

04 14 2025

Project Name: CHAR BAR OLATHE  
Project Location: 200 W Sante Fe, Olathe KS 66051  
Plan: PR25 - 0007

## **WAIVER REQUEST per UDO 18.240.240**

Regarding the aforementioned project, the following elevations do not fully comply with the façade requirements as mentioned below. It is our intention to provide an alternative higher quality development design with no negative impacts to either the adjacent residential or nonresidential properties. The waivers, requested below, are not intended to endanger or injure any private rights, nor believed to inconvenience or provide any injustice to the public.

### **1) SOUTH (STREET FACING) FAÇADE:**

**Requirement:** **80% Class I materials on street facing facade**

*AS SHOWN, THE FAÇADE INCORPORATES 69% (CLASS I MATERIALS).*

*AS AN ALTERNATIVE TO FULLY COMPLYING WITH THE 80% REQUIREMENT, IT IS PROPOSED THAT ADDITIONAL GROUND-LEVEL LANDSCAPING AND ARCHITECTURAL MASONRY FAÇADE DETAILING SHALL BE INCLUDED ON THE SOUTH ELEVATIONS.*

*ADDITIONAL GLAZING (IN EXCESS OF THAT REQUIRED) HAS BEEN PROPOSED ON THE NORTH AND EAST FAÇADES.*

### **2) EAST FAÇADES:**

**Requirement:** **50% Class I & II materials on (secondary) façade**

*AS SHOWN, THE FAÇADE INCORPORATES 40% (CLASS I & II MATERIALS).*

*AS AN ALTERNATIVE TO MEETING THE 50% REQUIREMENTS, ADDITIONAL ON-SITE ARCHITECTURAL FEATURES AND AMENITIES SUCH AS GROUND-LEVEL PATIO SPACE, PARK-LIKE COURTYARD SPACE AND ADDITIONAL (IN EXCESS OF THAT BEING REQUIRED) LANDSCAPING AIM TO ENHANCE THE OVERALL PEDESTRIAN EXPERIENCE.*

*ADDITIONAL GLAZING (IN EXCESS OF THAT REQUIRED) HAS BEEN PROPOSED ON THE NORTH AND EAST FAÇADES.*

End.