

The public may attend the meeting in person or view it online at <https://www.facebook.com/CityofPrairieVillage>.

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, MARCH 7, 2023
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - February 7, 2023

III. OLD BUSINESS

IV. PUBLIC HEARINGS

PC2023-103 Renewal of special use permit for service station and convenience store
Hy-Vee Fast & Fresh
7720 State Line Road
Zoning: C-2
Applicant: Hy-Vee, Inc.

V. NON-PUBLIC HEARINGS

PC2023-104 Lot split - 4000 W. 85th Street and 4004 W. 85th Street
Zoning: R-1A
Applicant: Kevin Green Homes

VI. OTHER BUSINESS

VII. ADJOURNMENT

Plans available at City Hall if applicable.
If you cannot be present, comments can be made by e-mail to cityclerk@pvkansas.com

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue, and shall vacate their position at the table until the conclusion of the hearing.**

**PLANNING COMMISSION MINUTES
FEBRUARY 7, 2023**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, February 7, at 7:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jon Birkel, James Breneman, Patrick Lenahan, Melissa Brown, and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Multistudio; Wes Jordan, City Administrator; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the January 10, 2023, regular Planning Commission meeting. Mr. Birkel seconded the motion, which passed 4-0, with Mr. Lenahan and Mr. Wolf in abstention.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2023-102 Site Plan for Monument Sign
 5301 W. 75th Street
 Zoning: R-1A
 Applicant: Prairie Fire Signs

Mr. Brewster stated that the applicant was requesting approval of a replacement monument sign for a 0.32-acre site and office building located on the southwest corner of 75th Street & Ash Street. The property is zoned R-1A and was originally a single-family house but has been used as an office under a special use permit for many years.

Mr. Brewster noted that all monument signs required approval by the Planning Commission and have the following specific standards for signs in residential districts:

- 1 per lot
- 20 square feet max

- 5' high max
- 3' setback from all property lines or 12' from street, whichever is greater, with associated landscape plan to integrate sign into site and soften appearance of structure elements
- Base under at least 75% of sign structure, and materials that complement the building or other site elements

The existing sign sits in a landscape area approximately 6' beyond the sidewalk, 12' from the curb on 75th Street, and 30' from the curb on Ash Street. The new sign is under the 20 square feet maximum, totaling 12.32 square feet, including the main sign and the address panel. It will be placed on a 3' wide by 4.5' high faux stone monument structure. The sign has grey stucco surfacing with brown vinyl sign panels.

Mr. Brewster said that the proposed sign met all standards, but that the applicant would need to verify three items before approval:

1. Confirm that a landscape plan will retain all existing landscape materials through construction
2. Confirm if the sign will be illuminated, and if so, how (details and specifications may be part of construction permits, provided it meets all City standards)
3. The monument sign shall require dimensioned drawings prior to permits, subject to approval by Public Works regarding sight clearance at intersections

Mr. Brewster stated that staff recommended approval subject to clarification of the above items and subject to administrative permits confirming that details meet City specifications and construction codes.

Applicant Tim Eicherl with Prairie Fire Signs, 8160 Monticello Terrace, Shawnee, KS, was present to discuss the application. He confirmed that the sign would not be illuminated, and that small shrubs and flowers would be planted around it in the landscape area. Mr. Dringman added that the sight clearances had been approved by Public Works.

Mr. Breneman made a motion to approve PC2023-102 as presented. Mr. Lenahan seconded the motion, which passed 6-0.

OTHER BUSINESS

Follow-up on Planning Commission Bylaws

Ms. Lee said that the bylaws had previously been discussed at the January meeting, and that Mrs. Wallerstein asked for staff to research the potential for meetings to be held virtually. The City Attorney reviewed the request and found that there was currently no allowance for remote meetings in the bylaws. Ms. Lee added that all other City committees met in person exclusively, except for the City Council which had its own policies on remote attendance and remote meetings.

Ms. Lee asked whether commission members would be interested in shifting the start time of meetings from 7:00 p.m. to 6:00 p.m., noting that several other committees had recently moved their meetings earlier. After discussion, commission members determined that the current start time of 7:00 p.m. should not be changed.

Mr. Wolf asked whether virtual participation was an option. Mr. Jordan stated that due to the Kansas Open Meeting Act (KOMA), a physical location was required to be made available for the public to view a meeting if it were held remotely. Likely, this would mean that staff would need to set up a room at City Hall for interested parties who did not have access to a computer to watch the meeting via livestream.

Ms. Brown asked whether applicants and presenters from outside of the area could attend meetings virtually to avoid travel time and expenses. Ms. Lee stated that would be allowed.

Discussion of Ad-Hoc Housing Committee Recommendations

Ms. Lee shared that the City Council had updated its recommendations based on the Ad-Hoc Housing Committee recommendations to the Planning Commission by keeping a review of R-1 zoning districts with the Council rather than having the commission consider them. The Council still recommended that the Planning Commission review all other items previously sent to them, including R-2, R-3, R-4, C-0, C-1, and MXD districts.

City Councilmembers Ian Graves and Ron Nelson were present to discuss the committee recommendations. Mr. Graves said that the main reason R-1 districts had been moved back to the Council was because Councilmembers felt there were policy questions that needed to be addressed, which were within the purview of the Council, rather than the Planning Commission. He noted that there were several items in the City's zoning regulations that could be cleaned-up at the same time the commission considered the recommendations.

Mr. Wolf stated that he believed the only way to provide affordable housing in the City was through the use of economic incentives for developers due to the cost of land. He asked whether the Council was considering offering incentives of any kind. Mr. Graves said they were being considered; for example, if a developer guaranteed a certain price-point, they could be allowed to build denser or taller housing and/or provide fewer parking spaces.

Mr. Wolf suggested that it would be helpful for the Council to lay out some of the specific details of what would be permitted, such as building height limits and density levels before the commission considered the recommendations. Mr. Graves agreed that Council could develop guidelines for the Planning Commission to utilize. Mr. Valentino and Mr. Birkel noted that holding public input sessions prior to the Planning Commission making any recommendations would be beneficial. Mr. Graves stated that he would bring the commission's suggestions back to Council at an upcoming meeting for further discussion.

Mr. Brewster provided a summary of what had been discussed thus far, noting that the Planning Commission had opted to focus on R-3, R-4, C-0, C-1 and MXD districts first. He also shared the main goals of the Village Vision 2.0 comprehensive plan, which included diversifying housing options and maintaining the integrity of existing neighborhoods. Further, he noted that the Ad-Hoc Housing Committee sought to provide more housing options, such as duplexes on smaller lots, smaller-scale multi-unit buildings in R-3 and R-4 zones, the development of community, project and building design standards for multi-unit buildings, and permitting the construction of residential and mixed-use buildings in C-districts.

Mr. Brewster shared the following proposed engagement plan:

1. Planning Commission introductory discussions
2. Planning Commission - public forum preview
3. Public forum #1 - R-2, R-3, R-4, C-0, C-1, MXD districts
4. Planning Commission work session - strategies and recommendations
5. Public form #2 - strategies
6. Planning Commission work session - finalize recommendations
7. Formal process for zoning code update

He noted that the timeline for each of the steps was yet to be determined, but that the April 4th Planning Commission meeting would be the earliest at which a public forum preview could be presented. Mr. Wolf stated that commissioners would be prepared to discuss next steps at the April meeting.

