

The public may attend the meeting in person or view it online at
<http://pvkansas.com/livestreaming>.

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, NOVEMBER 14, 2023
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - October 3, 2023

III. OLD BUSINESS

IV. PUBLIC HEARINGS

PC2023-113 Site plan approval for relocation of drive-through facilities and new signs
6920 Mission Road
Zoning: C-2
Applicant: Scott Hueschen, Infinity Sign Systems

PC2023-114 Amendment to special use permit for private school to install turf field
4801 W. 79th Street
Zoning: R-1A
Applicant: Todd Zylstra, Kansas City Christian School

V. NON-PUBLIC HEARINGS

PC2023-115 Site plan for monument sign
4600 W. 89th Street
Zoning: C-2
Applicant: Brooke Braun, Infinity Sign Systems

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
OCTOBER 3, 2023**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, October 3, 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: Jonathan Birkel, James Breneman, Patrick Lenahan, Melissa Brown, Nancy Wallerstein, and Jeffrey Valentino.

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

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the July 11, 2023, regular Planning Commission meeting. Mr. Birkel seconded the motion, which passed unanimously.

Mr. Lenahan moved for the approval of the summary of the August 22, 2023, Planning Commission work session. Mr. Breneman seconded the motion, which passed unanimously.

PUBLIC HEARINGS

PC2023-112 Conditional use permit for drive-up ATM
5368 W. 95th Street
Zoning: CP-1
Applicant: Scott McGregor, Southwind Group

Mr. Brewster stated that the applicant was requesting approval of a conditional use permit for a drive-up automated teller machine (ATM), which had already been placed in the parking area of the shopping center. The ATM was not included in the final development plan which was approved by the Planning Commission in 2021; however, it was included on subsequent permit plans reviewed and approved by the City. At the time of approval, that fact that the ATM was not included in the prior plans and did not have the required conditional use permit approval was missed.

The prior associated application reviewed by the Planning Commission in 2021 included the partial tear-down of an existing building, construction of a new two-story building,

cosmetic changes to all existing buildings, and associated site improvements for the property. The plan also included a playground, reconfiguration of outside courtyard spaces, some parking reconfiguration and reconstruction, and associated landscape changes. The Planning Commission approved the preliminary and final development plan subject to conditions provided by staff. Since that time, all conditions have been met, and the only outstanding issue is the ATM.

Mr. Brewster said that the property was zoned CP-1: Planned Restricted Business District, and that zoning regulations allowed accessory drive-up service areas for non-food and beverage businesses but required a conditional use permit to be reviewed and approved by the Planning Commission. He added that the application met the criteria for conditional use permits for drive-up service areas, and was consistent with the approved preliminary development plan, final development plan, and landscape plan. Public Works and Consolidated Fire District #2 had both reviewed and approved the proposed circulation pattern around the ATM.

Mrs. Wallerstein asked how many parking spaces were lost due to the installation of the ATM, and how that impacted total parking for the shopping center overall. Mr. Brewster stated two spots had been removed, but that the amount of parking was still adequate.

Mr. Birkel asked whether additional on-street parking would be allowed on 94th Terrace behind the shopping center. Mr. Brewster said that parking along the street was not included in the previous plan approval, nor a part of the overall parking count, but was permitted.

Jared Hagedorn with Generator Studio, the architect for the project, was present to discuss the application. He noted that with the rise in online banking, ATM visits had decreased, which would limit traffic flow in the lot.

Mr. Wolf opened the public hearing at 7:18 p.m. With no one present to speak, Mr. Wolf closed the hearing at 7:19 p.m.

Mr. Breneman made a motion to approve the conditional use permit. The motion was seconded by Ms. Brown.

Mrs. Wallerstein amended the motion to add a five-year term to the permit. After further discussion, the amended motion passed unanimously.

NON-PUBLIC HEARINGS

PC2023-110 Site plan for alternate location for standby emergency generator
7340 Windsor Street
Zoning: R-1B
Applicant: Julie Schlachter

Mr. Brewster stated that the applicant was requesting approval of a permit for a generator. The Building Official determined that the proposed location needed to be approved by the Planning Commission through the site plan review process, due to its proximity to the adjacent house.

The City's zoning regulations allow permanent standby emergency generators as an accessory use for any single-family dwelling subject to specific conditions and location criteria, but state that the Building Official may require an application to the Planning Commission when there are questions or interpretation issues associated with the conditions or location criteria. Mr. Brewster noted that in this case, there was an interpretation issue associated with the side and rear yard, and proximity to the adjacent house.

The side yard is generally any yard that is not the front or the rear, and the front of a lot is defined as the short side of the lot, unless the Building Official determines otherwise based on the context. Therefore, the 74th Street frontage is the front yard unless circumstances determine otherwise. Mr. Brewster said that the house had an atypical configuration oriented toward Windsor Street and had a Windsor Street address. However, the building is positioned similar to other buildings along the blocks in relation to the lot, so the home to the west has a side-to-side yard relationship, and the home to the north has a rear-to-rear yard relationship. This circumstance warrants consideration of the location criteria to allow the generator to be placed at a site different from what otherwise may be considered the rear yard, regardless of the interpretation.

Mr. Brewster stated that staff recommended approval of the site plan and proposed alternative location subject to the following conditions:

1. The applicant submits specifications or other equipment information regarding noise or noise mitigation, that ensures the equipment is operated within Prairie Village noise ordinances or otherwise does not cause adverse impacts. This may include a low-noise generator, and noise shield, or other type of buffer and sound barrier
2. The location is within 5' of the principal structure
3. The equipment is screened with landscape and/or a decorative fence at or behind the building line on 74th Street; and the equipment is also screened from the adjacent property by the same techniques or by equipment casing

Applicant and property owner Julie Schlachter was present to discuss the application. She stated she had no concerns with the three conditions proposed by staff.

Ms. Brown asked how the size of generators was regulated in the zoning regulations. Mr. Brewster stated that there were no size restrictions. Ms. Brown and Mr. Valentino suggested that staff consider adding such limits.

Mr. Lenahan made a motion to approve the application with the conditions recommended by staff. The motion was seconded by Mr. Valentino and passed unanimously.

OTHER BUSINESS

Continued discussion of potential updates to R-2, R-3, R-4, C- and MXD districts

Mr. Brewster said that the Planning Commission held a work session on August 22, 2023, to discuss next steps on housing policies related to Village Vision 2.0, and the specific task of considering updates to R-2, R-3, R-4, C-, and MXD districts to integrate housing options. The work session was a direct follow-up to the public forums held on June 22, 2023, and July 13, 2023.

He noted that the direction of the Planning Commission based on the August 22 work session was the following:

- R-2 district
 - Monitor if changes are needed to be a better transition between R-1 and R-3 districts, but no specific changes identified
- R-3 and R-4 districts
 - Update to maintain existing development scale
 - Use improved planned zoning for any redevelopment
- C-O district
 - Target residential types more compatible with mixed-use contexts
- C-1 and C-2
 - Allow mixed-use residential subject to general standards
 - Facilitate new residential infill or redevelopment through MXD and/or improved planned zoning
- MXD district
 - Develop better criteria and standards for mixed-use projects
 - Improve expectations in plan process and submittals
 - Repurpose for strategic application (smaller scale and/or infill situations)
- -P (Planned zoning)
 - Improve criteria, applications, and expectations

Mr. Brewster then shared a proposed strategy for potential amendments:

- MXD: Improve for current needs
 - Better criteria and standards for mixed-use projects
 - Neighborhood and community design standards (circulation and structure)
 - Building design (range of residential and mixed-use types with design standards similar to R-1 approaches)
 - Relation to surrounding contexts (integration and/or transitions)
 - Repurpose for more strategic application
 - Residential types - at edges of current commercial centers
 - Residential and mixed-use types - integrate into current commercial areas

- All types - redevelopment of current commercial areas as mixed-use project
- -P: Improved criteria
 - Rezoning action (i.e., R-3 to RP-3, C-0 to CP-0)
 - Better criteria and/or standards for planned projects
 - Identify community improvements and design enhancements
 - Targets for project scale - changes to height, density, or lot coverages
 - Improve expectations in plan and process
 - Coordinate planning details with approvals and/or entitlements
- R-2: Monitor for transitions between R-1 and R-3
 - No specific changes recommended
 - Consider basic design standards
- R-3 / R-4: Maintain existing development scale
 - Inventory of biggest non-conformities
 - Amend to reflect existing buildings
 - Permit redevelopment / increases through improved -P designations
 - Incorporate low- and mid-scale residential projects from MXD districts
 - Consider basic design standards (similar to R-1 approach)
- C-0: Target residential types compatible with mixed-use contexts
 - Currently requires R-1, R-2, or R-3 standards
 - Incorporate mid-scale residential projects from MXD
 - Allow repurposing of commercial buildings as mixed-use or all residential projects
 - Allow residential in commercial buildings
 - Incorporate low- and mid-scale mixed-use projects from MXD districts
- C-1 / C-2: Residential currently not allowed
 - Allow residential in commercial buildings (upper floor or behind ground-level commercial)
 - Greater intensity and/or redevelopment for residential of mixed-use in C-1 or C-2
 - Use improved “planned zoning” criteria (more specific community benefits or design enhancements)
 - Rezone to MXD (mid-scale residential; small- or medium-scale mixed-use buildings)

Lastly, Mr. Brewster shared recommended next steps:

- Update City Council on Planning Commission direction
- Revise strategy and create initial draft updates
- Review and discuss concepts and initial draft with the Planning Commission and / or via public forum
- Incorporate feedback into recommended draft updates - revise and discuss as needed

- City Council status updates as needed
- Introduce recommendations into formal public review, comment, and adoption process

Mrs. Wallerstein asked if the recommendations were in alignment with the actions Council took on October 2, 2023, clarifying their priorities in the housing discussion. Councilman Greg Shelton stated that they did align with the “status sheet” the Council passed.

Mr. Lenahan agreed with additional clean-up to the language regarding building coverage, parking, landscaping percentages and building heights rather than “lot area per unit” requirements.

Mr. Birkel requested to receive information ahead of time for the next discussion and others agreed.

Commissioners indicated their support for the proposed strategies and next steps.

ADJOURNMENT

With no further business to come before the Commission, Mr. Wolf adjourned the meeting at 8:26 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: November 14, Planning Commission Meeting

Application: PC 2023-113

Request: Site Plan approval – relocate drive-through facilities and new signs.

Action: *A Site Plan 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: 6920 Mission Road, Prairie Village, KS

Applicant / Owner: Michelle Pitsenberger, First Washington Realty; Scott Hueschen, Infinity Signs

Current Zoning & Land Use: C-2 General Commercial

Surrounding Zoning & Land Use: **North:** C-2 General Business – Retail (Prairie Village Shops).
East: C-2 General Business – Retail (Prairie Village Shops).
South: C-2 General Business – Retail (Prairie Village Shops).
West: D-1 (Mission Hills) – golf course

Legal Description: PRAIRIE VILLAGE SHOPPING CENTER LT 2

Property Area: 3.06 acres (133,336.89 sq. ft.)

Related Case Files: n/a

Attachments: Application, site plan, sign plans

General Location Map



Aerial Map



Site



Street View



Street view looking west at the building frontage from Mission Road.



Bird's eye view

Background:

The applicant is requesting site plan approval new signs associated with an existing drive through service facility. The applicant will remove the existing signs and replace it with the following:

- 1 directional sign at the entry to the service area; and approximately 1 s.f. sign on a 6 s.f. monument (1.66 w x 3.66 h). The sign is aluminum skin with push through graphics and vinyl secondary surfaces.
- 1 directional sign hanging from a clearance bar prior to a new canopy structure – approximately 2.5 square feet. The sign is vinyl and the clearance bar is steel tubing.
- 1 digital order screen at the order point; approximately 12.95 square feet and an associated canopy structure that is approximately 10 feet height and approximately 4.5' wide and 6.7 feet deep. The order screen is just under 6' high. This sign is steel framing with a digital screen surface.
- 1 5-panel menu board that is approximately 28.05 square feet. The menu board is just over 5 feet high, and the sign area is 7 feet, 10 inches wide by 3 feet, 6 inches high. This sign is steel framing with a digital screen surface.
- The signs are all internally light (except the canopy clearance with is not illuminated.)

The applicant held a virtual neighborhood meeting on October 30, 2023, in accordance with the Prairie Village Citizen Participation Policy. The applicant has provided background on that meeting to supplement the application.

Sign & Site Plan Criteria:

I. Sign Standards. [[Section 19.48](#)]

This application impacts two aspects of the sign standards – accessory signs, which are exempt from the size and quantity requirements of the sign ordinance if within limits that allow minor accessory signs; and monument signs, which apply to the primary drive-through menu and order signs.

- A. *Accessory Signs.* Accessory signs that are under 10 square feet, and under 20 square feet total for a sight are exempt from the sign quantity and size limits provided they meet other location and dimensional standards to ensure they are minor and accessor to the sight. The directional signs (entry, exit, and clearance arm) signs all meet these qualifications and are exempt from the standards.) [[19.48.020.f.](#)]
- B. *Menu boards and Order Displays.* The sign ordinance does not have any specific standards for drive through signs. Since drive through services are either addressed through the Conditional Use Permit process (non-food and beverage services) or Special Use Permit (food and beverage services), sign standards are generally addressed through that more inclusive process. Absent that process or specific standards, the monument sign standards for property are instructive to sign allowances, but not determinative since those signs serve a different function on the site. The review criteria and performance standards for drive through services allow deviations from and additions to the sign standards, provided the criteria and performance standards are met. In this case, two specific signs are proposed, both internal to the site and associated with the drive through lane. One is the

approximately 12.95 square foot digital order display; the other is the 5-paneled menu board (approximately 28 square feet) that replaces the existing menu board. Each is comparable in size to monument signs (20 s.f. monument sign allowance in the ordinance) and are typical on most drive through services signs. The location and design of these signs allow them to meet the drive through service performance standards and criteria, provided the lighting standard is met (discussed below in the site plan criteria).

II. Site Plan Standards & Criteria.

Monument signs and drive through services (and associated signs) are also subject to the general site plan review criteria and standards, and require review by the Planning Commission. The criteria are listed below, with explanations on criteria that are impacted by this application.

A. Generally.

- 1. The plan meets all applicable standards**
- 2. The plan implements any specific principles or policies of the comprehensive plan that are applicable to the area or specific project.**
- 3. The plan does not present any other apparent risks to the public health, safety, or welfare of the community.**

In general, the proposed signs and accessory structures meet all criteria of the Prairie Village zoning ordinance, except that there are no specific sign standards for drive through services. These signs are thus subject to the specific use permit review process (conditional or special) and review according to comparable monument sign standards.

