing of the facility, we are proposing the use of architectural materials to help separate it from adjacent building forms. We propose to use high-quality architectural standing seam metal roofing, and request to use gutters and downspouts on this elevation only, for a distance of 50'. The gutters will be matching commercial grade pre-finished metal, and the two (2) 11' downspouts will be constructed of the same material. We recommend allowing the use of gutters and downspouts on this elevation as it helps to articulate the north façade in an architectural and aesthetic manner, and will not negatively impact the properties to the north, which include two schools.

We hope the above waiver requests meet with your approval. Let me know if there is anything you need further for preparation of the March 23rd Planning Commission meeting.

Thanks again for your support of this project.

Sincerely,



Brian Rathsam
Vice President