ADJOURNMENT

With no further business to come before the Commission, Mr. Wolf adjourned the meeting at 8:28 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

City of Prairie Village
Second Amended Council Recommendations Based on the Ad Hoc Housing Committee
Recommendations
~~October 2022~~ **February 2023**

1. Amend the City’s zoning regulations to allow quality, attainable housing, especially missing middle housing by-right in more zoning districts in the following ways:

- Promote and remove impediments to Accessory Dwelling Units in R-1A and R-1B districts.*
- Consider “neighborhood-scale” housing options in R-1A and R-1B in the form of small-lot detached, single-family houses.*
- Council recommends Planning Commission to exclude multifamily units traditionally associated with other Residential zoning districts including but not limited to duplexes, 3-and 4-plexes, row houses, and apartments from consideration in R-1A and R-1B zones.*

**Per Council direction on February 6, 2023, these are not to be sent to the Planning Commission as proposed amendments initiated by the Council under K.S.A. 12-757(a) at this time, and are instead to be considered further by the Council at a future time.*

- Improve the R-2 district for wider range of small-scale, multi-unit types, such as:
 - Smaller lot duplexes
 - 3-and 4-plex “multi-unit” houses
 - Row houses (small lot)
- Refine the R-3 district standard to focus less on “density” and more on building scale/form, to include provisions for small apartments, medium apartments, and large apartments
- Improve the R-4 district for a wider range of higher-density, multi-unit types, such as:
 - Small lot detached houses (lot scale and courtyard patterns)
 - Row houses – small/large lots
 - Apartments (small/medium)
- Promote mix of housing options and appropriate building types in C-O and C-1 districts.
- Improve expectations in the MXD district by establishing missing middle building type standards as the default district standards.
- Update the City’s zoning map to identify the most appropriate locations for missing middle housing
- Continue to monitor the status of short-term rentals in Prairie Village and research further regulations if trends show an increase within the next few years.

2. Support the rehabilitation of the existing housing stock to preserve existing attainable housing in the following ways:

- Expand existing grant programs and adopt new grant programs to incentivize the preservation and rehabilitation of the existing housing stock, such as:
 - Raise income threshold for property tax rebate program to capture more people
 - Increase percentage match for exterior grant program
 - Develop grant program to address home preservation for interior home improvements and aging in place
- Develop an “opportunity to purchase” policy, which requires owners to notify tenants of intent to sell and provide them an opportunity to purchase with the right of first refusal
- Work with MARC to adopt Communities for All Ages and promote Universal Design Standards

- 3. Ensure the City continues to participate in regional initiatives regarding housing attainability and transit connectivity.**

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: March 7, 2023, Planning Commission Meeting

Application: PC 2023-103

Request: Renewal of Special Use Permit – Service Station

Action: *A Special Use Permit requires the Planning Commission to evaluate facts and weigh evidence, and based on balancing the factors and criteria in the zoning ordinance, make a recommendation to the City Council.*

Property Address: 7720 State Line Road, Prairie Village, KS

Applicant: Hy-Vee, Inc.

Current Zoning & Land Use: C-2 General Business District – Service Station, Convenience Store

Surrounding Zoning & Land Use:

North: C-2 General Business – Retail, Service, Grocery Store
East: B3-2 – Community Business – Retail Service (Kansas City, MO)
South: R-1B Single-family Residential - Park
West: C-2 General Business – Retail, Services

Legal Description: 33-12-25 BG SE CR SE1/4 N 240'W 42' TO POB W 173' S 200' E 155.21' NE ON CUR 22.18' N 188.93' TO POB .79 AC M/L PVC 715D

Property Area: 0.43 acres (18,595.77 s.f.)

Related Case Files: PC 2014-117 Site Plan for New Car Wash
PC 2005-120 Site Plan Approval for Re-Imaging
PC 1994-101 Site Plan Approval
PC 1991-13 SUP for Service Station and Carwash

Attachments: Application, neighborhood meeting background

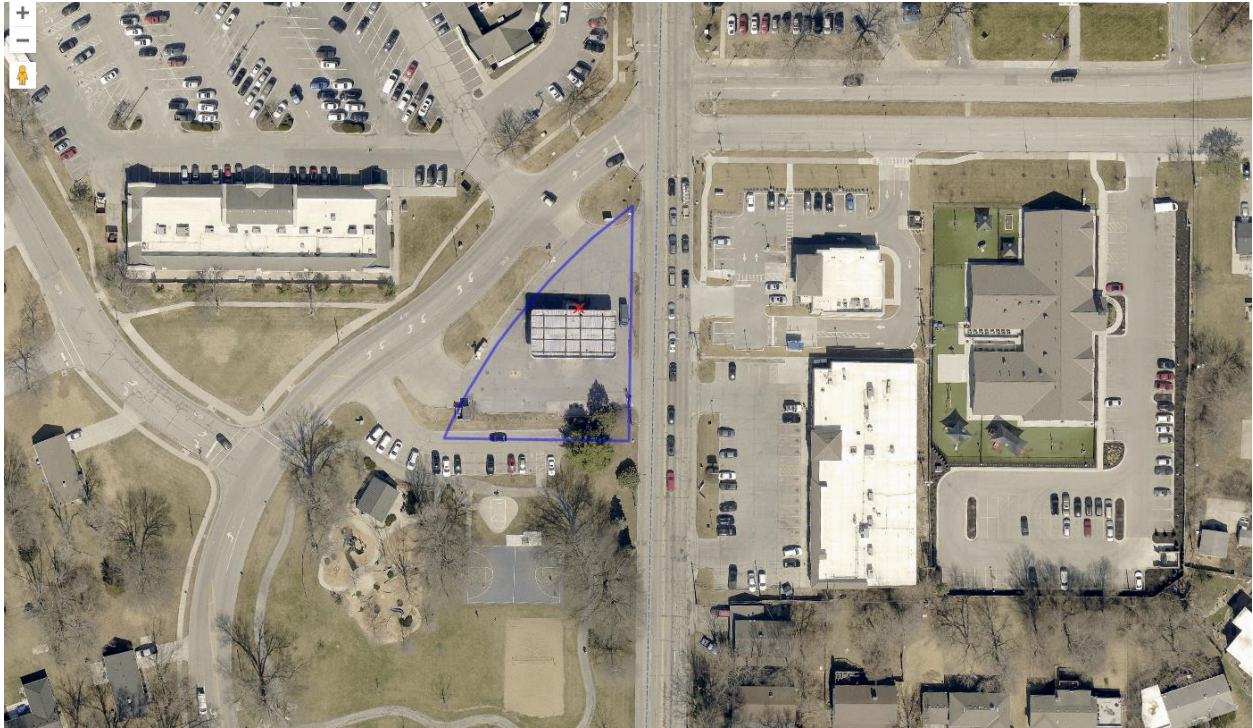
General Location Map



Aerial Map



Site



Birdseye



Street Views



Looking south from Cambridge Street



Looking southwest on State Line Road

Background:

Hy-Vee is requesting the renewal of a special use permit for a service station. The original special use permit was issued to Getty, Inc. in 1983 for a period of twenty years. It was transferred to new owners in 1995 and amended to include the food mart. The permit was renewed in 2003 with no proposed changes to the site or operations. This period is expiring, and the applicant is again requesting renewal with no changes to the site or operations.