B. Site Design and Engineering.

- 1. The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.**
- 2. The plan provides or has existing capacity for utilities to serve the proposed development.**
- 3. The plan provides adequate stormwater runoff.**
- 4. The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.**

Access and circulation are primarily impacted by this application. It is an existing drive through service area, with no changes in operation or physical layout. However, the staging of the signs and order station will allow better timing from the applicant's perspective and may improve the performance of the service area. All signs are located out of any visible sight lines necessary for safe circulation.

C. Building Design.

- 1. The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.**
- 2. The selection and application of materials will promote proper maintenance and quality appearances over time.**

3. **The architectural design reflects a consistent theme and design approach. Specifically, the scale, proportion, forms and features, and selection and allocation of materials reflect a coordinated, unified whole.**
4. **The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, and materials of adjacent buildings inform choices on the proposed building.**

There are no specific building designs associated with this application. The accessory structures (canopy and sign structures) are all compatible in materials and color with the existing buildings, and as accessory structures will not have a significant impact on the overall appearance of the site.

D. Landscape Design.

1. **The plan creates an attractive aesthetic environment and improves relationships to the streetscape and adjacent properties.**
2. **The plan enhances the environmental and ecological functions of un-built portions of the site.**
3. **The plan reduces the exposure and adverse impact of more intense activities or components of the site or building.**

There are no physical changes proposed with this application other than the location of the signs and accessory structures. It is assumed that all existing landscape will be retained through construction, or if not that any landscape is damaged or replaced will result in an equal or better landscape plan for the site. Any such changes shall require city staff to approve a landscape plan meeting the equal or better criteria.

The proposed signs will be internally illuminated. The sign standards have performance criteria that any sign illumination shall not create any negative impacts on surrounding property or rights of way. [\[19.48.060\(c\)\]](#) In addition, no electronic messages or video displays are permitted on any sign [\[19.48.060\(b\)\(4\)\]](#) All lighting and displays shall be subject to these criteria and should they at any point become non-compliant the applicant shall be required to mitigate the conditions through lighting, operation, landscape, or a combination of these factors to meet the performance criteria.

Recommendation:

Staff recommends approval of the site plan subject to:

1. Digital displays on order and menu board shall only be permitted static displays; no animated, moving, or other changes in display that have the appearance of animation is permitted.
 2. Internally illuminated signs shall be designed to eliminate negative impacts on surrounding property; any issues with this performance criteria – particularly along the Mission Road frontages, may require dimming devices, turning off during non-business hours, screening, or any combination of these techniques to ensure the signs do not produce distracting glare along Mission Road.
 3. All existing landscape shall be retained; any landscape damaged or removed during construction shall be replaced and shall require approval of a landscape plan by city staff.
-



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Cust # 005902
App # 6630511

Planning Commission Application

For Office Use Only
Case No.: <u>PC2023-113</u>
Filing Fee: <u>\$100.00</u>
Deposit: <u>\$500.00</u>
Date Advertised:
Date Notices Sent:
Public Hearing Date:

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: Infinity Signs - Scott Hueschen Phone Number: 816-252-3337

Address: 4900 Lister Ave, Kansas City, MO 64130 E-Mail: permits@infsign.com

Owner: MICHELLE PITSENBERGER Phone Number: 816-399-3537

Address: 6971 TOMAHAWK RD, PRAIRIE VILLAGE, KS Zip: 66208

Location of Property: 6920 MISSION RD, PRAIRIE VILLAGE, KS 66208

Legal Description: PRAIRIE VILLAGE SHOPPING CENTER LT 2

Applicant requests consideration of the following: (Describe proposal/request in detail) RELOCATE DRIVE THRU EQUIPMENT IN ORDER TO ALLOW MORE CUSTOMERS TO FIT IN THE LINE ALLOWING GUESTS SHORTER WAIT TIMES BETWEEN ORDER POINT AND PICK UP POINT AS EMPLOYEEES WILL HAD MORE TIME TO PREPARE ORDER.

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.

Brooke Braun 09-20-23
Applicant's Signature/Date

Michelle Pitsenberger 9/18/23
Owner's Signature/Date



200 E. Baker Street
Suite 100
Costa Mesa, CA 92626

e: info@firstwash.com
p: 714-545-1400
f: 714-545-4222

September 18, 2023

VIA ELECTRONIC DELIVERY ONLY

STARBUCKS

Store #2292
Attn: Financial Lease Administration MS-RE3
2401 Utah Avenue South, Suite 800
Seattle, Washington 98124-5126

**RE: *Direction Sign, Digital Order Screen and Canopy Plan Response for Starbucks
Prairie Village
Prairie Village, Kansas***

The plan detailing the direction signs, digital order screen and canopy installation received at our office for the above-referenced project has been reviewed and approved as noted.

Prior to installation, Landlord requires the following:

- a) Tenant shall provide Landlord with a copy of the permit from the governmental agency having jurisdiction.
- b) Copy of your contractor's insurance certificate naming **GRI Prairie Village, LLC; Global Retail Investors, LLC and First Washington Realty, LLC** as additional insured with additional insured endorsement page attached.
- c) Copy of the contractor's license.

Andrea Hidalgo will be the Construction Manager that will oversee your installation and I will support her administratively. You may call Andrea at 240.400.8081 or ahidalgo@firstwash.com for any construction related questions or concerns. I can be reached at 714.966.3206. We both look forward to working with you.

Sincerely,

FIRST WASHINGTON REALTY

A handwritten signature in blue ink that reads 'Ramona Vidales'.

Ramona Vidales
Project Administration Manager

cc: Tiffany Koontz, First Washington Realty
Andrea Hidalgo, First Washington Realty

STARBUCKS COFFEE 2292
6920 MISSION ROAD
PRAIRIE VILLAGE KS 66208



SIGNAGE SUBMISSION
APPROVED AS NOTED

09/18/2023

AWH



23-66928

HILTONDISPLAYS

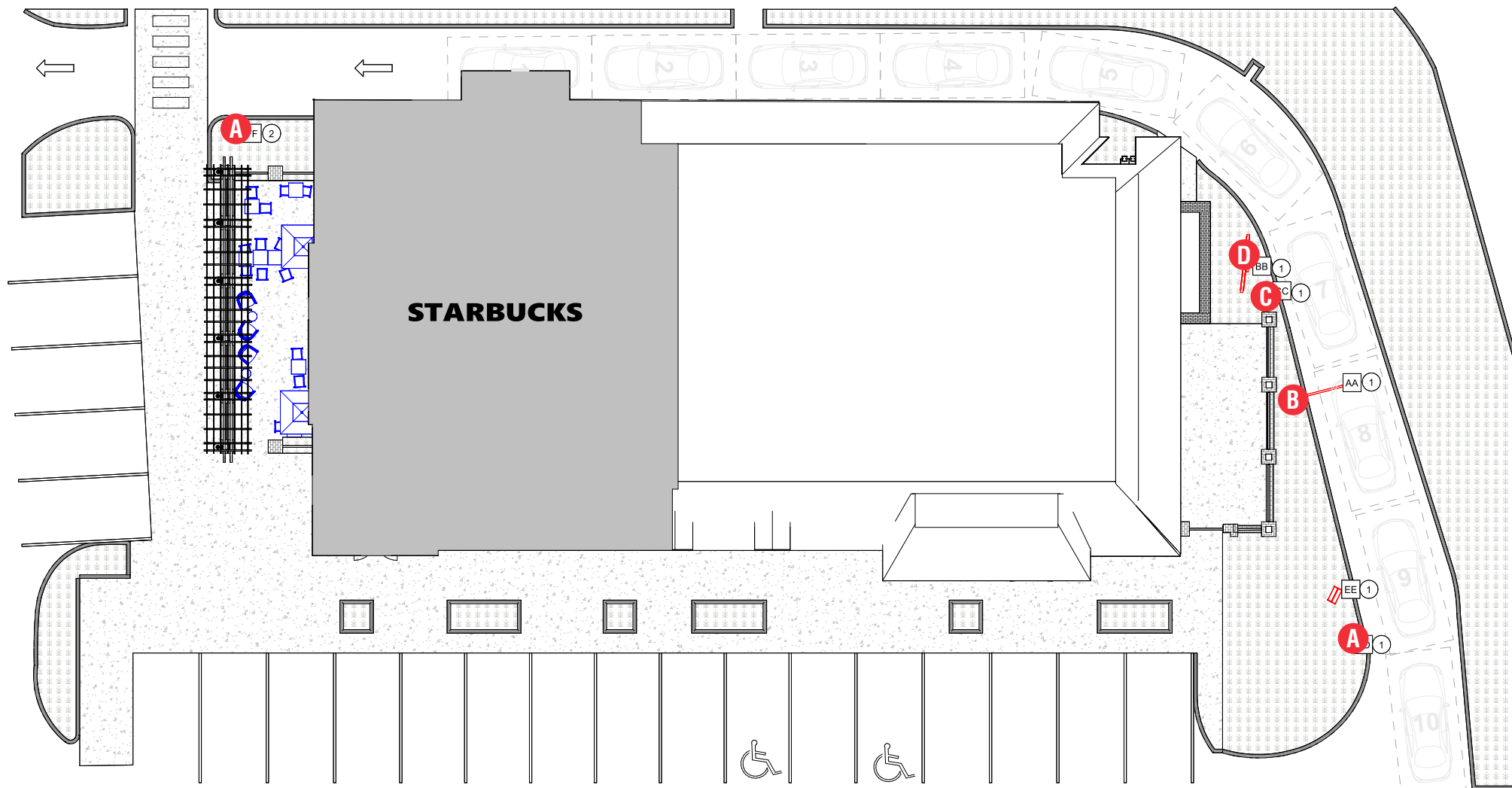
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DEMO SITE PLAN

- A** DEMO DIRECTIONALS
- B** DEMO CLEARANCE BAR
- C** DEMO SPEAKER POST
- D** DEMO MENU BOARD
- E** TY/EO DIRECTIONAL
- F** CLEARANCE BAR
- G** DOS
- H** CANOPY
- I** 5-PANEL MENU BOARD
- J** DT DIRECTIONAL



1 DEMOLITION SITE PLAN
Scale: 1" = 10'-0"

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 www.hiltondisplays.com

QID 23-66928

JOB NAME

Starbucks 2292

LOCATION

6920 Mission Road
 Prairie Village KS 66208

CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Ben Tompsett

DWG. DATE

06-05-23

REV. DATE / REVISION

07-14-23/BT

07-19-23/BT

SCALE

As Noted

FILE

2023\Starbucks\Locations\
 Prairie Village KS\23-66928\
 SB Prairie Village KS 23-66928

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

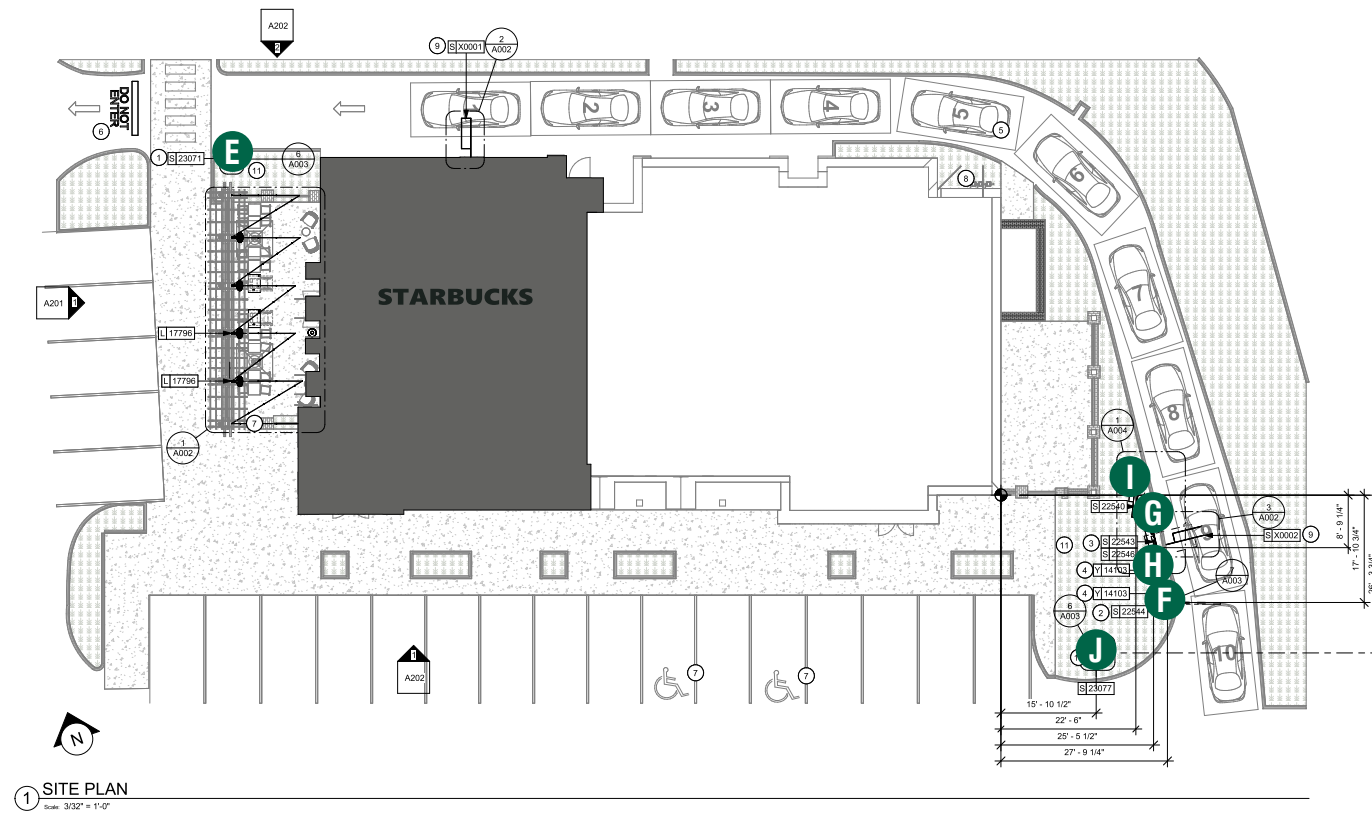
SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



PROPOSED SITE PLAN

- A** DEMO DIRECTIONALS
- B** DEMO CLEARANCE BAR
- C** DEMO SPEAKER POST
- D** DEMO MENU BOARD
- E** TY/EO DIRECTIONAL
- F** CLEARANCE BAR
- G** DOS
- H** CANOPY
- I** 5-PANEL MENU BOARD
- J** DT DIRECTIONAL



