

WAIVER REQUEST

PROJECT: OLATHE FIRE STATION NO 4

OLATHE PROJECT NO: PR26-0005

DATE: 3/30/2026

UDO 18.15.020.G.8.a.2 requires each primary façade to be divided into façade bays that are no greater than 75 ft. in width. The Olathe Fire Station No.4 Project is proposing a façade bay with a maximum width of 95 ft. 4” in.

The building façade was design wholistically, taking into consideration the functional efficiency of the building, quantity of apparatus bays (which drives the length of the primary façade), and a modern composition that utilizes high-quality, durable materials. The building design incorporates roof overhangs, canopies, a change in materiality between levels that helps to break up the façade and create a well-composed elevation and 4-sided architectural building.

This request meets the criteria for Waivers (UDO 18.40.240) by proposing “an alternative higher quality development design with no negative impacts to either the residential or nonresidential properties”. Although the building deviates from **G.8.a.2 (Façade Articulation)**, the building meets all other expectations in the category for Office/Civic building types which include **G.8.a.1 (Building Entryway)**, **G.8.a.3 (Façade Expression)**, and **G.8.b (Exterior building Material)**. Specifically in the Exterior Building Materials category, the building exceeds the requirements listed below:

- Class 1 materials on the primary façade by 10%
- Class 1 materials on the secondary facades by an average of 17.6%
- Clear glass on the primary façade by 15%
- Clear glass on secondary facades by an average of 6.6%

In addition, the building seeks to address deviation of horizontal articulation by the placement of the three large apparatus bay doors (70% full height) that also sit back 1 ft. 2 in. from the primary wall plane, creating a sense of dimension and variation along the primary façade.

Overall, the exterior design is intended to create a cohesive design aesthetic representative of the building function, using high-quality, durable and timeless materials.

Sincerely,
Ellen Foster, AIA