The City does not have records of any complaints or other reports of non-compliance with ordinances or the conditions of the special use permit.

The applicant held a neighborhood meeting on February 15, 2023, in accordance with the City's Resident Participation Policy, and has provided background on the meeting to supplement the application.

Zoning Requirements:

The property is zoned C-2 General District, and the building and site meet all C-2 standards. Service stations and retail stores are permitted uses in C-2, subject to review and approval of a special use permit. The permit application is accompanied by a survey demonstrating all facilities unchanged from the most recent site plan approved by the City.

Special Use Permit Factors:

The Planning Commission shall make findings of fact to support its recommendation to approve, conditionally approve, or disapprove this special use permit. It is not necessary that a finding of fact be made for each factor. However, there should be a conclusion that the request should be approved or denied based upon consideration of as many factors as are applicable. The factors to be considered in approving or disapproving a special use permit include the following [19.28.035:]

A. The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.

The building and site meet all standards of the C-2 zoning district.

B. The proposed special use at the specified location will not adversely affect the welfare or convenience of the public.

The proposal is the renewal for an existing building and use, that was originally approved in 1983, and Johnson County AIMS records indicate the building was constructed in 1986. The permit was most recently updated 2003. No changes have occurred to the use, intensity, or physical nature of the site since that time, and none are proposed. The site is on an intersection within a commercial center that crosses the boundary of Prairie Village and Kansas City, Missouri. All property is zoned and used in a similar way with compatible design and intensity of uses. The site complies with all standards and will not adversely affect the welfare or convenience of the public.

C. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

Similar to the analysis in B. above, there will not be any substantial injury to the value of other property and there are no changes proposed to how the use has been situated and operating in the past.

D. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood consideration shall be given to:

- 1. The location, size, nature and height of buildings, structures, walls, and fences on the site; and**
- 2. The nature and extent of landscaping and screening on the site.**

There are no changes to the proposed site. It is situated on a corner and has access from both State Line Road and Cambridge Street. The property includes landscape buffers on the south (between parking for the park) and streetscape buffers on the northwest and east. There appears to be only one street tree on the State Line side. This property has over 450 feet of street frontage on State Line Road and Cambridge Street. The landscape standards (adopted in 2018) require approximately 12 street trees. [\[19.47.020\]](#) Due to the unique configuration of the site and the access points, at least 6 trees should be provided. Additionally, the existing monument sign at the corner of Cambridge Street and State Line Road does not include any associated landscape. These elements should be brought closer to full compliance with this application.

E. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.

This is a renewal for an existing site and building, use does not necessarily trigger the parking standards. However, the ordinance would require the following:

- 1 space per employee and two spaces for each service bay (service station)
- 1 space per 250 square feet of gross floor area (retail – 500 s.f.)

This results in approximately 19 parking spaces, queuing areas, or service stops for this site, despite no activity being conducted to trigger a new parking requirement. Between the service areas, queuing areas, and available surfaces for parking spaces, this site complies with the ordinance requirement (12 queuing or service station spots and space for 10 to 12 cars on the south end of the site, and other surface parking areas available). Further, there have been no problems or unusual difficulties with access reported in this area that impact other businesses or traffic flow on the street. As indicated under D., the site is appropriately landscaped based on the context and adjacent property, except for street trees and monument sign landscaping.

F. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

The application is reuse of an existing building and site, with no site development activity. There are adequate utilities in the area, and there have been no reports of drainage issues caused by the existing site layout.

G. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

There are no proposed changes to the access or intensity and operations on the site. The site has functioned properly under these conditions and there have been no reports of problems or unusual difficulties with access or traffic in this area due to the use or site layout.

H. Adjoining properties and the general public shall be adequately protected from any hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors or unnecessarily intrusive noises.

Storage of gasoline can produce environmental or hazardous material concerns, and underground storage tanks are subject to safety and remediation standards. Staff is not aware of any evidence of non-compliance or any other reports of problems or concerns regarding hazardous or toxic materials. The applicant shall be subject to all other applicable state or federal requirements for use, operation, and removal of tanks should the use change or be discontinued.

I. Architectural style and exterior materials are compatible with such style and materials used in the neighborhood in which the proposed building is to be built or located.

No changes are proposed for the building or site, and the site meets all applicable standards and conditions of previous approvals. Should any changes be proposed in the future the application shall be subject to the standard in effect at that time.

Recommendation:

Staff considers that the facts support the requisite findings required for the Planning Commission to approve the special use permit, and that the Planning Commission should recommend that the City Council approve the renewal of the special use permit subject to the following: recommends approval of the site plan subject to the following (Planning Commission approval):

1. A landscape plan shall be submitted and approved by staff that brings the site further into compliance with the landscape standards. The plan shall include:
 - a. At least 6 but no more than 12 street trees. The species and location shall be finally determined by the City's landscape architect and public works, with the range dependent on location of existing trees, configuration of landscape areas and other site considerations.
 - b. Low level and ornamental landscape associated with the monument sign and compliant with any applicable sight distance requirements.

2. Staff recommends approval with no expiration date, but the permit is subject to revocation for non-compliance with any ordinance standards, other regulations, or special use permit conditions; or if unforeseen problems or significant changes in conditions in the area make the use and operation no longer consistent with the findings of the Commission.
3. The application be subject to all other conditions of the original special use permit, which are listed in Ordinance 2050 as:
 - [1.] The existing canopy lighting be retained and no glare be visible on adjacent streets and properties. If the applicant desired to change the fixtures or light intensity in the future it must be approved first by the Planning Commission as a site plan modification.
 - [2.] That since no changes are proposed to the service station, the site plan illustrating existing development is the approved site plan. Any changes in the signage, rebranding architectural style, or exterior materials of the buildings and structures shall be submitted to the Planning Commission for site plan approval.
 - [3.] That future changes and improvements to this site be handled as a site plan approval rather than an amendment to the Special Use Permit
 - [4.] That the special use permit run with the land and is valid for a period of twenty years from the date of City Council approval. *[Staff now recommends no expiration, subject to on-going enforcement / revocation for non-compliance.]*
 - [5.] If the permit is found not to be in compliance with the terms of the approval of the special use permit, it will become null-and-void within 90 days of notification of noncompliance, unless the noncompliance is corrected.
 - [6.] That the applicant be responsible for the mitigation and cleanup of any environmental contamination as determined by KDHE.

SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC 2023-103
Filing Fees: \$100
Deposit: \$500



Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____

APPLICANT: Hy-Vee, Inc. PHONE: 515-267-2949
ADDRESS: 5820 Westown Parkway
West Des Moines, IA 50266 E-MAIL: kpalmer@hy-vee.com
OWNER: Hy-Vee, Inc. PHONE: _____
ADDRESS: 5820 Westown Parkway ZIP: 50266
West Des Moines, IA 50266
LOCATION OF PROPERTY: 7720 State Line Rd. PV, KS 66208
LEGAL DESCRIPTION: See Attached

ADJACENT LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Commercial</u>	<u>C2</u>
South	<u>Residential (Park)</u>	<u>R-1</u>
East	<u>Commercial (offices, food)</u>	<u>C (Missouri Side)</u>
West	<u>Residential (Island Center)</u>	<u>R-1</u>

Present Use of Property: Service Station, Food Mart

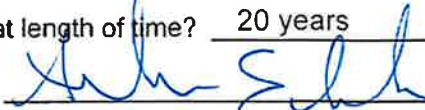
Please complete both pages of the form and return to:
Planning Commission Secretary
City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

Does the proposed special use meet the following standards? If yes, attach a separate Sheet explaining why.