1 SITE PLAN
Scale: 3/32" = 1'-0"

QID 23-66928

JOB NAME

Starbucks 2292

LOCATION

6920 Mission Road
 Prairie Village KS 66208

CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Ben Tompsett

DWG. DATE

06-05-23

REV. DATE / REVISION

07-14-23/BT

07-19-23/BT

SCALE

As Noted

FILE

2023\Starbucks\Locations\
 Prairie Village KS\23-66928\
 SB Prairie Village KS 23-66928

DESIGN SPECIFICATIONS ACCEPTED BY:

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DIRECTIONAL - EXISTING FOUNDATION

SBC-S23071-DIR-IL-EF-XTY-44

Qty. 1

E

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 125 HILLSIDE DRIVE • GREENVILLE SC 29607
 P 800 353 9132 • F 864 242 2204
 www.hiltondisplays.com

QID 23-66928

JOB NAME

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6920 Mission Road
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SALESMAN / PM

Jo Hall

DESIGNER

Ben Tompsett

DWG. DATE

06-05-23

REV. DATE / REVISION

07-14-23/BT

07-19-23/BT

SCALE

As Noted

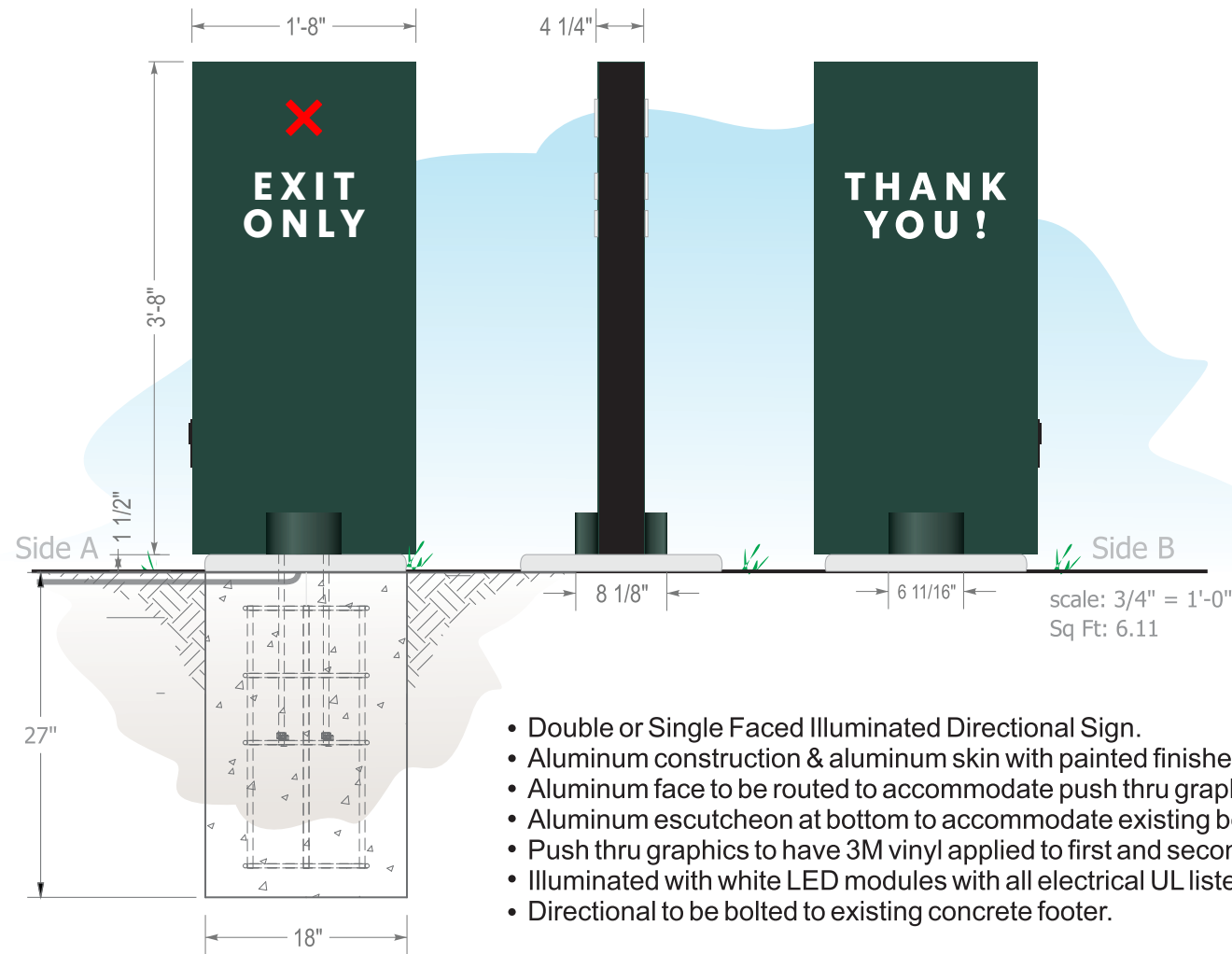
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2023\Starbucks\Locations\
 Prairie Village KS\23-66928\
 SB Prairie Village KS 23-66928

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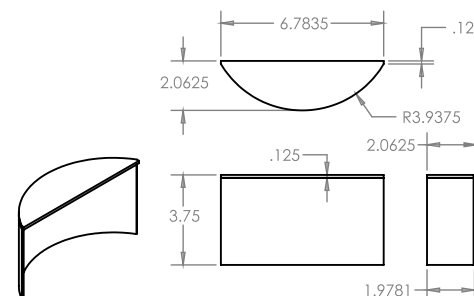
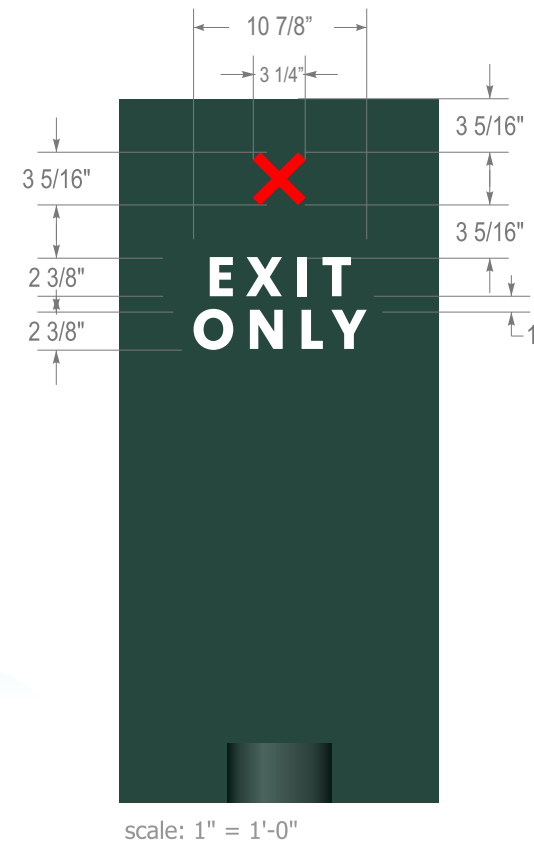
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



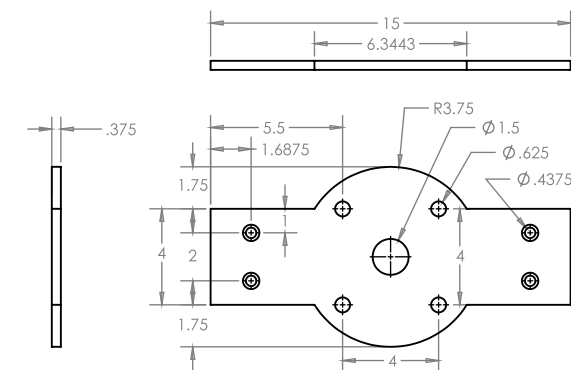
- Double or Single Faced Illuminated Directional Sign.
- Aluminum construction & aluminum skin with painted finishes.
- Aluminum face to be routed to accommodate push thru graphics.
- Aluminum escutcheon at bottom to accommodate existing bolt pattern.
- Push thru graphics to have 3M vinyl applied to first and second surface.
- Illuminated with white LED modules with all electrical UL listed and labeled.
- Directional to be bolted to existing concrete footer.

Colors:

- Painted Pantone #560 (satin finish)
- Painted Pantone 419 Black (RAL 7021M) (satin finish)
- Clear Acrylic (push thru)
- 3M White Translucent Vinyl (first surface)
- 3M Diffuser Film (second surface)



escutcheon made of
 rolled .080 aluminum
 and .125 aluminum
 top skin welded to
 face



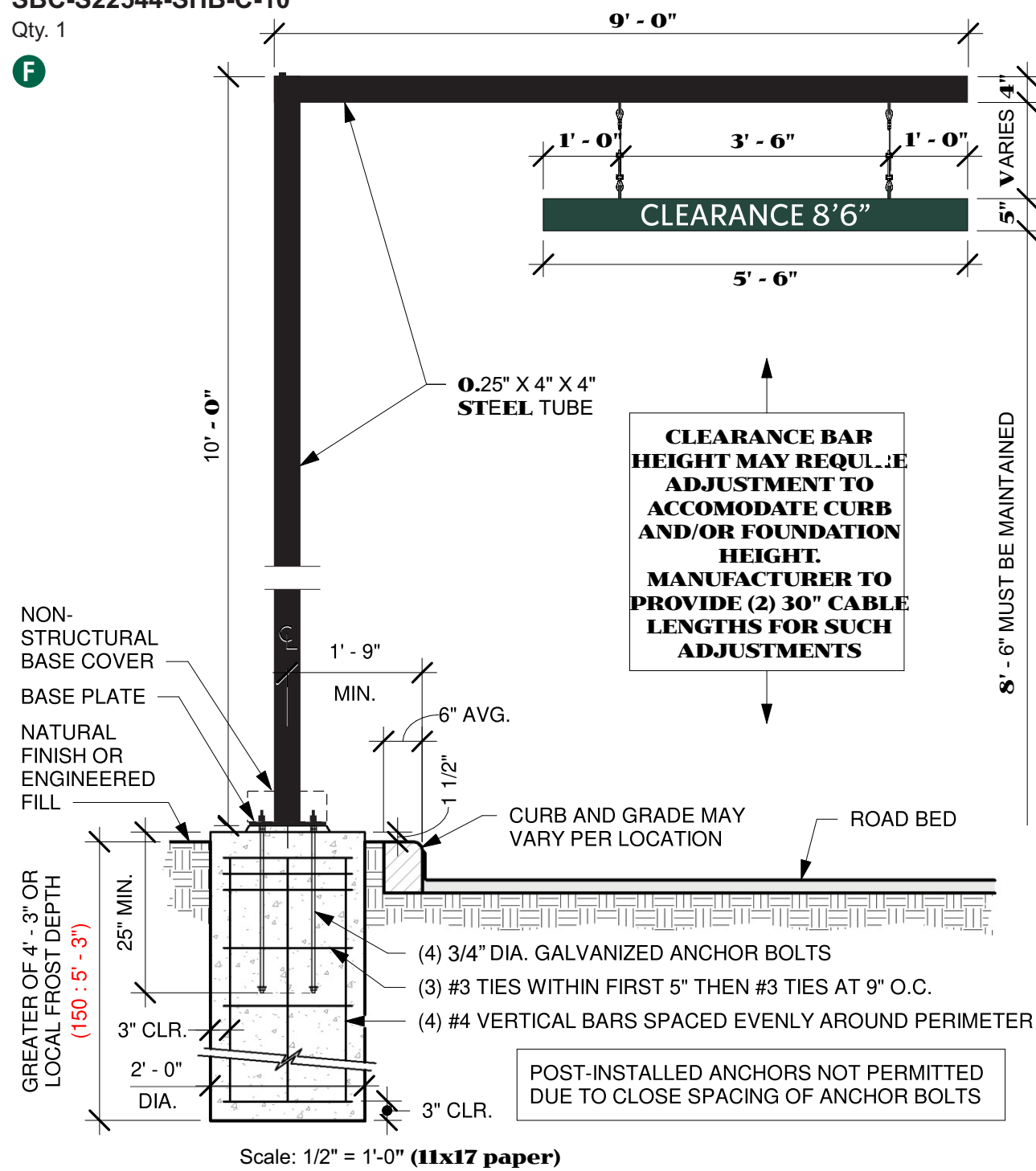
aluminum box tube with
 top removed to create u channel

