

Centaur Animal Health Facility – West Pittman Street (PR25-0018)

REQUEST FOR WAIVERS

In accordance with Olathe UDO Section 18.15.020.G.10, please see the following request for waiver:

1. Section 18.15.020.G.10.a.3 – Industrial Building Design Standards – Transparent Glass

Requirement: Transparent Glass – Primary Facades: 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 seventy-five (75) percent of the façade with a minimum of fifteen (15) percent clear glass on the first floor.

Proposal: Applicant is proposing to provide 5.6% of glazing on the primary façade for Phase 1. The primary facade requirements of this section will be met in full for Phase 2.

Please consider the following reasons for the waiver request of this item:

This is a one-story Industrial Building, and this area of the interior of the east façade is used for the processing of animal pharmaceuticals. Installing transparent glazing in working areas would be unsafe and impractical. EPA and FDA regulations also would prohibit glazing near this work area for safety and security.

Clerestory windows are proposed along this façade in an upper area of the first level that does not pose a risk or hinder the safety and security of this work area.

Future phases (Phase 2 & Phase 3) will incorporate as much glazing as possible to meet the 15% requirement. Phase 2 includes an office area and building entry that will include ample storefront glazing throughout. Calculations show that the 15% glazing requirement will be met for Phase 2 when considering the entire façade of the one-story building with a mezzanine.

1. Section 18.15.020.G.10.a.4 – Industrial Building Design Standards – Façade Articulation

Requirement: Buildings less than three (3) stories in height must include tower elements or similar special vertical articulation to bookend the building or to anchor the main entry or building corner.

Please consider the following reasons for the waiver request of this item:

The design of Phase 1 and Phase 2 show the main building entry and articulation features being included in Phase 2. We have proposed a temporary building entrance on the north façade with a cultured stone veneer wainscot with a simulated stone cap, and an architectural metal awning.

It would be a hardship for the owner to provide a vertically and horizontally articulated entrance feature on the east façade that would be abandoned and deconstructed when Phase 2 is built. There is no negative impact to the surrounding area by not meeting these requirements as a part of Phase 1 construction, and it is also likely that Phase 1 and 2 will be built together, but that is question of funding and internal board approval.

Please let me know if you have any questions or if any additional clarifications are needed.

Respectfully Submitted,

A handwritten signature in purple ink, appearing to read 'Steve Bagwell', with a stylized, cursive script.

Steve Bagwell, AIA, NCARB

Project Architect