	<u>Yes</u>	<u>No</u>
1. Is deemed necessary for the public convenience at that location.	<u>x</u>	<u> </u>
2. Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected.	<u>x</u>	<u> </u>
3. Is found to be generally compatible with the neighborhood in which it is proposed.	<u>x</u>	<u> </u>
4. Will comply with the height and area regulations of the district in which it is proposed.	<u>x</u>	<u> </u>
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect.	<u>x</u>	<u> </u>
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.	<u>x</u>	<u> </u>

Should this special use be valid only for a specific time period? Yes x No

If Yes, what length of time? 20 years

SIGNATURE: 

DATE: 2/2/23

BY: Andrew Schroeder

TITLE: SVP Accounting, Controller

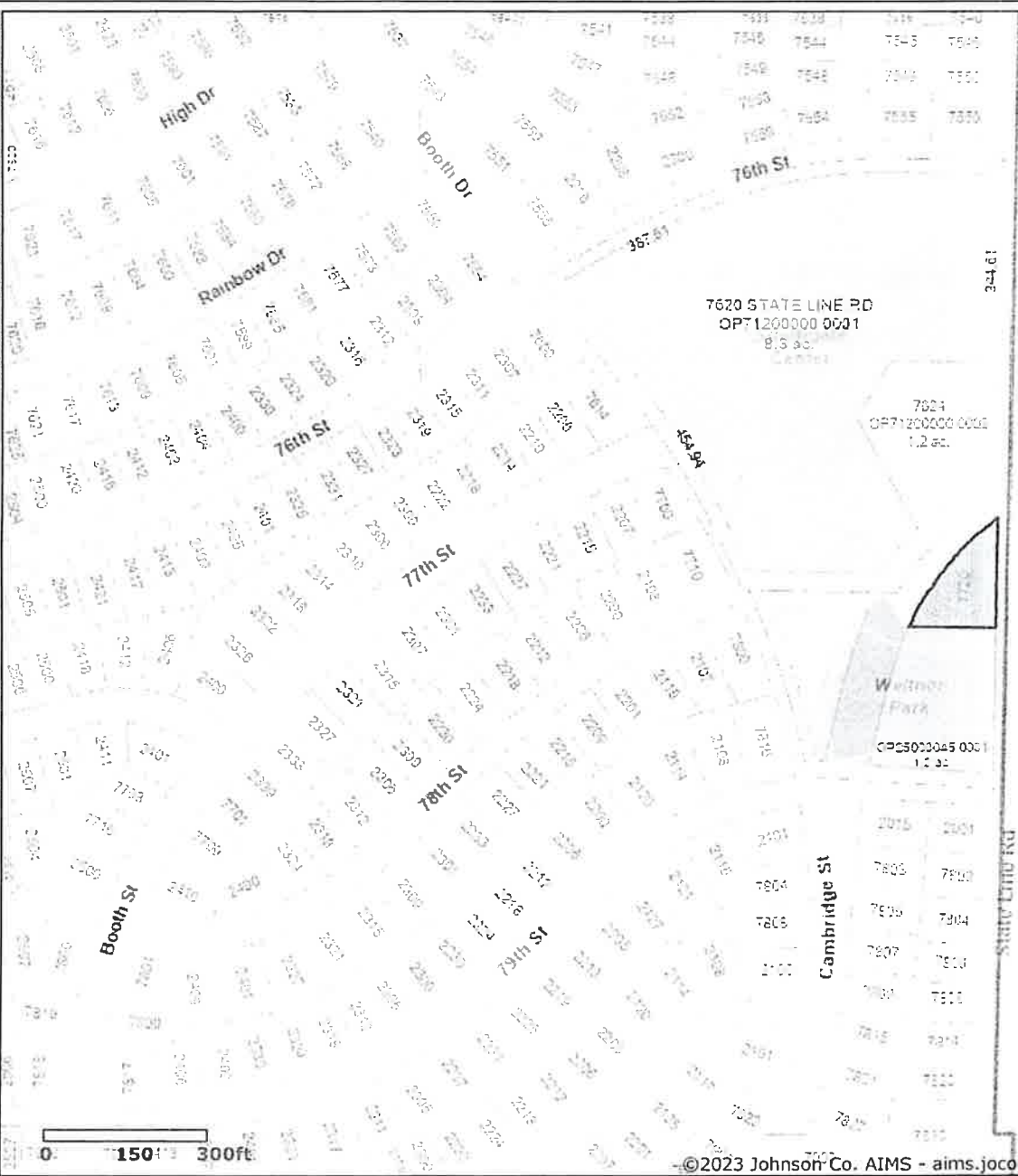
Attachments Required:

- Site plan showing existing and proposed structures on the property in questions, and adjacent property, off-street parking, driveways, and other information.
- Certified list of property owners

Lot 1, Block 46, MEADOW LAKE, BLOCKS 44,45,46, a subdivision in the City of Prairie Village, Johnson County, Kansas.

RLT

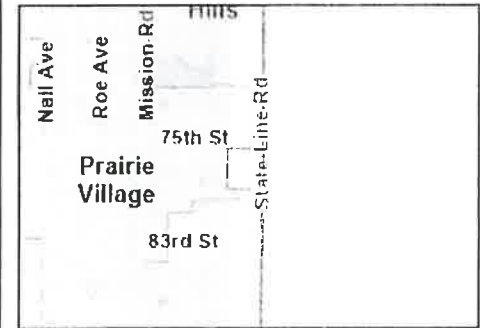
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Prairie Village Hy-Vee Fast & Fresh 7720 State Line Road

LEGEND

- Address Point
- Building/Structure
- Property
 - Untaxed
 - Common Interest
 - Vertical
 - Platted
 - Unplatted
 - Right-of-way
 - Mineral Rights
 - Leased Land



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FILED BY
CHICAGO TITLE INS. CO.
OLATHE, KANSAS
2002-3645

3623299

ENTERED IN TRANSFER RECORD
DATE May 7 2003
ja

WARRANTY DEED

JOHN A BARTOLAC, COUNTY CLERK
JOHNSON COUNTY, KANSAS

2258.3

THIS INDENTURE, Made this 07th day of May, 2003, between Alpha Petroleum Co., a Kansas corporation, (Grantor) existing under and by virtue of the laws of the State of Kansas and having its principal place of business at 14020 Denson Dr, in the State of Kansas, and Hy-Vee, Inc., an Iowa corporation (Grantee), with mailing address of 5820 Westown Parkway, West Des Moines, IA 50266:

WITNESSETH, THAT Grantor, in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto said Grantee, its successors and assigns, all of the following described REAL ESTATE, situated in the County of JOHNSON and State of KANSAS to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: (i) easements, restrictions, reservations and covenants of record, if any, (ii) the reservation of all right, title and interest in and to any oil, gas and other minerals on said described premises in favor of Texaco Refining and Marketing Inc. as set forth in Special Warranty Deed dated July 1, 1998 and recorded June 24, 1998 in Book 5640 at Page 893, and (iii) the encroachments of fiber optic lines on the east side of the premises, the pay phone on the northwesterly lot line, and guard posts over the south property line as shown on the survey dated January 8, 2003 by Continental Consulting Engineers, Inc.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said Grantor, for itself, successors and assigns, does hereby covenant, promise and agree, to and with said Grantee, that at the delivery of these presents, it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature and kind soever,

and that it will WARRANT and FOREVER DEFEND the same unto said Grantee, its successors and assigns, against said Grantor, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

#1000
#600
STATE OF KANSAS }
COUNTY OF JOHNSON } SS
FILED FOR RECORD
2003 MAY -8 P 12: 07

RT

REBECCA L. JAVIS
REGISTER OF DEEDS

BOOK 8964 PAGE 966

**KANSAS WARRANTY DEED
PAGE 2**

IN WITNESS WHEREOF, said Grantor has hereunto caused this Deed to be signed on its behalf by the President, thereunto duly authorized so to do, the day and year last above written.