REVOLUTION CLEARANCE BAR

SBC-S22544-SHB-C-10

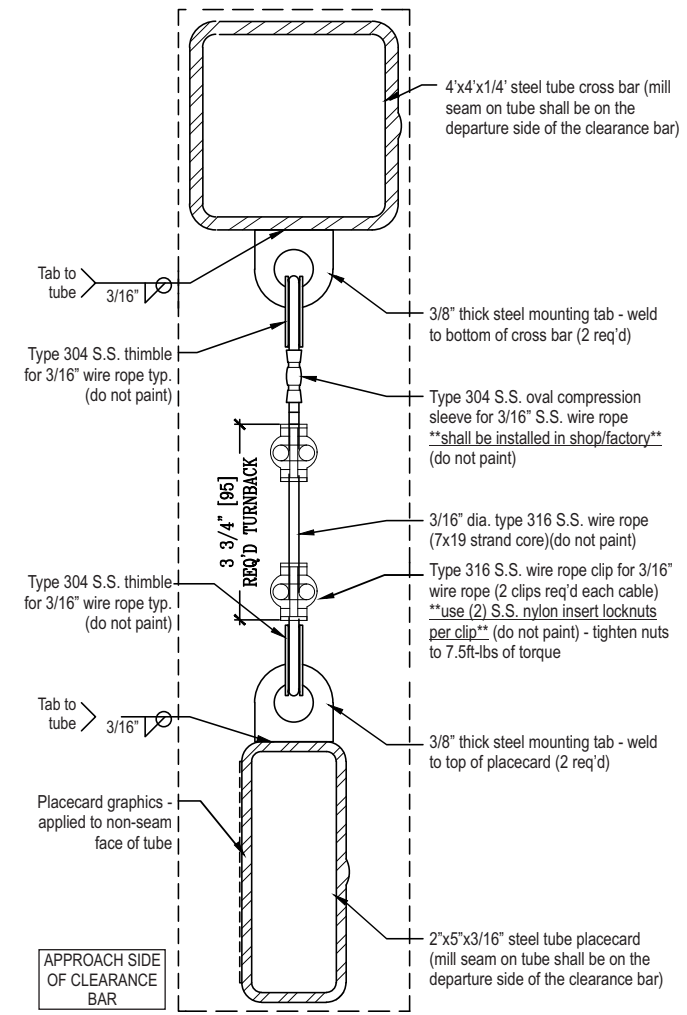
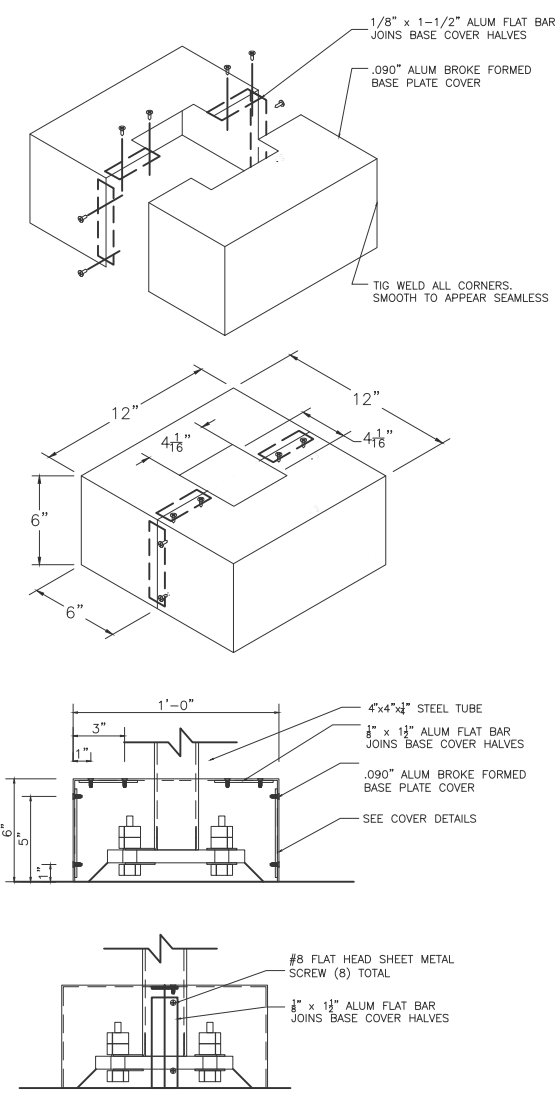
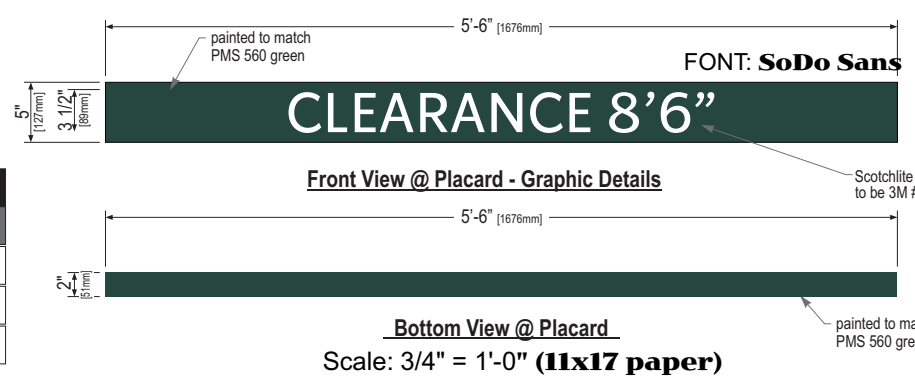
Qty. 1

F



GREATER OF 4' - 3" OR LOCAL FROST DEPTH (150' - 5' - 3")

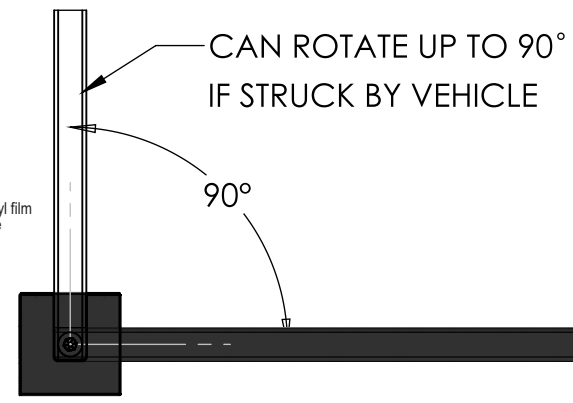
COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 560 C	NA
	PSB 6865/ SATIN BLACK	3M 3630-22
	REFL. WHITE	3M 680-10



End Section View

ASSUMED CONDITIONS DESIGN LOADS	
<ul style="list-style-type: none"> 115 MPH wind load (150 MPH Wind Load) Category II, Exposure C Est. Combined Weight of Canopy & DOS: 993 Lbs. Concrete Strength: MN 3000 PSI @ 28 Days 2012 International Building Code, ASCE 7-10 Vertical Soil Bearing Pressure: 2000 PSF 	
Rotate Footing Bolt pattern Relative To Drive Lane Per Site Plan & Signage Configuration Details.	
Route Conduit Per Electrical Site Plan Provide 3" Stub-Up	GC Responsible For Foundations & Footings On All Menu Boards & Drive-Thru Elements. Signage Vendor To Supply Templates & Install Menu Boards Only.

Dimensions in Red Are For 150 MPH Wind Load



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QID 23-66928

JOB NAME

Starbucks 2292

LOCATION

6920 Mission Road
 Prairie Village KS 66208

CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Ben Tompsett

DWG. DATE

06-05-23

REV. DATE / REVISION

07-14-23/BT
 07-19-23/BT

SCALE

As Noted

FILE

2023\Starbucks\Locations\
 Prairie Village KS\23-66928\
 SB Prairie Village KS 23-66928

DESIGN SPECIFICATIONS ACCEPTED BY:

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SLS/PM: LANDLORD:

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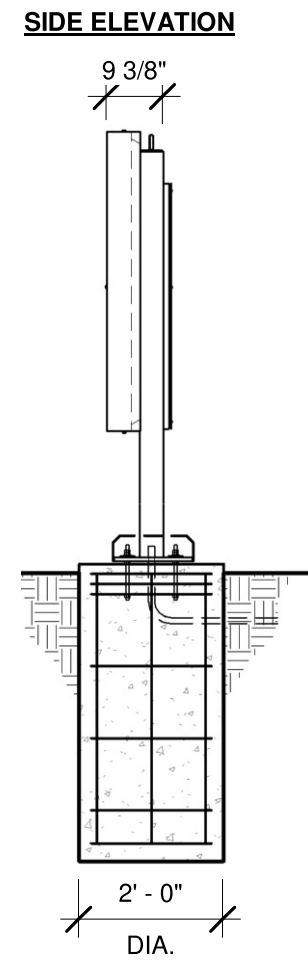
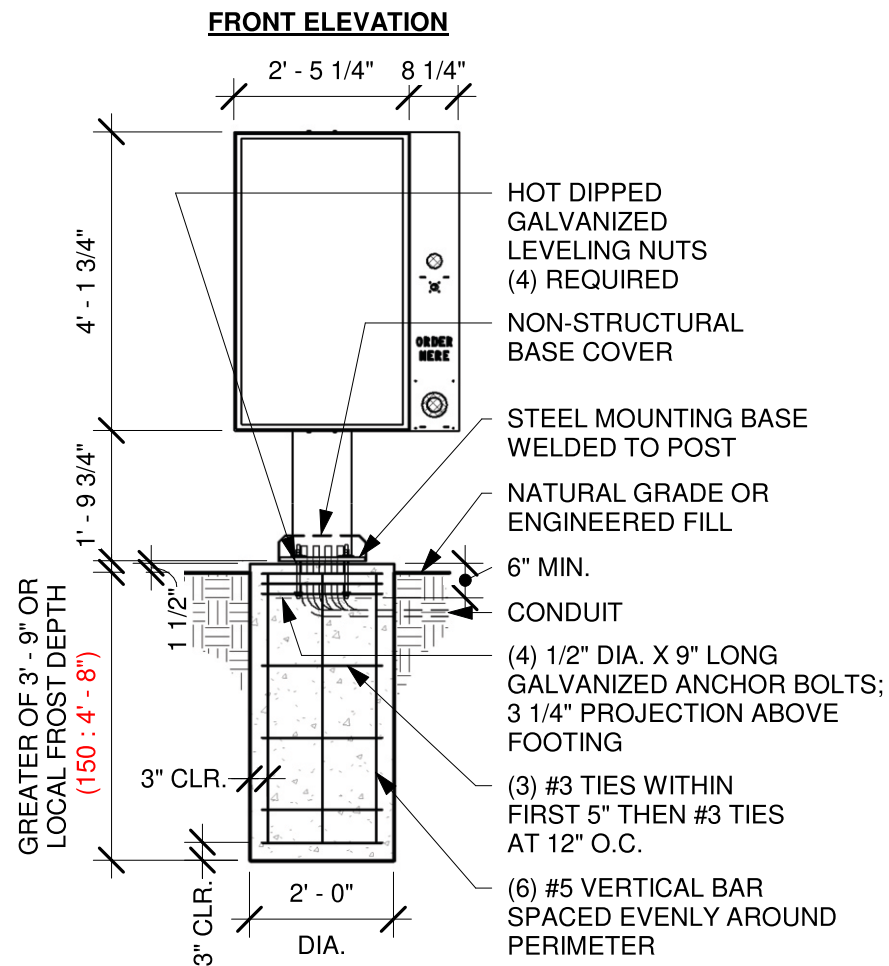
UL Underwriters Laboratories Inc.

DRY	<input type="checkbox"/>
DAMP	<input type="checkbox"/>
WET	<input checked="" type="checkbox"/>

DOS - INSTALL ONLY Note: - All steel shall be galvanized

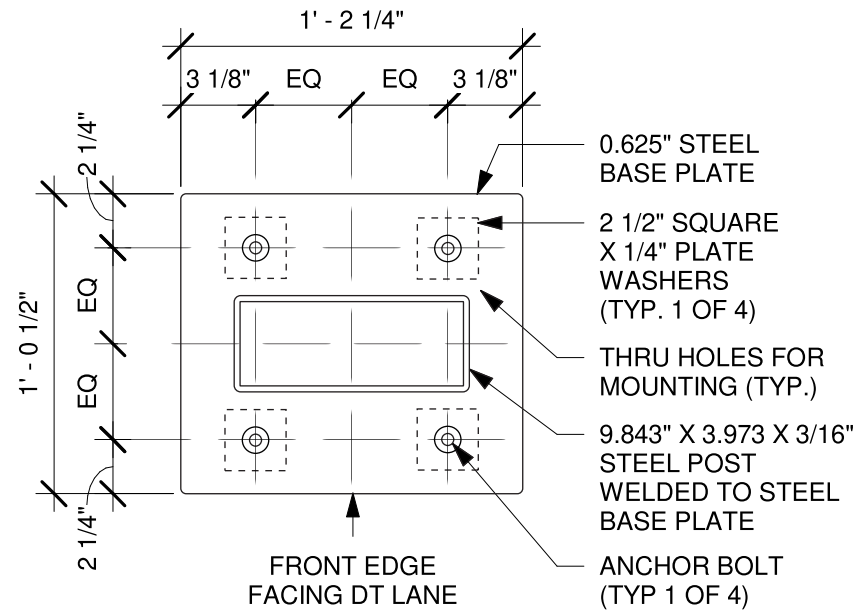
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G



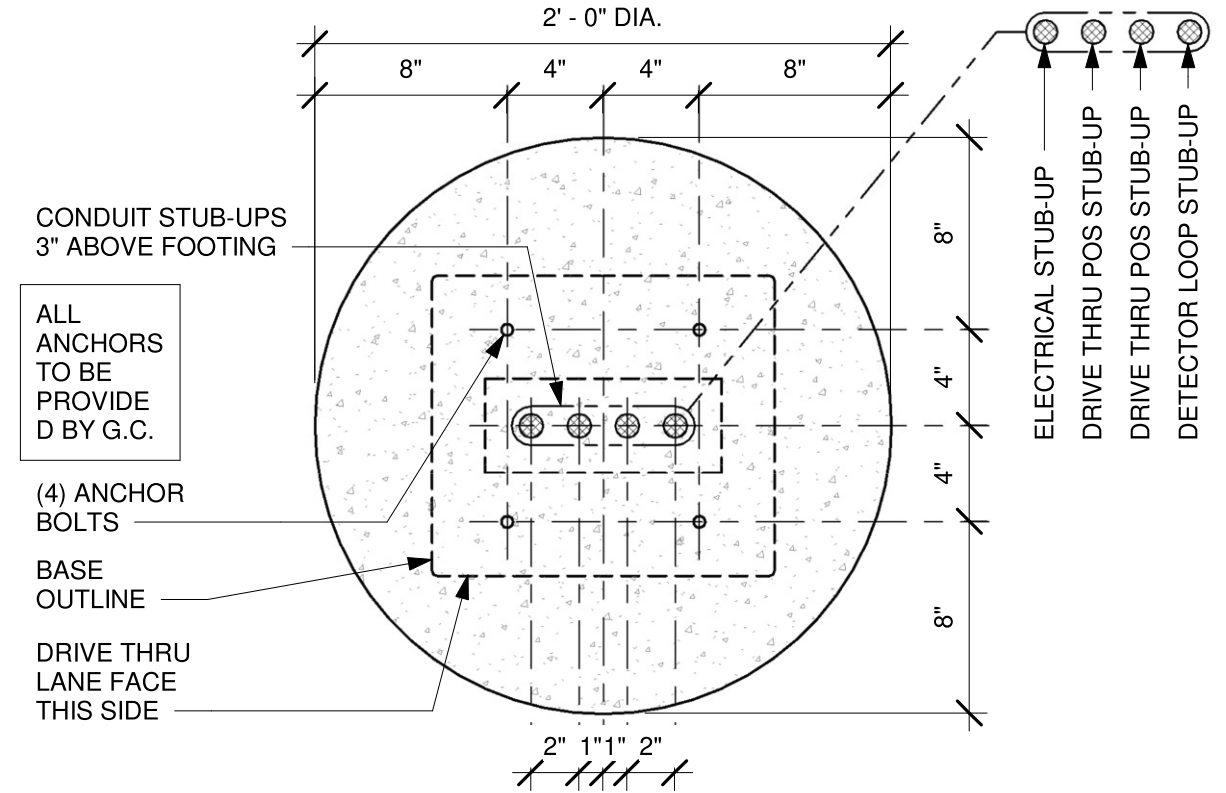
DT DIGITAL ORDER SCREEN POST GROUND FOOTING

Scale: 3/8" = 1'-0"



