

May 27, 2025

Public Works – Planning Division

**CITY OF OLATHE**

P.O. Box 768

100 E. Santa Fe Street

Olathe, Kansas 66051-0768

Attention: Andrea Morgan

**RE: REPLY TO PLAN REVIEW STAFF COMMENTS**

**PR25-0010 – PRELIMINARY DEVELOPMENT PLAN FOR PREMIER BUSINESS PARK  
REQUEST FOR WAIVER – MATERIALS REQUIREMENTS – SECONDARY FACADES**

Attention:

This letter is intended to accompany our response letter – outlining revisions to our original submittal of architectural Building Elevations, which were part of the total submittal for the Preliminary Development Plan for the Premier Business Park. The property is located at 605 S. Kansas Avenue, Olathe, Kansas.

**Request For Waiver:**

Note: This request for waiver is from the materials requirement to provide a mix of (minimum) 40% of Class 1, Class 2, and Class 3 materials on the west elevation of Building “A”, and from the north, and west elevations of Building “B”. Discussion with your office has also taken place with agreement to provide a trim stone veneer on the east and south elevations of Building “B”, to match the adjacent Building “A”.

**Applicability:**

1. Our request to limit the amount of noted materials on the buildings is primarily due to the limited (if any) visibility of the noted elevations of each building. The specific layout of the buildings on the property, do not allow for visibility from public view.
2. Design elements as noted in Section 18.15 of the UDO have been addressed with every side of Building “A”, which is totally visible from the public way – from each direction. However, this building also totally restricts the view of the west side of the building, and the second, smaller building to the west from every angle.

**Criteria:**

1. Because of the natural screening as noted, we believe no negative impact of any kind to surrounding properties would be experienced. In fact, the area is zoned heavy industrial. This proposed design cleans up a large portion of the street in that location, and will be one of the few in that area that presents other than typical industrial metal building siding.
2. There are no adjoining residential properties which would be impacted. The nearest residential properties are a block away – to the east, and are separated from our proposed project by a row of existing industrial properties.
3. Additionally, existing pre-engineered metal building structures – with only metal siding now exist immediately to the north and south of our project. To the north is the current BNSF railroad lay-down yard, which also wraps around our subject property to the northwest – along the “rounded” portion of our lot. Nothing will ever be built there, as long as the railroad controls that property.
4. There also exists a natural vegetative hedgerow of trees and heavy shrubbery along the entire west property line, which currently screens the recently developed property to the west, from this site. The limited visibility goes both directions.

Ms. Andrea Morgan – Public Works – Planning Division

**CITY OF OLATHE**

**PR25-0010 – PRELIMINARY DEVELOPMENT PLAN FOR PREMIER BUSINESS PARK**

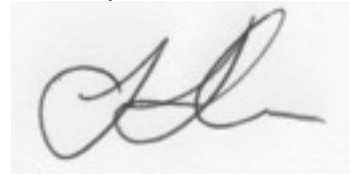
May 17, 2025

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In summary, we would also mention that notice was sent by registered mail to all of the surrounding property owners, that a neighborhood meeting would be held at the site on Monday, May 19<sup>th</sup>, where we were available to present and explain what we wished to develop. As notice to your office by Tim Tucker from Phelps Engineering, there were no attendees. No one showed up to indicate displeasure with the project. We believe this was indication the surrounding neighbors are in support of our development, which will clean up the existing property and create a better environment for added commerce to Olathe.

We offer this explanation and request of this waiver to limit the materials requirements as noted on the building elevations not visible from public street view. Please advise at your earliest convenience if you need additional information or wish to discuss in more detail. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'L. Lisbona', written on a light-colored background.

Larry Lisbona, Architect  
**LISBONA ARCHITECTS, INC.**

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Copy: Mr. Bryon VanLerberg  
Mr. Tim Tucker

PremierPlanWaiver