

Jessica Schuller, AICP, Senior Planner

City of Olathe

RE: Waiver Requests for Case PR26-0012

July 14, 2026

We are requesting the following waivers:

1. Waiver from Section 18.15.020.G.8.b and 18.15.020.G.10.b.1.a to allow a reduction in the percentage of clear glass required on the primary façades as shown on the submitted elevations. Justification for this request can be made utilizing approval criteria e in Section 18.40.240.D.2.
 - a. Primary Façade – Section 18.15.020.G.10.a.3 requires 15% clear glass on the primary façade. The current architectural design for this project provides +/-5.2-6.7% tinted glass on the first floor of the primary façade.

Support: Following the requirement of 18.15.020.G.8 and 18.15.020.G.10 would impose an unnecessary requirement on this property owner because the intent of the applicant is to screen the north and east facades of the buildings to screen the overhead doors from view from the arterial roads (167th Street and Lone Elm Road) which would also screen the first floor glass from being seen. In addition, the tenant has proprietary manufacturing processes inside the buildings that the requested glazing would violate. The public will suffer no loss or inconvenience from this waiver. Additionally, additional articulation has been provided on the secondary facades above the required amounts to ensure that a high-quality design with the approval of this waiver.

2. Waiver from UDO 18.15.020.G.10 to allow overhead doors to face arterial roadways where they cannot be fully screened. Justification for this request can be made utilizing approval criteria e in Section 18.40.240.D.2.
 - a. Screening will be provided as shown on the drawings provided and attached cutsheets. The large 30' tall overhead doors required on the plan will be partially screened from view.

Support: Following the requirement of 18.15.020.G.10 would impose an unnecessary requirement on this property owner due to the height of the screening (over 20' tall) would become cost prohibitive to install and would drastically impact the aesthetics of the entire property which would not benefit the public. As a compromise, we have proposed to recess the overhead doors 48" and add a 36" deep canopy where the operations of the facility allow. We have also changed the colored elevations to assist with concealing the overhead doors. The 30' tall doors are necessary for the operation of this facility as the product moving in and out of the building drives the height of the doors.

3. Waiver from UDO 18.15.020.G.10.a.2 to allow for visible overhead doors that do not include a canopy and architectural treatment. Justification for this request can be made utilizing approval criteria e in Section 18.40.240.D.2.
 - a. Overhead doors that are rubber as required due to the size, cycle speed, and traffic demand of the tenant are not considered architecturally treated.
 - b. Overhead doors that are attached to the IMP bump outs on the South end of Building 1 (page left of the East elevation on Building 1) and the North end of Building 2 (page right of the east elevation on Building 2), we left those without canopies due to the difficulties with the exterior structural supports from the horizontal articulations we added. We would like to not add canopies there if at all possible. We have added canopies on all other doors where it is reasonable to accomplish that intent of the UDO.

Support: Following the requirement of UDO 18.15.020.G.10.a.2 would impose an unnecessary requirement on this property owner due to the necessity of the large overhead rubber doors for the function of the buildings as described above. We have added additional articulation elsewhere on the buildings as well as additional landscaping above what is required to offset this waiver request and maintain a high quality architectural design.

4. Waiver from UDO 18.15.020.G.10 to allow for vertical and horizontal articulation as shown on the application drawings. Justification for this request can be made utilizing approval criteria e in Section 18.40.240.D.2.
 - a. Articulation spacing of 108' in (3) locations on the Lot 1 building and (2) location on the Lot 2 & 3 buildings, and (2) locations at 162' on the Lot 2 & 3 buildings.

Support: Following the requirement of UDO 18.15.020.G.10 would impose an unnecessary requirement on this property owner due shift the articulation locations would change the overhead door locations which would drastically change the manufacturing floor plan including interior overhead bridge cranes, and other process manufacturing equipment that has specific space requirements. We have added additional articulation elsewhere on the buildings as well as additional landscaping above what is required to offset this waiver request and maintain a high quality architectural design.

We appreciate your consideration of these requests.

Zack Hahn
ARCO National Construction – KC, LLC
816-349-1519
zhahn@arco1.com