BASE PLATE

Scale: 1 1/2" = 1'-0"



BOLT PATTERN (TOP VIEW)

Scale: 1 1/2" = 1'-0"

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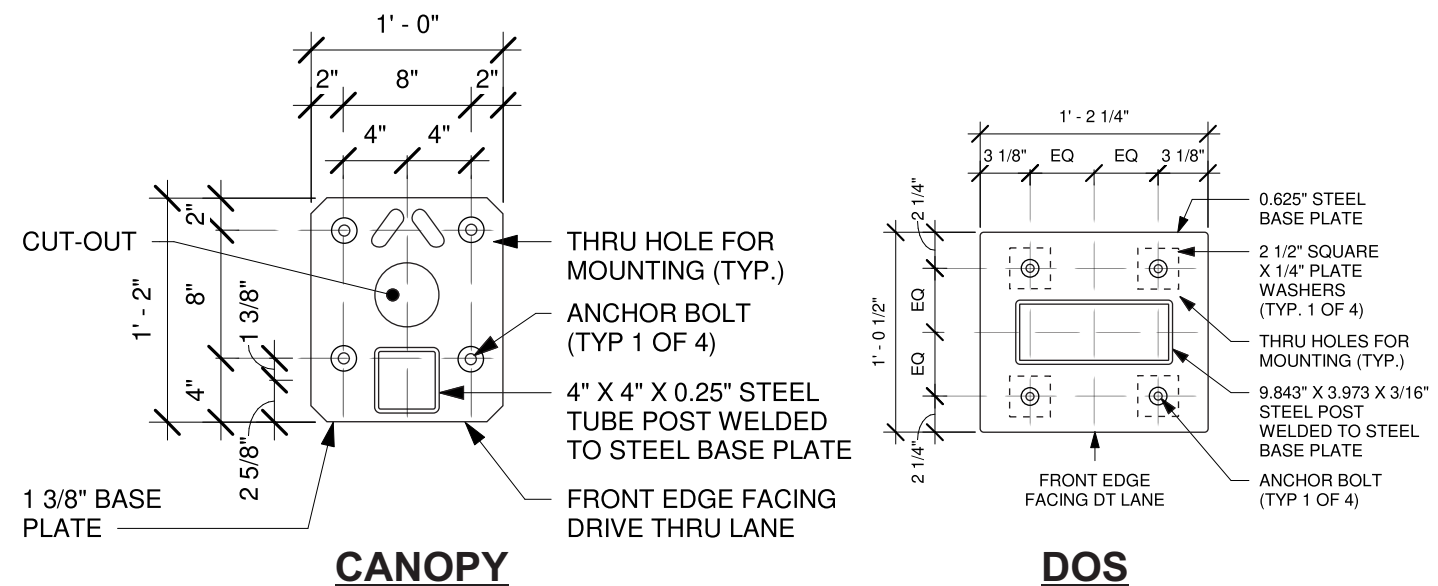
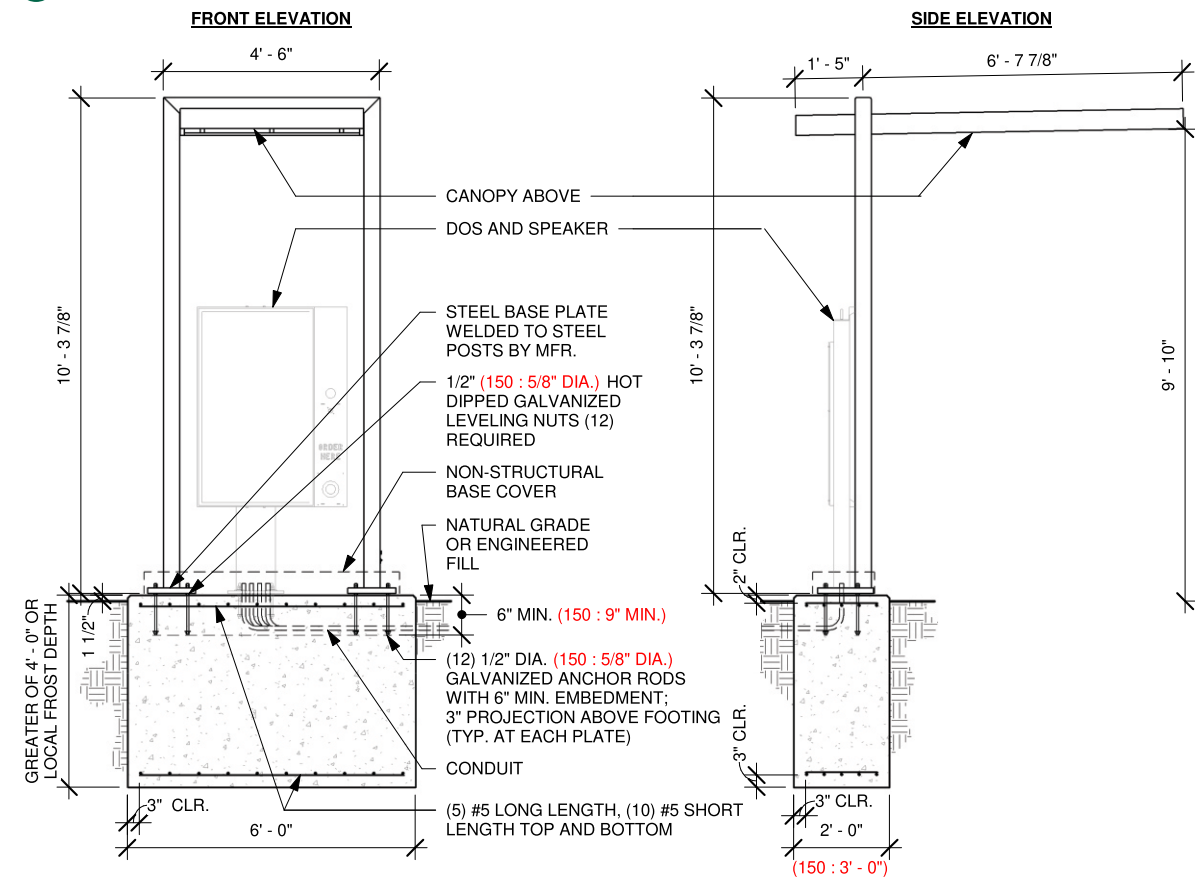
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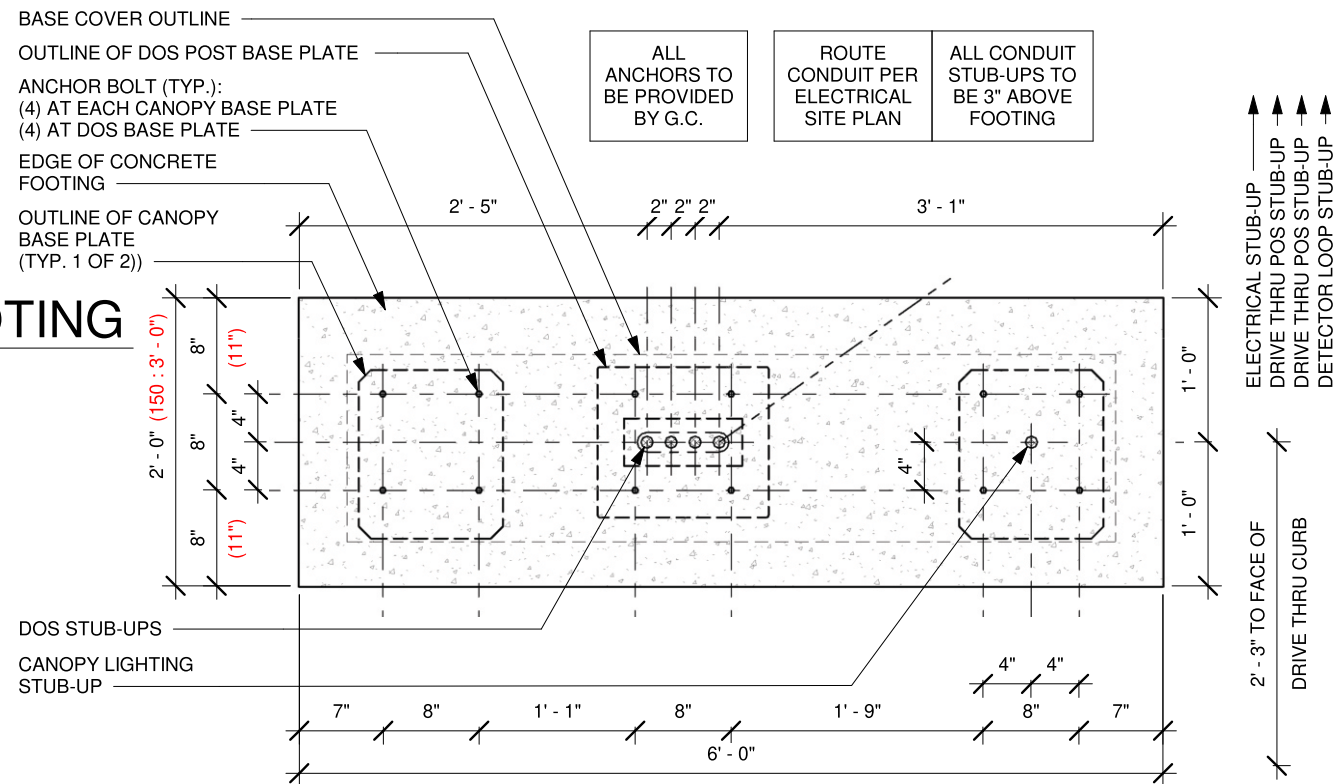
CANOPY - INSTALL ONLY

Qty. 1



BASE PLATE

Scale: 1" = 1'-0"



BOLT PATTERN (TOP VIEW)

scale: 3/4" = 1'

DT DIGITAL ORDER SCREEN CANOPY GROUND FOOTING

scale: 1/4" = 1'



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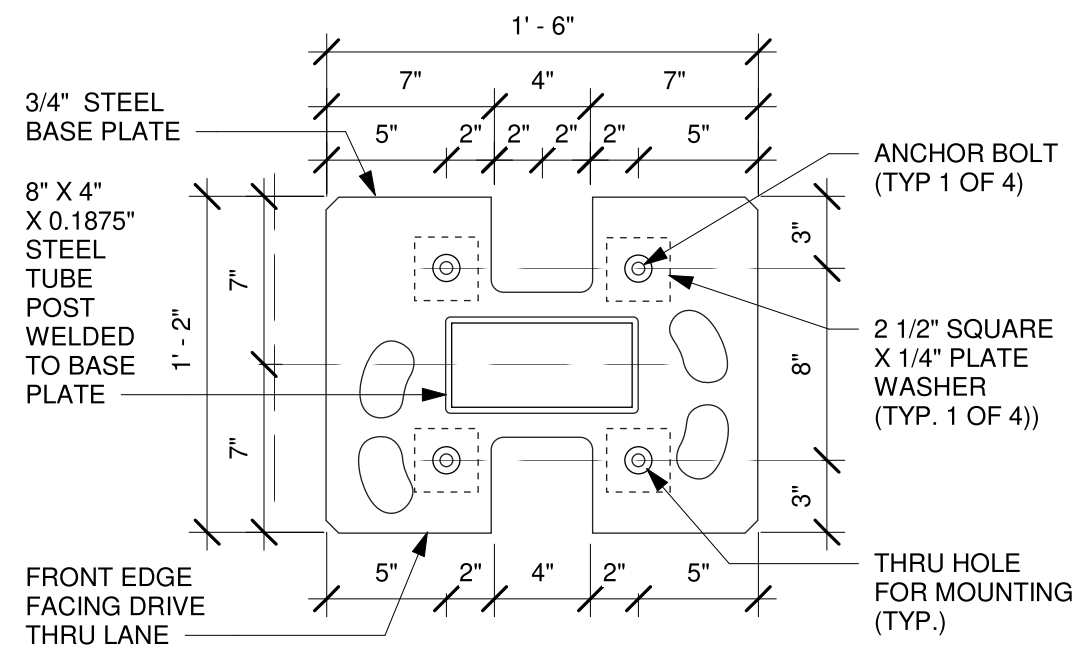
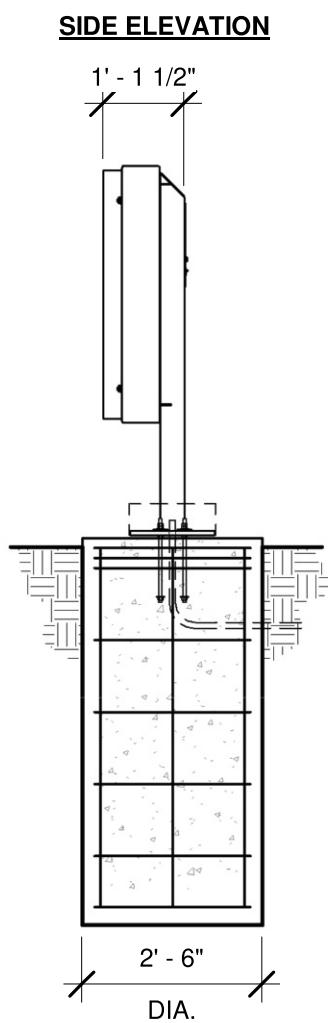
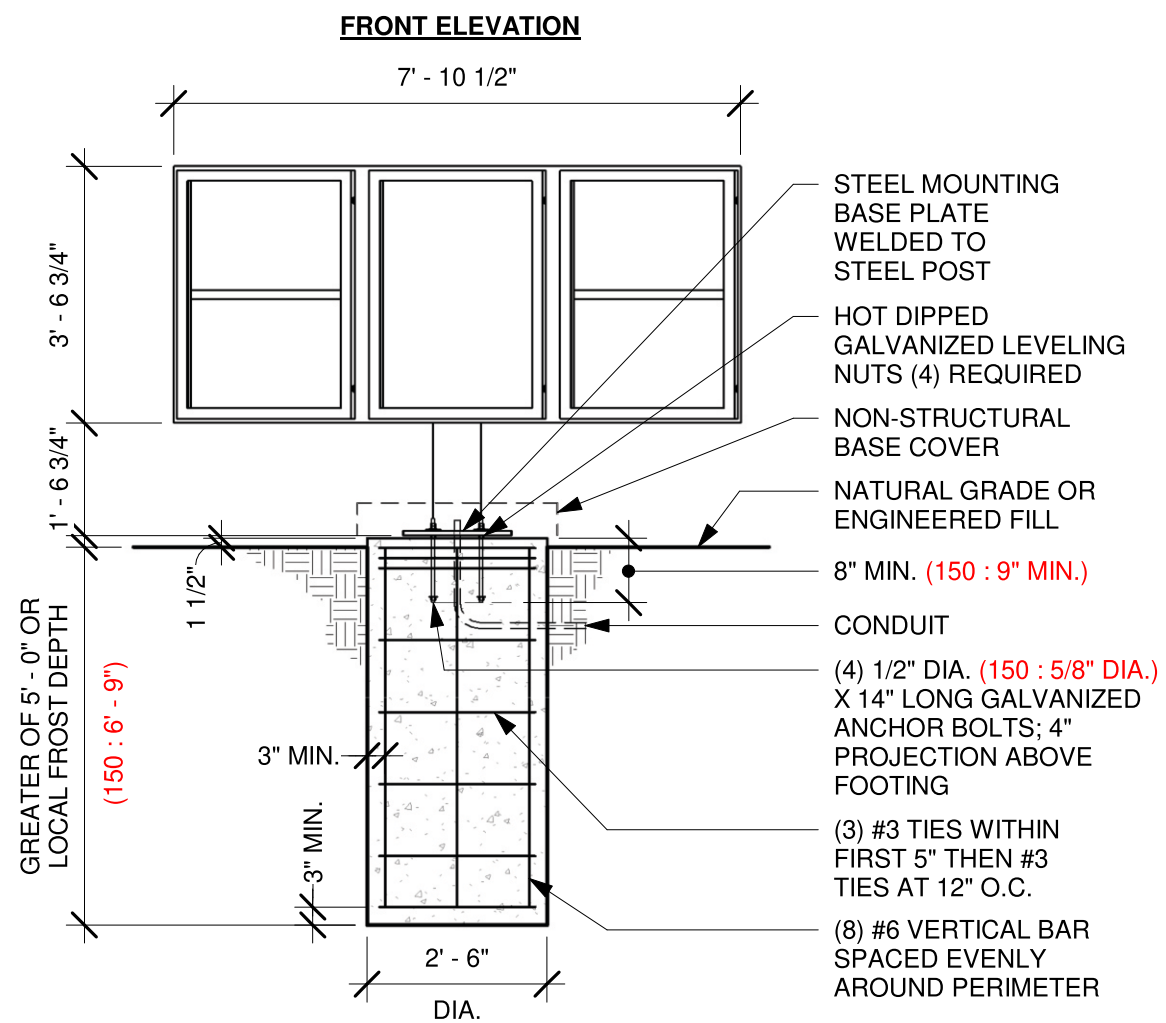
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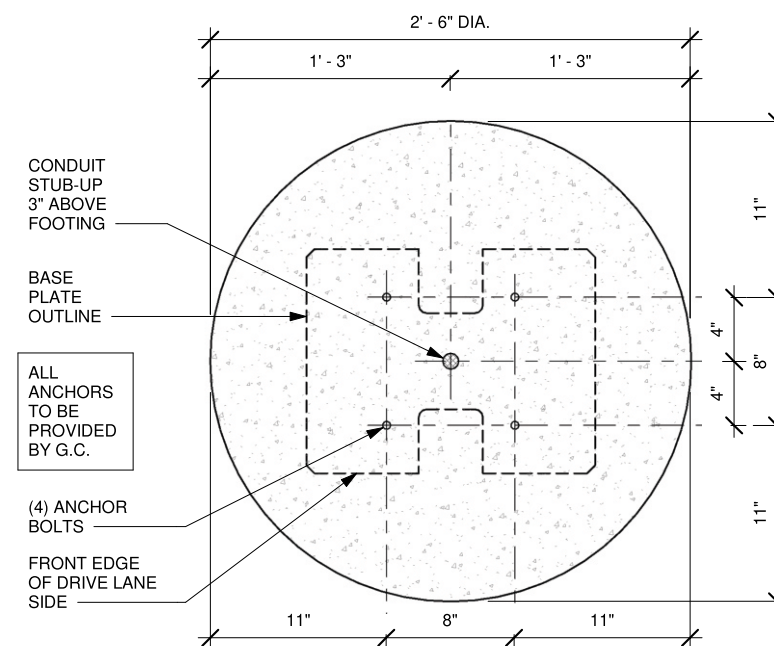
MENU BOARD - INSTALL ONLY Note: - All steel shall be A36 Galvanized or A304 Stainless Steel

