



Associated Wholesale Grocers, Inc.

5000 Kansas Avenue • Kansas City • Kansas 66106
(913) 288-1000 • awginc.com

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Waiver Request: UDO 18.15.020.G.7.b

Date: January 8, 2026

Project: Cedar Creek Development

The applicant requests a waiver from UDO 18.15.020.G.7.b, to reduce the required primary facade glazing from **25% to 13%** for the North Elevation. While we recognize that the North Elevation is classified as a primary facade due to its frontage along Highway 10, the internal program of the building at this location consists strictly of storage, delivery logistics, and utilitarian operations.

Strict adherence to the 25% glazing requirement presents significant operational challenges:

- **Security & Safety:** As a storage and delivery hub, expansive glass at ground level poses security risks for stored inventory and interferes with internal racking systems.
- **Energy Efficiency:** Reducing glazing in non-conditioned or high-utility zones improves the building's overall thermal performance and sustainability profile.
- **Functional Alignment:** Windows in this sector would look directly into the "back-of-house" operations, which does not provide the intended "active" visual interest for passersby.

To compensate for the reduction in transparency, the revised North Elevation incorporates architectural enhancements to ensure the building maintains a high-quality aesthetic consistent with the Olathe Code.