ALPHA PETROLEUM CO.

By: *Thomas Turner*
Thomas Turner, President

ACKNOWLEDGEMENT

In the State of *Johnson*, County of *Kansas*, on this *7th* day of May, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas Turner, as President of Alpha Petroleum Co., a Kansas corporation duly organized and existing under and by virtue of the laws of Kansas, and who is personally known to me to be the same person(s) who executed as President, the within instrument on behalf of said corporation, and such person(s) duly acknowledged the execution of the same to be the act and deed of said corporation.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

RT

(SEAL)



Nona Kirkpatrick

Notary Public

BOOK 8964 PAGE 907

My commission expires:



February 15, 2023

(RE: 7620 State Line Rd PV KS)

State Line OPCO LLC
11440 San Vincente Boulevard Apt 200
Los Angeles, CA 90049

**Re: Hy-Vee Fast & Fresh, 7720 State Line Road, Prairie Village 66208
Special Use Permit (SUP) Renewal - Neighborhood Informational Meeting**

Dear Madam/Sir,

Hy-Vee Inc. has applied to the City of Prairie Village, KS for renewal of a Special Use Permit (SUP) to continue operation an existing service station/convenience store at 7720 State Line Road. You are hereby notified of our request as required by the application process.

Hy-Vee Inc. will host a virtual neighborhood informational meeting on Thursday, February 23, 2023 at 6:30 pm CST to discuss & answer any questions from property owners within 200 feet of the subject property. The specifics of the ZOOM meeting are:

<https://hy-vee.zoom.us/j/92471706179?pwd=ZWl1UDNuTnlzSmEvQWJmbldzdZlZUT09>
Meeting ID: 924 7170 6179
Passcode: 764794

The Planning Commission will formally consider the application on Tuesday, March 7, 2023 at 7:00 pm CST in the council chambers of the Municipal Building.

If you have any questions or need additional information, please give me a call or write.

Respectfully,

Randy Downs

Assistant Director, Site Planning
Hy-Vee, Inc.
P: (515) 559-5703
E: rdowns@hy-vee.com

cc: Adam Geffert (City of Prairie Village, via email)
Enclosure: SUP Application

Hy-Vee, Inc.

5820 Westown Parkway, West Des Moines, Iowa 50266
Phone: (515) 267-2800



February 15, 2023

(RE: 7624 State Line Rd PV KS / NC1-001-03-81)

Bank of America - Corporate Real Estate Department
101 North Tryon Street
Charlotte NC 28255

**Re: Hy-Vee Fast & Fresh, 7720 State Line Road, Prairie Village 66208
Special Use Permit (SUP) Renewal - Neighborhood Informational Meeting**

Dear Madam/Sir,

Hy-Vee Inc. has applied to the City of Prairie Village, KS for renewal of a Special Use Permit (SUP) to continue operation an existing service station/convenience store at 7720 State Line Road. You are hereby notified of our request as required by the application process.

Hy-Vee Inc. will host a virtual neighborhood informational meeting on Thursday, February 23, 2023 at 6:30 pm CST to discuss & answer any questions from property owners within 200 feet of the subject property. The specifics of the ZOOM meeting are:

<https://hy-vee.zoom.us/j/92471706179?pwd=ZWl1UDNuTnlzSmEvQWJmbldzdzlZUT09>
Meeting ID: 924 7170 6179
Passcode: 764794

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Phone: (515) 267-2800



February 15, 2023

Texaco Refining & Marketing, Inc.
PO Box 7813
Universal City, CA 91618-7813

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Special Use Permit (SUP) Renewal - Neighborhood Informational Meeting**

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cc: Adam Geffert (City of Prairie Village, via email)
Enclosure: SUP Application

Hy-Vee, Inc.

5820 Westown Parkway, West Des Moines, Iowa 50266
Phone: (515) 267-2800



ORDINANCE 2050

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE OPERATION OF A SERVICE STATION, CAR WASH AND FOOD MART AT 7720 STATE LINE ROAD, PRAIRIE VILLAGE, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE:

Section I. Planning Commission Recommendation. At its regular meeting on March 4, 2003, the Prairie Village Planning Commission held a public hearing, found the findings of fact to be favorable and recommended that the City Council approve a Special Use Permit for the operation of a service station, car wash and food mart at 7720 State Line Road subject to specific conditions contained in the minutes of the Planning Commission for that date.

Section II. Findings of the Governing Body. The Governing Body concurred with the findings of fact of the Planning Commission as contained in the minutes of the Planning Commission meeting of March 4, 2003, relating to the application for a Special Use Permit, docketed as PC2003-03 for the operation of a service station, car wash and food mart at 7720 State Line Road and approved a Special Use Permit subject to the following conditions:

- 1) That the existing canopy lighting be retained and that no glare be visible on adjacent streets and properties. If the applicant desires to change the fixtures or light intensity in the future, it must be approved first by the Planning Commission as a site plan modification.
- 2) That since no changes are proposed to the service station, the site plan illustrating the existing development is approved as the site plan. Any changes in the signage, re-branding architectural style, or exterior materials of the buildings and structures shall be submitted to the Planning Commission for site plan approval.
- 3) That future changes and improvements to this site be handled as a site plan approval rather than an amendment to the Special Use Permit.
- 4) That the Special Use Permit run with the land and is valid for a period of twenty years from the date of City Council approval.
- 5) If the permit is found not to be in compliance with the terms of the approval of the Special Use Permit, it will become null-and-void within 90 days of notification of noncompliance, unless the noncompliance is corrected.
- 6) That the applicant be responsible for the mitigation and cleanup of any environmental contamination as determined by KDHE.

Section III. Granting of Special Use Permit. Be it therefore ordained that the City of Prairie Village grant a Special Use Permit for the operation of a service station, car wash and food mart at 7720 State Line Road, Prairie Village, Kansas, subject to the specific conditions listed above.

Section IV. Take Effect. That this ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper as provided by law.

PASSED AND ADOPTED THIS 25th DAY OF MARCH, 2003.