Qty. 1



BASE PLATE

scale: 1 1/2" = 1'



BOLT PATTERN (TOP VIEW)

scale: 1" = 1'



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DIRECTIONAL - NEW FOUNDATION

SBC-S23083-DIR-IL-NF-DTA-44

Qty. 1



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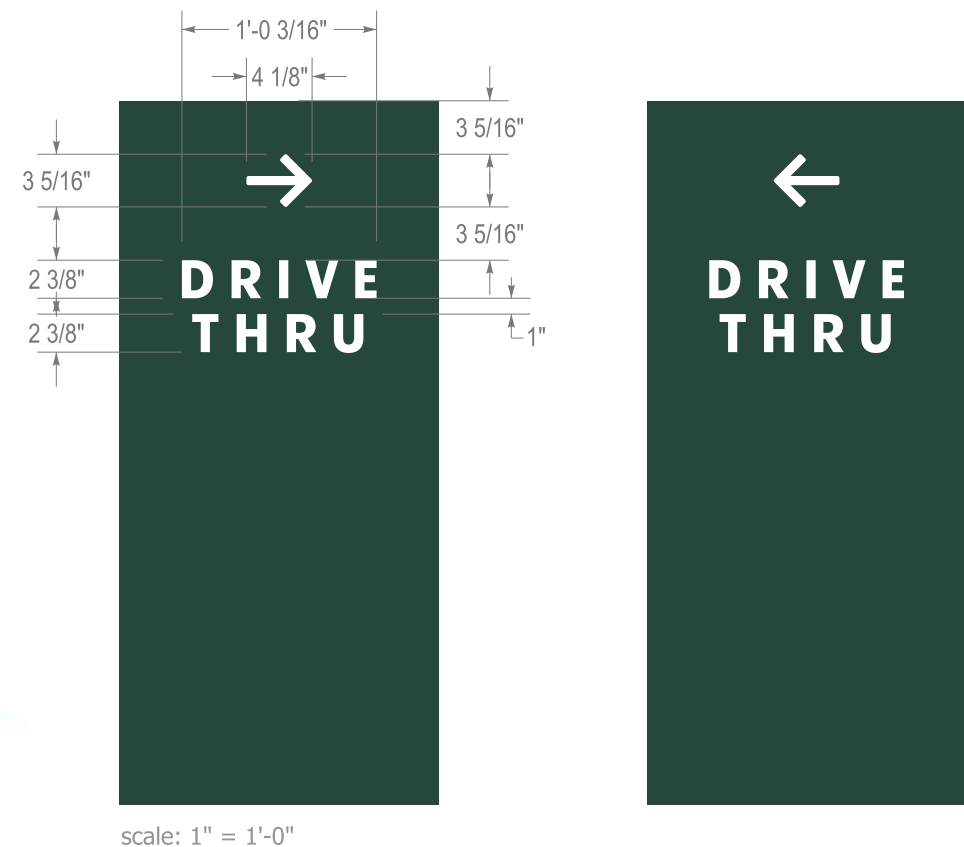
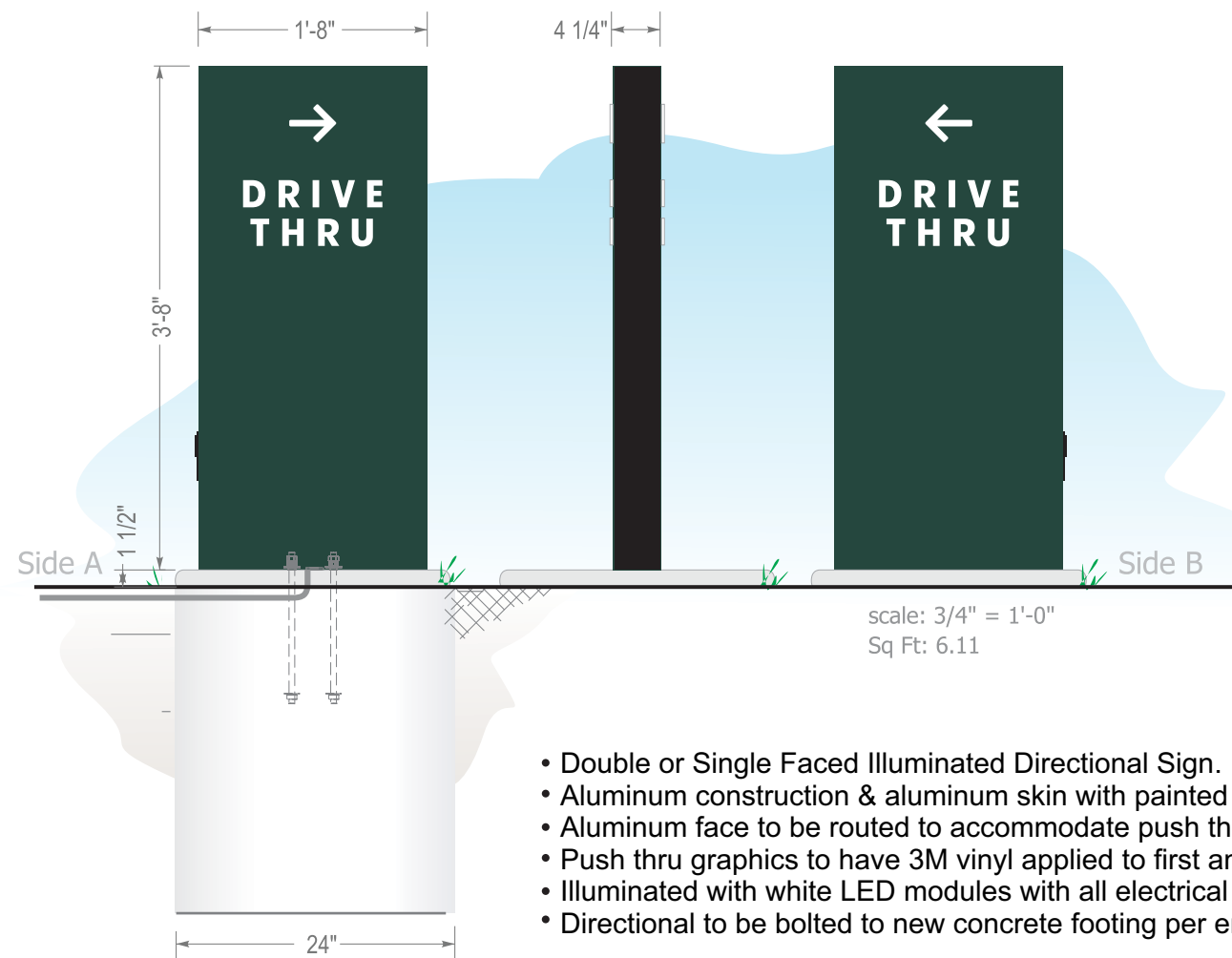
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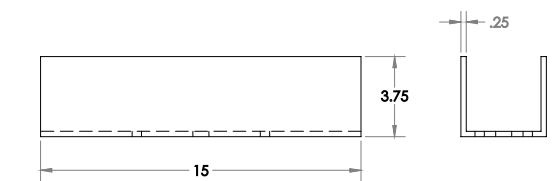
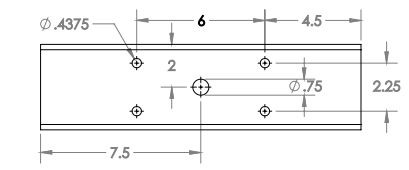
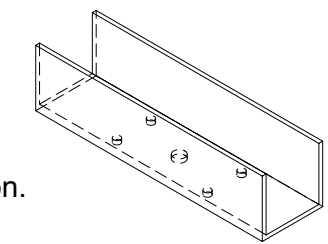
DESIGN SPECIFICATIONS ACCEPTED BY:

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- Double or Single Faced Illuminated Directional Sign.
- Aluminum construction & aluminum skin with painted finishes.
- Aluminum face to be routed to accommodate push thru graphics.
- Push thru graphics to have 3M vinyl applied to first and second surface.
- Illuminated with white LED modules with all electrical UL listed and labeled.
- Directional to be bolted to new concrete footing per engineering for site location and soil condition.



aluminum box tube with top removed to create u channel

- Colors:**
- Painted Pantone #560 (satin finish)
 - Painted Pantone 419 Black (RAL 7021M) (satin finish)
 - Clear Acrylic (push thru)
 - 3M White Translucent Vinyl (first surface)
 - 3M Diffuser Film (second surface)

October 12, 2023

To whom it may concern,

Starbucks Coffee has filed an application with the Prairie Village Planning Commission for relocation and update to their existing drive through equipment.

The application will be heard by the Planning Commission on Tuesday, November 14, 2023 at 7:00 P.M. (CDT) in the council chambers at the Prairie Village Municipal Building, 7700 Mission Road.

You are invited to attend an informal virtual neighborhood meeting via Zoom on Monday, October 30, at 3:00 P.M. (ET)/ 2:00P.M (CDT). You can use the provided QR code to attend via smart phone or the below URL, meeting ID, and password to attend via smart phone or computer.



Join Zoom Meeting

<https://zoom.us/j/98641217475?pwd=QUNaY1BvTnFVL2tzTjZDckVLMmRPZz09>

Meeting ID: 986 4121 7475

Passcode: 2iRWxC

The drawings for the proposed drive through equipment and its location will be presented to you and you will have the opportunity to ask questions regarding the project proposal.

If you cannot attend and have questions, please contact;

Jo Hall

johall@hiltondisplays.com

Sincerely,

Jo Hall

Project Manager II

Hilton Displays

Hi Adam,

I have attached the screenshot of the time and date with the attendees (myself). There were no other attendees. Please note we are Eastern time so it was 3:15 here, 2:15 in Prairie Village.

Thank you,

Jo Hall

Project Manager II

~~HILTONDISPLAYS~~

Phone: 864-313-9908

Email: johall@hiltondisplays.com

125 Hillside Dr. Greenville, SC 29607

AFFIDAVIT

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

Scott Hueschen _____, being duly sworn upon his oath,
disposes and states:

That he is the (owner) (attorney for) (agent of) the tract of land for which the application was filed. That in accordance with Municipal Code 2003, Section 19.30.015, applicant placed and maintained a sign, furnished by the City, on that tract of land. Said sign was a minimum of two feet above the ground line and within five feet of the street right-of-way line in a central position of the tract of land and had no visual obstruction thereto.

