

March 16, 2026

City of Olathe  
100 E Santa Fe Street  
Olathe, Kansas 66051

Attn: Planning Division

Re: Brogden Carwash – Request for Waiver

Please find the following waiver request for Brogden Carwash.

**Waiver Request for UDO Section 18.15.020.G.7.b.(1): Exterior Building Materials**

We respectfully request a waiver from requirements outlined in UDO Section 18.15.020.G.7.b.(1), which mandates that primary facades must use 3 materials from Class 1 or a combination of 3 materials from Class 1 and 2 on no less than 80% of the façade. We propose a reduction in the required Class 1 and 2 material percentage area. The north facing facade as currently designed features 75% of class 1 and 2 materials with approximately 23% of the facade being the proposed class 3 polycarbonate overhead doors. Due to the required door dimensions and the narrow site—which must accommodate the proposed detention, a coffee shop / drive lane, and cross-access—the building footprint cannot be expanded to meet the 80% Class 1 and 2 material requirements. A 5% reduction in these materials along the north facade will allow the site to remain functional as proposed while navigating these spatial constraints. We also would like to request a waiver from the 25% glazing requirement. We intend to change the overhead doors on the north and south elevations from glass to polycarbonate. With these doors taking up 23% of the façade, we would be unable to reasonably meet glazing requirements. We propose that these polycarbonate doors both be allowed on the facades as well as be included in the glazing percentage requirement. Polycarbonate doors would function relatively the same as glass doors, with the added benefits of being a traditionally used material for carwashes, lighter weight, and more durable to impact.

**Waiver Request for UDO Section 18.15.020.G.7.a.(2): Garages and Overhead Doors**

We respectfully request a waiver to allow for the use of overhead doors on the north façade. As outlined in UDO Section 18.15.020.G.7.a.(2), overhead doors facing a public street must be recessed a minimum of 4' and architecturally treated. The overhead doors on the north façade are recessed 4' by the corner tower elements on each end and feature a canopy. Following UDO standards, we believe this to be an acceptable use of overhead doors facing a public street.

Thank you for considering our waiver request. We are happy to discuss further or provide additional details as needed.

Respectfully,

Keegan Amos, Assoc. AIA