CITY OF PRAIRIE VILLAGE, KANSAS

By: /s/ Ronald L. Shaffer
Ronald L. Shaffer, Mayor

ATTEST:

APPROVED AS TO FORM:

 /s/ Joyce Hagen Mundy
Joyce Hagen Mundy, City Clerk

 /s/ Charles E. Wetzler
Charles E. Wetzler, City Attorney

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: March 7, 2023

Application: PC 2023-104

Request: Lot Split for Separate Ownership of Duplex

Action: *A Lot Split requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application.*

Property Address: 4000 W. 85th Street

Applicant: Kevin Green, Kevin Green Homes

Current Zoning & Land Use: R-1A Single-Family Residential – Single-family dwellings

Surrounding Zoning and Land Use: North: R-1A/SUP Adult Senior Dwellings

East: R-1A.SUP – Twin Villas

South: R-1A/SUP - Twin villas

West: R-1A/SUP – Twin Villas & Senior Dwellings

Legal Description: LOT 7 MISSION CHATEAU 2ND PLAT

Property Area: 0.46 acres (20,159.38 s.f.)

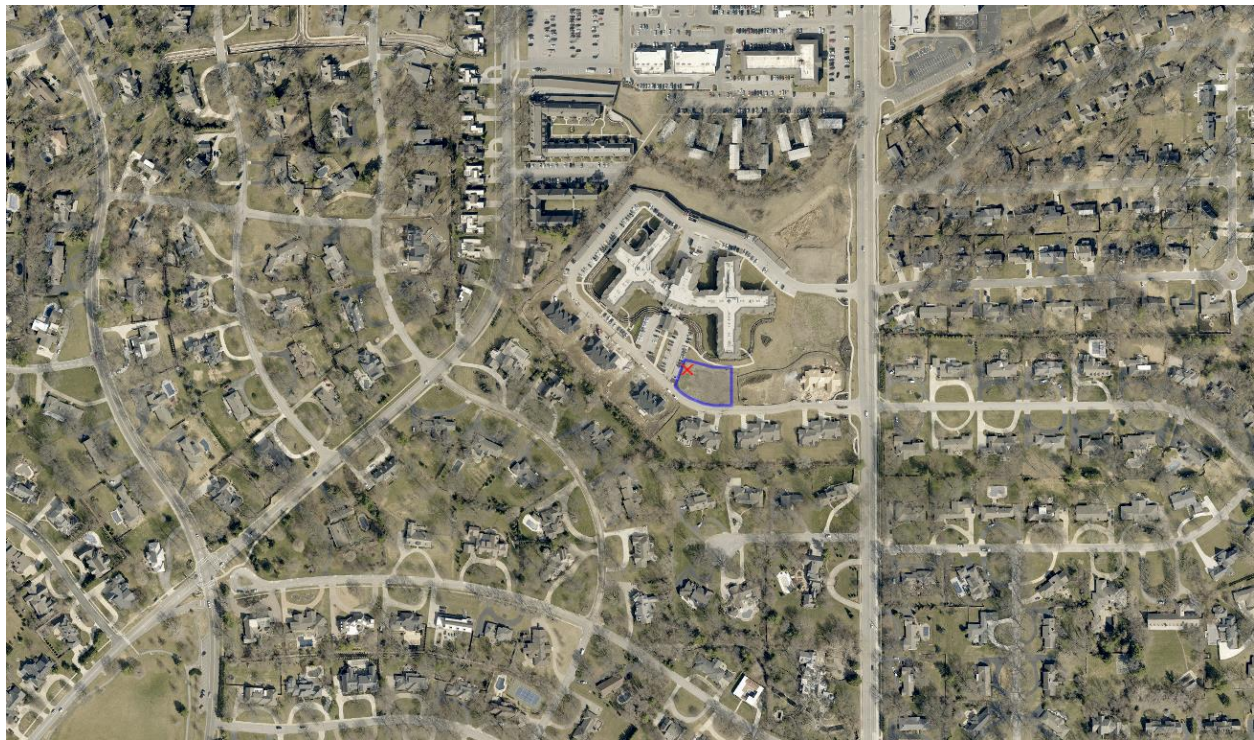
Related Case Files: PC 2022-117 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 5
PC 2022-112 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 13
PC 2022-111 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 11
PC 2022-106 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 12
PC 2020-108 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 9
PC-2019-101 Final Plat for Mission Chateau 2nd Plat – Lot Split of Lot 10
PC 2018-123 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 8
PC 2016-119 Final Plat of Mission Chateau 2nd Plat – Replat of Lot 2 into Lots 3 - 13
PC 2015-110 Preliminary and Final Plat, & Final Development Plan
PC 2015-08 Special Use Permit for Adult Senior Dwellings & Preliminary Development Plan
PC 2013-127 Preliminary Plat
PC 2013-126 Site Plan Approval for Adult Senior Dwellings
PC 2013-11 Special Use Permit for Adult Senior Dwellings
PC 2013-05 Special Use Permit for Adult Senior Dwellings
PC 2013-114 Site Plan Approval for Adult Senior Dwellings
PC 2004 Monument Sign
PC 1995-104 Site Plan Approval for Expansion of Mission Valley Middle School

Attachments Application, certificate of survey

General Location Map



Aerial Map



Block & Lot Aerial



Block & Lot Birdseye



SUMMARY:

The applicant is requesting to split an existing lot into two lots to allow the individual ownership of each side of a single duplex building. This property is part of an overall development project for Adult Senior Dwellings that includes a Special Use Permit and Final Development Plan.

The Planning Commission recommended approval of a Special Use Permit and a Preliminary Development Plan at a Special Meeting on July 29, 2015. (PC 2015-08). The City Council approved the Planning Commission recommendations on August 17, 2015.

The Planning Commission approved a preliminary, final plat and final development plan for Mission Chateau at the March 1, 2016 meeting. (PC 2015-110). At this time, it was understood that the large lot to the south would be re-platted at a future date to facilitate the construction and sale of the villas, according to the final development plan. A final plat (Mission Chateau 2nd Plat) for Lots 3 through 13 for each of the twin villa lots was approved by the Planning Commission in July 2016 and accepted by the City Council (PC 2016-119). Each of these lots included a two-unit building.

As part of the Special Use Permit and Final Development Plan, it was understood that the twin villas would be individually owned, and a subsequent administrative step would be necessary to facilitate recording of documents to allow sale and individual ownership of each unit in each of the twin villa buildings. Six similar applications have been filed and approved by the Planning Commission for lots 8 through 13.

ANALYSIS:

Section 18.02.010 of the subdivision regulations provides the criteria for approval of a lot split. Essentially the applicant must submit a certificate of survey demonstrating that both lots will meet the zoning ordinance standards and that any existing buildings on a remaining lot are not made nonconforming because of the lot split. The certificate of survey is also required to ensure that there are no issues with utility easements or rights-of-way that are created by the lot split or need to be addressed due to the lot split.

Section 18.02.010 also requires that applicants for a lot split submit a certificate of survey with the following information:

- a. The location of existing buildings on the site.
- b. The dimension and location of the lots, including a metes and bounds description of each lot.
- c. The location and character of all proposed and existing public utility lines, including sewers (storm and sanitary), water, gas, telecommunications, cable TV, power lines, and any existing utility easements.
- d. Any platted building setback lines with dimensions.
- e. Indication of location of proposed or existing streets and driveways providing access to said lots.

- f. Topography (unless specifically waived by the City Planning Commission) with contour intervals not more than five feet, and including the locations of water courses, ravines, and proposed drainage systems. (Staff recommends waiver of topography)
- g. Said certificate of survey shall include the certification by a registered engineer or surveyor that the details contained on the survey are correct.