Scott Hueschen
(Owner/Attorney for/Agent of)

Subscribed and sworn to before me this 13th day of October, 2023
Missouri / Jackson

BROOKE BRAUN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR PLATTE COUNTY
MY COMMISSION EXPIRES APR. 07, 2026
ID #18959835

[Signature]
Notary Public or Planning Commission
Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: November 14, 2023, Planning Commission Meeting

Application: PC 2023-114 – Amendment of SUP

Request: Amendment to Special Use Permit for Private School to install turf field

Property Address: 4801 W. 79th Street

Applicant: Todd Zylstra, Kansas City Christian School

Current Zoning & Land Use: R-1A Single-Family District- Kansas City Christian School

Surrounding Zoning & Land Use: **North:** R-1B Single-Family District – detached houses
East: R-1A Single-Family District – detached houses
South: R-1A Single-Family District – detached houses
West: R-1A Single-Family District – detached houses

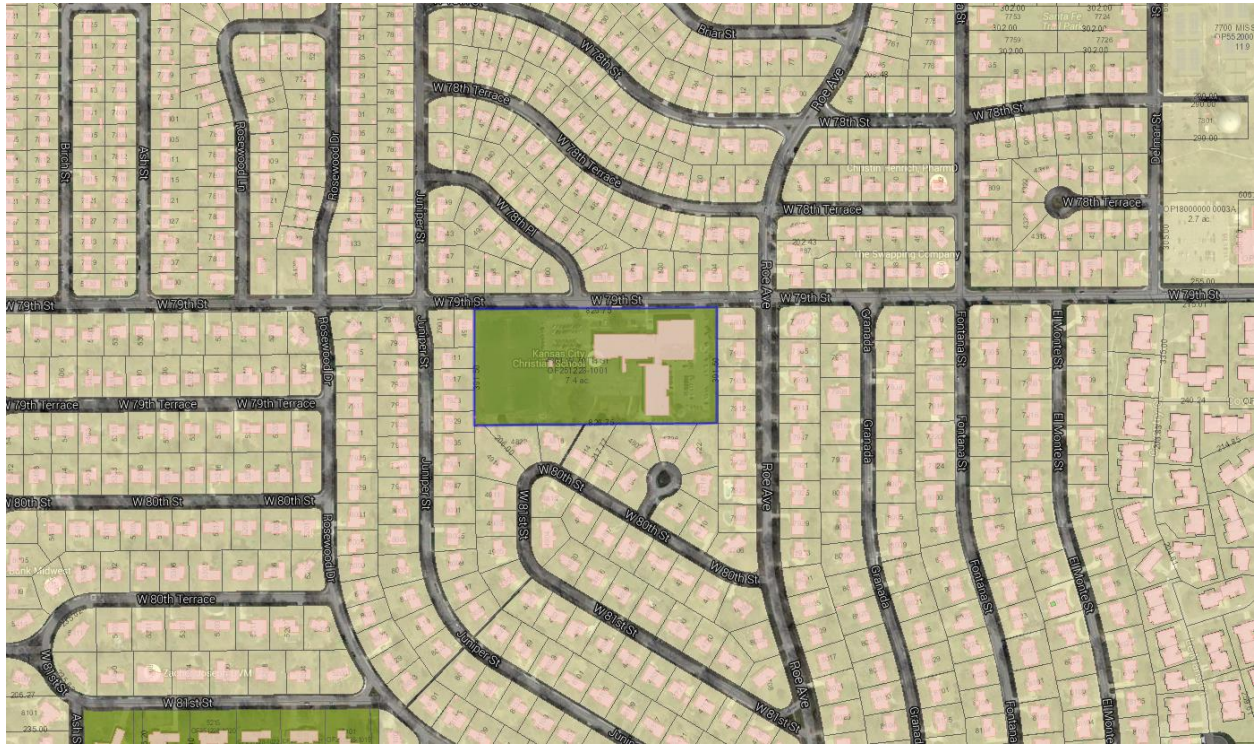
Legal Description: Metes & Bounds Abbreviation (28-12-25 E 826.75' OF W 1159' OF N 421.50' NE 1/4 NW 1/4 EX N 30' 7.43 ACRES PVC 624A BOTA #0708-87-TX)

Property Area: 7.44 Acres (55,557 s.f.)

Related Case Files: PC 2020-104 Amendment of SUP – Change classroom allocation and include daycare services
PC 2017-102 (original September application; amended December)
PC 2017-103, PC 2016-108, 2015-105, and 2014-110 Temporary Use Permits for ADHD Summer Treatment Program
PC 2008-08 Amendment to SUP
PC 98-07 Original SUP for Private School

Attachments: Application, plans, stormwater study

General Location Map



Aerial Map



Site



Street View



Street view looking west on 79th Street – field is background left.



Street view looking east on 79th Street – field on the right.



Birdseye

BACKGROUND:

The special use permit for Kansas City Christian School was initially approved by the City Council in January of 1999, for reuse of a school building originally built in 1954. It was amended in December 2017 to support an expansion plan for the school and construction of new classrooms and facilities, and again in 2020 for reallocation of approved capacity.

The initial special use permit in January 1999 did not have an expiration date but was subject to four conditions relative to the design, construction and operation of the school, as presented on an approved site plan. A school was originally built on this site in 1954 as a public elementary school. One of the conditions was that expansion of the school, or amending the approved site plan would require an amendment to the Special Use Permit.

Growth of the school and the acquisition of other school properties further south led to reconfiguration of this campus and its operations. In 2008, the school applied for an amended Special Use Permit and Site Plan. At that time, a number of issues related to parking utilization, drop-off procedures, and school transportation were raised by the neighbors, and the amended permit and site plan dealt primarily with reconciling those issues.

The special use permit was again amended in 2017 associated with expansion and capital campaign that renovated 12,466 square feet of the existing school, added 17,455 square feet of additional space, and reconfiguration of other spaces including the lobby, gymnasium and other common use or multi-purpose areas. This amendment was approved and addressed several issues related to the proposed expansion relating to the operations, management, and capacity of the school. The allocation was for up to 525 K through 12 students, and a requirement for annual reporting, to ensure that potential impacts on the surrounding neighborhood were appropriately addressed and mitigated. In 2020, this was again amended to include daycare / pre-school operations within that same capacity, in conjunction with a more complete enrollment strategy. (from 1999 to present the enrollment has fluctuated between 543 students in 1999 to 274 students in 2008, with the high school / elementary ratio changing).

This application requests converting the current grass field on the west side of the property to a turf field, and to include accessory bleachers and a press box. This is considered an expansion or amendment of the prior approved site plans, and based on prior special use permit conditions requires an amendment to the special use permit.

The applicant held a neighborhood meeting on November 6, 2023, in conformance with the City's Citizen Participation Policy, and has provided background on that meeting to supplement the application.

FACTORS FOR CONSIDERATION:

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 shall include the following:

A. The character of the neighborhood.

This site is located on the south side of West 79th Street between Roe Avenue and Nall Avenue. The surrounding area is all single-family neighborhoods. In general, schools are compatible and contribute to the character of single-family neighborhoods provided the location, access, and site design is managed in a way that is compatible with residential living in neighborhood environments. This application does not directly change the use or activities on the site beyond those previously approved. However, the presence and added utility of the turf field does have the potential to expand activities. Provided these activities are supporting ongoing and previously approved school functions, and provided these functions are similarly monitored for potential noise, traffic, or other off-site impacts, the installation of the turf field should not generally alter the relationship of this site to surrounding areas and may be managed to protect the character of the neighborhood.

B. The zoning and uses of property nearby.

- North: R-1B Single-Family District – Single-family dwellings
- East: R-1A Single-Family District – Single-family dwellings
- West: R-1A Single-Family District – Single-family dwelling
- South: R-1A Single-Family District – Single-family dwelling

The Prairie Village Zoning Ordinance allows private schools and daycare facilities in the R-1A and R-1B zoning district through a special use permit.

C. The extent that a use will detrimentally affect neighboring property

The site has been a school since the building was originally constructed in 1954. It became a private school in 1986 and received an original Special Use Permit in 1999. In 2008 and 2017, the special use permit and site plan were renewed and addressed concerns related to transportation, traffic, and proposed construction with the school. The current proposal involves no new buildings or changes to the previously approved capacity. Therefore, it should not increase any of the transportation, parking, or operational considerations beyond those previously addressed in the past special use permits renewals, although more events of a similar nature and scale may be expected. These events should be managed by the school in a similar manner to all other extra-curricular activities on the site. Additionally, the school shall be obligated to provide security and/or monitoring for any non-sanctioned use of the field and any non-school events or activities are considered an expansion of the use, requiring amendment of the special use permit. The plan does include fencing and protective netting to limit any physical disruptions to adjacent property.

D. The relative gain to public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners.

Previous special use permits and amendments for this site have allowed effective utilization of an older school site within the neighborhood. Provided the parking,

transportation and operational intensity is limited similarly to past approvals, it is reasonable to expect the school to contribute positively to the neighborhood, and the conversion of the field from grass to turf should not be detrimental to the community; similarly, it will allow the school to have greater utility of the site for school-related functions.

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

There are no zoning and development standards associated with the surfacing of the field, and all related accessory equipment and structures (bleachers and press box) meet the standards of the zoning ordinance.

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

The site has been used as a school for approximately 66 years and the approval of this amended special use permit will be consistent with that use. Since this is the continuation of a current condition, it is not expected that the use will cause any new issues with respect to the compatibility of uses, provided they continue to operate within the previously approved capacity, and all other conditions, criteria, and operational limitations for extra-curricular activities.

G. 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 as the special use will not cause substantial injury to the value of the property in 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 cause substantial injury to the value of property in 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.**

This application proposes no building construction or expansion of any facilities, although the increased utility of the field could provide for more opportunities for school related events. The site plan for the turf field includes additional fencing and protective netting to ensure that direct and off-site impacts are minimized. Provided use of the field is limited to school-related events, and provided the parking, access, and operations are managed in a similar way to their current use of the field or other extracurricular events, the nature and intensity of the operations should remain similar to the current situation. There is an existing fence, trees and other mid-level landscape, and protective netting at each end of the field. It is assumed that these will be retained through construction. Any construction activity that disturbs the current situation should require replacement of fences and/or

landscape in the current or an improved situation in regards to buffer and security of the field in relation to the street or adjacent property.

- H. 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.**

Past special use permit applications and amendments addressed parking specific to the site utilization plan. Additionally, a parking management plan and monitoring procedures for student parking in relation to neighborhood streets is a requirement of that plan. Further, management strategies for any school related events is also required (including access, parking, and any bus storage during events.) Provided the use of the turf field is limited to school-related facilities, it is expected that the current parking management plans and operational policies and procedures should be sufficient to ensure that there are no off-site impacts or parking issues associated with conversion of the field from grass to turf.

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

The applicant will be required to submit an engineered drainage study prior to any permits, and the drainage study will be reviewed by Public Works. The drainage study and site drainage plan will address flow rates and calculations to ensure that there are no increased flow rates from the site. The site plan includes preliminary drainage plans and a cross-section detail demonstrating how drainage systems for turf fields work and the strategy to use swales and the existing storm drainage inlet to the east of the field and rear of the property (Option 1 – preferred option). An engineered drainage study will also indicate overall site runoff, rates of runoff, and whether detention would be needed to ensure the installation of the turf field and the overall site runoff meets the city's performance standard for no additional site runoff and leaves the site at or below existing conditions.

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

There is no anticipated traffic change with this application, beyond that previously considered with the 2017 and 2020 special use permit amendment. No specific or additional traffic analysis was included with this application, with the assumption that the field would only be used for school-related activities, and that these activities are within the scale and intensity of other activities already accounted for in the previous traffic analysis.

- K. 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.**

This particular use is not expected to produce any hazardous or toxic materials, hazardous processes, obnoxious odors, or intrusive noises beyond what is ordinarily associated with a school. The use is compatible with surrounding neighborhood properties with regard to these criteria.

L. Architectural design and building materials are compatible with such design and materials used in the neighborhood in which the proposed facility is to be built or located.

There is no new building construction associated with this application, so there should be no impact on the character of the neighborhood.

M. Conformance with the Comprehensive Plan

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. This application continues the reinvestment in an existing institution within the community, and provided the impacts from school-related activities are mitigated as provided in previous Special Use Permit approvals, it is consistent with Village Vision in encouraging reinvestment.

N. City Staff recommendations.

See specific recommendations below.

Recommendations

Staff recommends approval of the amended special use permit, with conditions related to this specific site plan, as well as conditions on the overall special use permit.

The conditions for this specific site plan are:

1. The applicant submits an engineered drainage study for Option 1, to be approved by Public Works, that demonstrates that the site will perform at or below existing conditions with respect to any off-site runoff.
2. All vegetation and fencing related to the perimeter of the field along the streetscape and adjacent property be retained, or any that is removed to facilitate construction is replaced in the same manner as exists.
3. Any tree removal, or any trees that are intended to be retained but are lost due to construction are replaced according to the city's tree preservation ordinance.

The special use permit should also be subject to the following conditions, several of which are part of the originally special use permit, and all are carried over from the most recent 2020 special use permit amendment. In addition, condition number 4, which was part of the original special use permit in 1999, is supplemented with specific provisions addressing potential increased use of the turf field.

1. The applicant shall meet all conditions and requirements of the Planning Commission for the approval of a site plan.
 2. The Special Use Permit does not have a termination or expiration time established for it.
-

3. If the applicant violates any conditions of the zoning regulations and requirements as part of the Special Use Permit, the permit may be revoked by the City Council.
 4. The applicant cannot further expand or amend the Site Plan without an amendment to the Special Use Permit requiring a public hearing before being approved. In particular:
 - a. The turf field will only be used for school co-curricular activities during daylight hours, and no lighting of the field shall occur. Activities shall be subject to the same parking, transportation, and bus operation and management policies as other school activities.
 - b. The field shall be secured and monitored so that non-sanctioned use or activities on the field are limited, controlled by the school, and are not a disturbance to the surrounding property owners.
 - c. Non-school organized activities or special events using the field shall be considered an expansion of activities and require an amendment to the special use permit.
 5. Kansas City Christian School adopt a policy that all students will park on site and develop a procedure for implementation and enforcement of the policy.
 6. The number of designated high school classrooms shall be limited to 12.
 7. No more than four buses shall be parked in the rear of the school when not picking-up or dropping-off, and shall not idle more than five minutes during pick-up and drop-off.
 8. Kansas City Christian provide to the city at the beginning of each school year an updated student count reflecting the number of students in each grade and the number of classrooms use for each grade level.
 9. The permit anticipates a projected enrollment capacity of 525 students, and any enrollment significantly beyond this capacity or reconfiguring of classrooms that creates impacts beyond those anticipated by this baseline may require a revised site plan or may result in revocation of the permit at the discretion of the City.
 10. Daycare classrooms are permitted within the previously approved number of classrooms (17) and capacity limits (525), provided hours and operational procedures remain comparable and similar to early elementary students, and that all necessary Kansas Department of Health and Education licenses and approvals are acquired prior to operating a daycare.
-

SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: _____

Filing Fees: _____

Deposit: _____



Date Advertised: _____

Date Notices Sent: 10/23/23

Public Hearing Date: ~~11/14/23~~ 11/14/23

APPLICANT: Todd Zylstra PHONE: (816) 550-6395

ADDRESS: 11953 Avila Dr. KC, MO 64145 E-MAIL: tzylstra@mykccs.org

OWNER: Kansas City Christian School PHONE: (913) 648-5227

ADDRESS: 4801 W 79th St. Prairie Village, KS ZIP: 66208

LOCATION OF PROPERTY: 4801 W 79th St.

