

Waiver Request

To: Zach Moore

City of Olathe Planning Commission

We are formally asking for a waiver to the UDO code 18.20.210.C.10 for the request to have an entrance on the north side of the building. We feel that we have designed the building with an esthetically pleasing curb appeal that surpasses the UDO requirement, to allow for a waiver under UDO 18.40.240 (2a). With a higher quality finish that fits better with the surrounding residential construction. Since we are in a transitional area (not really in the core downtown commercial area) we want the building to fit in this transitional setting. We have tried multiple design to fit this unusual lot shape and setting, as well as make it suitable for our application. We settled on this design for the following reasons...

- 1) We feel that the proposed design does meet UDO 18.20.210.C.10 with the entrance on the west side of the building facing the main street of Kansas City road.
- 2) We believe that all foot traffic coming down the sidewalk from either direction can get to the existing doors on either end of the building faster and easier than walking further to the middle of the building to enter.
- 3) Most of our traffic is pulled in from further away than walking distance and the entrance closest to the parking lot will be the primary entrance. We really don't want to make our customers walk extra distance around the building to get in.
- 4) The biggest issue with trying to put an entrance on the north side of the building is space, due to the unusual lot shape. We are already maxed out on the property lines. Adding another entrance to the north side would take several thousand square feet off the building that we really can't spare. We cannot protrude any further on that side, so the only way to do that would be to start cutting back that side of the building.
- 5) Also, where the door would need to be is going to be the location of our decorative signage on the outside and the location of the bathrooms on the inside.

We are also asking for a waiver on the UDO code 18.20.210.C.9 requiring clear glass in the building. We have a couple needs for different types of glass. One requires that we have opaque glass due to the windows being in the bathrooms. The other is due to energy efficiencies. We have designed the building to have a transitional (almost artistic) quality with the glass selection that we feel exceeds UDO standards to allow for a waiver under 18.40.240 (2a). Since we are a glass company, we want the glass to blend with the design. The first type is a custom satin glass insulated unit for the window stacks in the bathrooms. The second is low-e coated tinted glass insulated units on the west side of the building to help block the extremely harsh west setting sun to help with energy efficiency of the HVAC system. The third is a light low-e coated glass insulated unit in the rest of the building for energy efficiency. All coated/tinted glass

will have a bronze hew, to match with the bronze accents on the building. We feel that this design exceeds the UDO requirement in quality even though it varies from the code itself.

We Hope this explains our reasoning for why the building is designed the way it is and that the city will allow for it to be this way. We ask that you please make these exceptions.

Thanks

Bob Shipley

Olathe Glass