All of this information is included on the survey certificate submitted by the applicant from R.L Buford & Associates, with a certification date of 2/2/2023. It specifies that LOT 7 be divided into Tract I (4004 W. 85th Street) and Tract II (4000 W. 85th Street), with the division of the tracts occurring along the party wall of the attached unit.

In this case, the property is zoned R-1A; however, the twin villa lots are permitted as part of an overall project for Adult Senior Dwellings through a Special Use Permit and Final Development Plan. Therefore, the development standards associated with the Special Use Permit and Final Development Plan are used, rather than the basic R-1A standards. The twin villas are also subject to design plans approved as a condition of the original Final Development Plan and indicated on all plat approvals.

The twin villa constructed on Lot 7 meets all requirements of the Special Use Permit and Final Development Plan (approved in July 2015), and the Final Plat (approved March 2016). The proposed lot split will entail no physical changes to the site or buildings and is merely a mechanism to facilitate individual ownership of the units as anticipated.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the lot split subject to the following conditions:

1. That the applicant record the approved lot split with the register of deeds and provide a copy of the recorded document prior to issuance of an occupancy permit.
2. That each of the resulting lots and the building continue to be subject to all conditions of approval of the Special Use Permit, Preliminary and Final Development Plans, and Final Plat, as well as the covenants recorded with the previous final plat.



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only	
Case No.:	<u>PC2023-104</u>
Filing Fee:	<u>\$ 100.00</u>
Deposit:	<u>\$ 500.00</u>
Date Advertised:	<u> </u>
Date Notices Sent:	<u> </u>
Public Hearing Date:	<u> </u>

Please complete this form and return with Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: Kevin Green Phone Number: 816-407-7500

Address: 6610 Royal Street, Pleasant Valley, MO 64068 E-Mail kevin@kevingreenhomes.com

Owner: Kevin Green Homes Phone Number: 816-407-7500

Address: 6610 Royal Street, Pleasant Valley, MO Zip: 64068

Location of Property: 4000-4004 W. 85th Street

Legal Description: Lot 7, Mission Chateau 2nd Plat

Applicant requests consideration of the following: (Describe proposal/request in detail) Lot split to separate duplex

AGREEMENT TO PAY EXPENSES

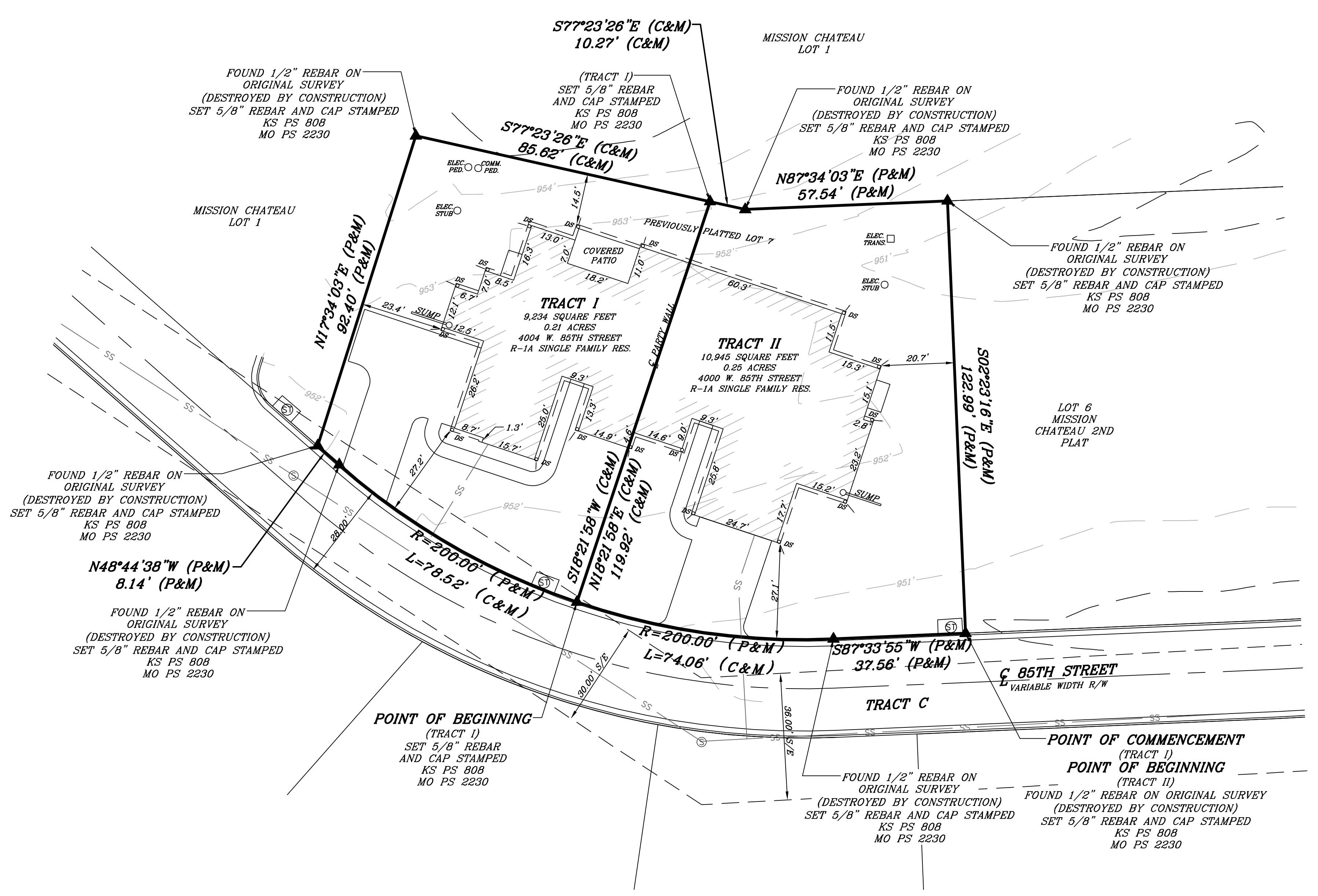
APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____.

As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

Applicant's Signature/Date

Owner's Signature/Date



PROPERTY DESCRIPTIONS (RECOMMENDED)

PARENT PARCEL:
 LOT 7, MISSION CHATEAU 2ND PLAT, A SUBDIVISION IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

TRACT I (RECOMMENDED)
 CONTAINING 9,234 SQUARE FEET OR 0.21 ACRES

ALL THAT PART OF LOT 7, MISSION CHATEAU 2ND PLAT, A SUBDIVISION IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE SOUTHWESTERLY MOST CORNER OF LOT 6, SAID MISSION CHATEAU 2ND PLAT; THENCE S87°33'55"W, ALONG THE SOUTHERLY LINE OF SAID LOT 7, A DISTANCE OF 37.56 FEET; THENCE WESTERLY, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 7, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 74.06 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF A PARTY WALL SEPARATING 4000 AND 4004 W. 85TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTHWESTERLY, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 7, ALONG ON A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 78.52 FEET; THENCE N48°44'38"W, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 7, A DISTANCE OF 8.14 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID LOT 7; THENCE N17°34'03"E, ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 92.40 FEET TO THE NORTHWESTERLY MOST CORNER OF SAID LOT 7; THENCE S77°23'26"E, ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 85.62 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE CENTERLINE OF SAID PARTY WALL; THENCE S18°21'58"W, ALONG THE CENTERLINE OF SAID PARTY WALL AND ITS NORTHERLY AND SOUTHERLY PROLONGATIONS, A DISTANCE OF 119.92 FEET TO THE POINT OF BEGINNING.

