



February, 28 2024

Johnson County MedAct Station 1156
PR24-0002

Waiver Request for UDO 18.15.020.G.8.b (2): Secondary Facades - (a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than fifty (50) percent of the façade with a minimum of fifteen (15) percent clear glass.

Specific Request – We are requesting a deviation to reduce the amount of clear glass from a minimum of 15% to a minimum of 5% on the south elevation (secondary façade).

Approval Criteria – UDO 18.40.240.D.2.a - An alternative higher quality development design with no negative impacts to either the residential or nonresidential properties.

Reasoning – The overall facade on this building uses all Class 1, very high-quality materials that present a clean design aesthetic and positive addition to the adjacent properties, while still providing for the privacy needs of this facility. The south façade (for which we are requesting a waiver) specifically uses (3) Class 1 materials: Stucco, Glazing, and Architectural Metal, providing a higher quality design than required by the UDO. Due to the programmatic layout of the interior spaces, additional clear glass on the south façade would not be beneficial to the building occupants nor the neighboring properties since much of the south elevation is concealed from public view by a combination of fencing and landscaping in addition to concealing vehicles and equipment from public view.

We appreciate your consideration.

Rachel Sher, Architect
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