TRACT II (RECOMMENDED)
 CONTAINING 10,945 SQUARE FEET OR 0.25 ACRES

ALL THAT PART OF LOT 7, MISSION CHATEAU 2ND PLAT, A SUBDIVISION IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE SOUTHWESTERLY MOST CORNER OF LOT 6, SAID MISSION CHATEAU 2ND PLAT; THENCE S87°33'55"W, ALONG THE SOUTHERLY LINE OF SAID LOT 7, A DISTANCE OF 37.56 FEET; THENCE WESTERLY, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 7, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 74.06 FEET TO THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF A PARTY WALL SEPARATING 4000 AND 4004 W. 85TH STREET; THENCE N18°21'58"E, ALONG THE CENTERLINE OF SAID PARTY WALL AND ITS NORTHERLY AND SOUTHERLY PROLONGATIONS, A DISTANCE OF 119.92 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7; THENCE S77°23'26"E, ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 10.27 FEET; THENCE N87°34'03"E, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 57.54 FEET TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 7; THENCE S02°23'16"E, A DISTANCE OF 122.99 FEET TO THE POINT OF BEGINNING.

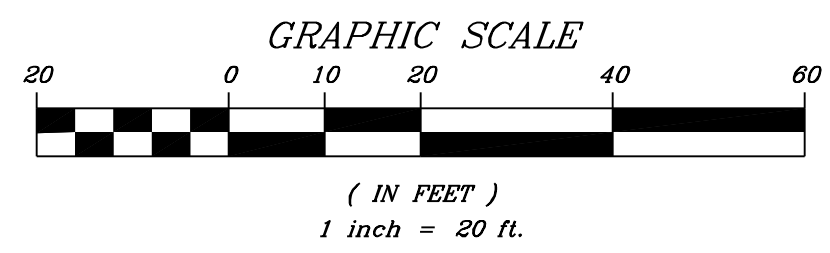
BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
 5/8" REBAR WITH PLASTIC CAP STAMPED "KS PS 808 - MO PS 2230" TO BE SET AT ALL CORNERS MARKED "▲"
2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " * " " ○ " OR " △ " IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
3. THE DESCRIPTIONS USED FOR THIS SURVEY WERE DERIVED FROM THE PLAT OF MISSION CHATEAU 2ND PLAT.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE RECORDED PLAT OF MISSION CHATEAU 2ND PLAT.
5. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT IN ADDITION TO OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS DEFINED BY THE "2020 MINIMUM STANDARDS FOR BOUNDARY SURVEYS, STANDARDS OF PRACTICE, AS ADOPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS AND THE KANSAS SOCIETY OF LAND SURVEYORS, ON NOVEMBER 21, 2020.
7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 39 OF 161, MAP NUMBER 20091C0039G, REVISED AUGUST 3, 2009, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
8. THE ELEVATIONS SHOWN HEREON ARE EXISTING GROUND MEASUREMENTS BASED UPON MANHOLE LWCI (01)230 RIM ELEVATION FOUND ON JOHNSON COUNTY SEWER ASBUILTS.
9. ALL MONUMENTS SHOWN AS "SET" HEREON WILL BE SET POST CONSTRUCTION.
10. NORTHING AND EASTING COORDINATES SHOWN HEREON ARE ASSUMED REFERENCE
11. ALL BUILDING LINES AND EASEMENTS SHOWN HEREON ARE BASED UPON THE RECORDED PLAT OF MISSION CHATEAU 2ND PLAT UNLESS OTHERWISE NOTED

LEGEND
 (C) CALCULATED VALUE
 (P) PLATTED VALUE
 (M) MEASURED VALUE
 S/E SEWER EASEMENT

STORMWATER STUDY
 PREPARED BY BHC RHODES
 #021390.00.01
 REVISED MAY 27, 2016

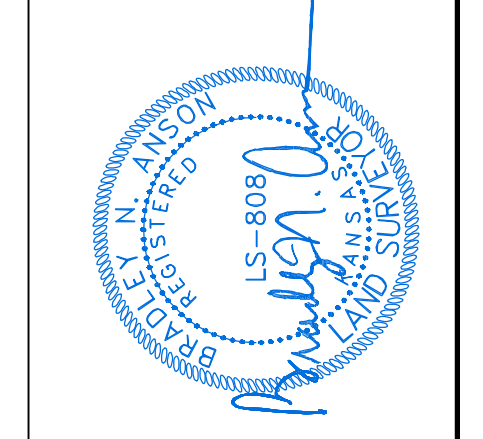
*DS = DOWNSPOUT
 ALL DOWNSPOUTS TO BE
 PIPED UNDER GROUND TO A
 POINT A MINIMUM DISTANCE
 OF 10 FEET FROM THE BUILDING



DEVELOPER:
 KEVIN GREEN HOMES
 6610 ROYAL STREET
 PLEASANT VALLEY, MO 64068

TRACT I CLOSURE
 POB N:5344.5778 E:4088.9383
 CURVE: I.T.B. N71°13'07"W R=200.00' L=78.52'
 N:5393.6198 E:4021.3093
 LINE: N48°44'38"W 8.14'
 N:5388.9875 E:4015.2739
 LINE: N17°34'03"E 92.40'
 N:5477.0781 E:4043.1629
 LINE: S77°23'26"E 85.62'
 N:5458.3869 E:4126.7178
 LINE: S18°21'58"W 119.92'
 POB N:5344.5754 E:4088.9325

TRACT II CLOSURE
 POB N:5335.7041 E:4199.3539
 LINE: S87°33'55"W 37.56'
 N:5334.1085 E:4161.8279
 CURVE: R=200.00' L=74.06'
 N:5344.5778 E:4088.9383
 LINE: N18°21'58"E 119.92'
 N:5458.3894 E:4126.7236
 LINE: S77°23'26"E 10.27'
 N:5456.1474 E:4136.7459
 LINE: N87°34'03"W 57.54'
 N:5458.5895 E:4194.2341
 LINE: S02°23'16"E 122.99'
 POB N:5335.7063 E:4199.3581



SURVEYOR'S CERTIFICATION: I, MAPS A SURVEY OF THIS PROPERTY HEREBY ASSIGNED WHICH MEETS OR EXCEEDS THE "2020 MINIMUM STANDARDS FOR BOUNDARY SURVEYS, STANDARDS OF PRACTICE, AS ADOPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS AND THE KANSAS SOCIETY OF LAND SURVEYORS ON NOVEMBER 21, 2020; AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

IF THIS SURVEYOR'S SEAL IS NOT SHOWN IN COPIES, THEN THIS SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THIS CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

R.L. Buford & Associates, LLC
 LAND SURVEYING DEVELOPMENT CONSULTANTS
 1221 W. 12TH ST., SUITE 100
 P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152
 SEC.-TWP.-RGE. COUNTY JOB NO.
 28-125-25E JOHNSON JO-21364
 DATE FIELD BOOK & PAGE
 1/27/2023 LOOSE LEAF
 DRAWN BY
 KEVIN GREEN
 FOR
 KEVIN GREEN
 LOT 7 SPLIT - TRACTS I AND II