LEGAL DESCRIPTION: 28-12-25 E 826.75' of W 1159' of N
421.5 NE 1/4 NW 1/4 EX N 30' 7.43 Acres PVC 624A
BOTA # 0708-87-TX

ADJACENT LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Single Fam Residence</u>	<u>R-1B</u>
South	<u>Single Fam Residence</u>	<u>R-1A</u>
East	<u>Single Fam Residence</u>	<u>R-1A</u>
West	<u>Single Fam Residence</u>	<u>R-1A</u>

Present Use of Property: Private school (Preschool - 12)

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> |
| 2. Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected. | <u>X</u> | _____ |
| 3. Is found to be generally compatible with the neighborhood in which it is proposed. | <u>X</u> | _____ |
| 4. Will comply with the height and area regulations of the district in which it is proposed. | <u>X</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> | _____ |
| 6. Adequate utility, drainage, and other such necessary facilities have been or will be provided. | <u>X</u> | _____ |

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

If Yes, what length of time? _____

SIGNATURE: [Signature]

DATE: 10/20/2023

BY: Kansas City Christian School

TITLE: Owners Representative / Agent

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

Attached sheet explaining why the proposed special use questions meet the standards.

2. Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected.

Yes, the entire soccer field area will be surrounded by 6' fencing to prevent soccer balls from leaving the field area. The school will also have the choice of locking the walk gates to prevent outside parties from entering the field. The soccer field will not have lighting so the field and playground area will not be used before sunrise or after sunset. This project will not have a negative impact on the public health, safety, and welfare of the kids and the community.

3. Is found to be generally compatible with the neighborhood in which it is proposed.

Yes, improvements are being made to the school's existing property. The footprint of this will not change. This project will solely be improving the school's existing soccer field by converting to synthetic turf and adding new equipment and adding a new playground to the area east of the existing field. The project will not require any zoning changes to the school's property or surrounding neighborhood.

4. Will comply with the height and area regulations of the district in which it is proposed.

Yes, improvements are being made to the school's existing soccer field and adding a playground to the open area east of the field; there will be no expansion of the currently used and existing area. The vertical components of the project will include a scoreboard, press box, fences, netting and playground equipment which will not exceed the district's height regulations and the school will obtain the appropriate permits for the installation of the same.

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.

Yes, off-street parking and loading areas for the school will not change. Kansas City Christian School already has parking, loading areas, and pick up locations set on the school property. This will not adjust the current set up.

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

Yes, a full drainage report including hydraulic modeling will be submitted to Clifton Speegle (Senior Project Manager – Stormwater) for the drainage permit.



ISSUED FOR REVIEW

KANSAS CITY CHRISTIAN SCHOOL
**SOCCER FIELD CONVERSION
& PLAYGROUND UPGRADE**
4801 W. 79TH ST
PRAIRIE VILLAGE, KS 66208



Revision Key

No.	Date	Revision



SOCCER SITE PLAN



PROJECT DESCRIPTION

- 1 THE PROJECT BEING PROPOSED IS TO CONSTRUCT AND INSTALL A SYNTHETIC TURF SOCCER FACILITY ON EXISTING GROUND AT THE KANSAS CITY CHRISTIAN SCHOOL SITE
- 2 NO ADDITIONAL BUILDINGS OR PARKING SURFACES ARE BEING PROPOSED
- 3 NO CHANGES TO SITE EGRESS OR ACCESS ARE BEING PROPOSED

GEOTECHNICAL

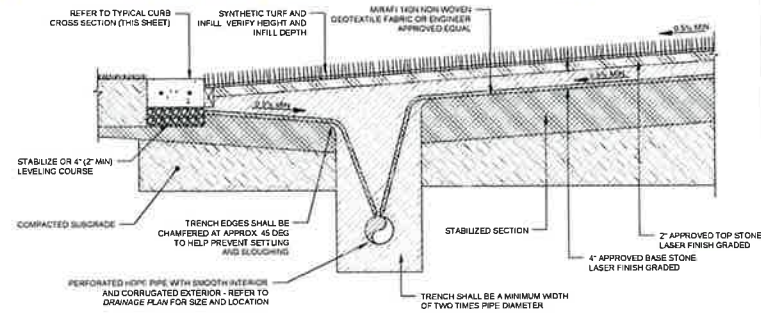
- 4 ALL WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTECH DATED OCTOBER 11 2023

SURVEY

- 1 EXISTING TOPOGRAPHIC INFORMATION SHOWN PER THE FIELD SURVEY PERFORMED BY MBP SURVEYS DATED 8/21/23

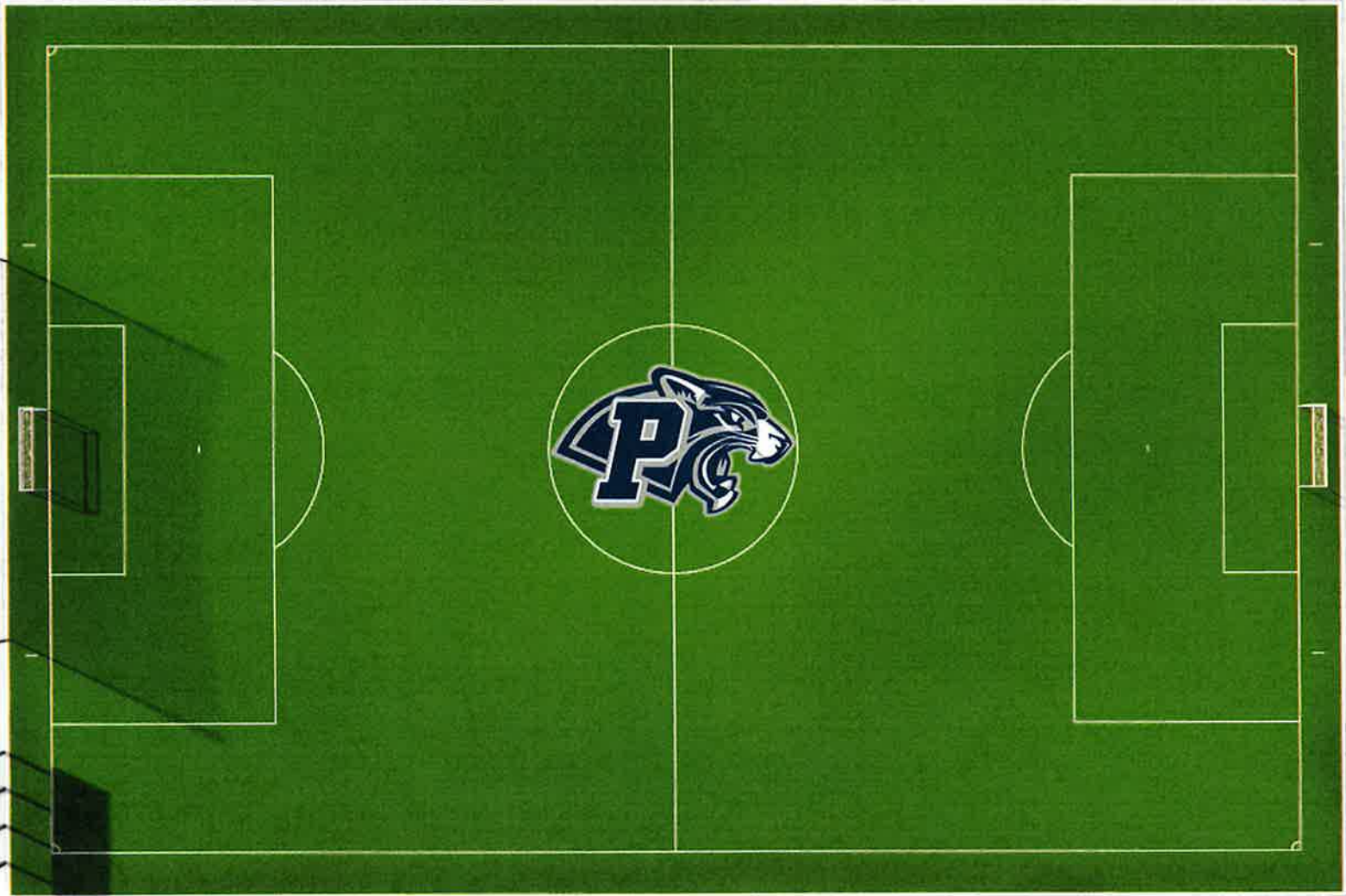
TYPICAL SYNTHETIC TURF CROSS SECTION

NTS



G - 000

COVER SHEET





KANSAS CITY CHRISTIAN

4801 W.79th Street

Prairie Village, KS

66208

Kansas City Christian School
Special Use Permit Request
October 20, 2023

Kansas City Christian School is requesting an amendment to the Special Use Permit from May 2020 to amend the site plan and include conditions allowing the full conversion of Kansas City Christian School's existing soccer field which would include the installation of synthetic turf with a new aggregate base, drainage, fencing, a press box, and new athletic equipment and for the field to be used by the school for recesses, junior high and high school boys and girls soccer practices, soccer games and special events. Additionally, Kansas City Christian School is requesting to amend the site plan to add a new playground on the existing grass area to the east of the field.

The Special Use Permit from May 2020 was confirmed subject to following conditions (note conditions #1-5, #7 and #8 were carried over from the 1999 and 2008 Special Use Permits, #6 was revised for the 2020 Special Use Permit, #9 was added with the 2017 Special Use Permit, and #10 was added with the 2020 Special Use Permit):

1. The applicant shall meet all conditions and requirements of the Planning Commission for the approval of a site plan.
2. The Special Use Permit not have a termination or expiration time established for it.
3. If the applicant violates any conditions of the zoning regulations and requirements as part of the Special Use Permit, the permit may be revoked by the City Council.
4. The applicant cannot further expand or amend the Site Plan without an amendment to the Special Use Permit requiring a public hearing before being approved.
5. Kansas City Christian School adopt a policy that all students will park on site and develop a procedure for implementation and enforcement of the policy.
6. The number of designated high school classrooms shall be limited to 12.
7. No more than four busses shall be parked in the rear of the school when not picking-up or dropping-off, and shall not idle more than five minutes during pick-up and drop-off.
8. Kansas City Christian provide to the City at the beginning of each school year an updated student count reflecting the number of students in each grade and the number of classrooms use for each grade level.
9. The permit anticipates a projected enrollment capacity of 525 students, and any enrollment significantly beyond this capacity or reconfiguring of classrooms that creates impacts beyond those

anticipated by this baseline may require a revised site plan or may result in revocation of the permit at the discretion of the City.

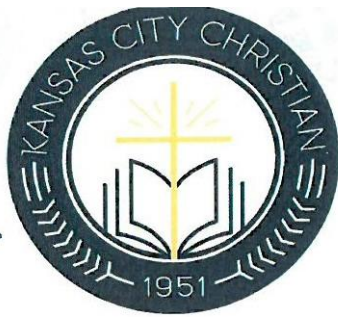
10. Daycare classrooms are permitted within the previously approved number of classrooms (17) and capacity limits (525), provided hours and operational procedures remain comparable and similar to early elementary students, and that all necessary Kansas Department of Health and Education licenses and approvals are acquired prior to operating a daycare.

Unless a different recommendation is made by the City, Kansas City Christian School proposes to leave the current conditions in place and to add conditions necessary for the requested amendments and uses in the current application.

Sincerely,



Todd Zylstra, Head of School
Kansas City Christian School



KANSAS CITY CHRISTIAN

4801 W.79th Street

Prairie Village, KS

66208

Notice to Owners of Affected Properties
Prairie Village, KS
October 23, 2023

An application for the amendment of a Special Use Permit on behalf of Kansas City Christian School has been filed by Todd Zylstra, Head of School, which would amend the current site plan and authorize Kansas City Christian School to do a full conversion of their existing soccer field to include the installation of synthetic turf, new fencing, a press box and new equipment for the facility and the use of the field by the school for recesses, junior high and high school boys and girls soccer practices, soccer games and special events. It would also amend the current site plan to add a new playground on the existing grass area to the east of the field.

A neighborhood information meeting will take place at Kansas City Christian School, 4801 W. 79th Street, Prairie Village, KS, located in the high school hub on Monday, November 6, 2023, from 6:00 p.m. - 7:00 p.m. to answer any questions or concerns you have related to this project and the amendment of the Special Use Permit. Attendees of the neighborhood meeting are asked to park in the west parking lot and enter the school from the west entrance.

A public hearing on the application will be held by the Planning Commission on November 14, 2023, at 7:00 p.m. in the Council Chamber of the City Hall, 7700 Mission Road, at which time you may appear, if you so desire, either in person and/or by attorney.

The hearing of this application is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who, for any reason, has failed to receive a copy, it would be appreciated if you would inform them of this public hearing.

Sincerely,


Todd Zylstra, Head of School
Kansas City Christian School

Owner Name 1	Owner Name 2	Street Address	City/State	Signature
BARNES, SHARON L.		4814 W 80TH ST	PRAIRIE VILLAGE, KS 66208	
BECHARD, LAUREN OLIVIA	BECHARD, CHRISTIAN THANE	7928 JUNIPER DR	PRAIRIE VILLAGE, KS 66208	
BLADL FAMILY TRUST		4900 W 79TH ST	PRAIRIE VILLAGE, KS 66208	
BOEHM, GEORGIA L		4806 W 80TH ST	PRAIRIE VILLAGE, KS 66208	
BRADLEY, KREY	BRADLEY, WHITNEY	4700 W 79TH ST	PRAIRIE VILLAGE, KS 66208	
CASILLAS, TRAVIS	CASILLAS, KELLY	7920 JUNIPER DR	PRAIRIE VILLAGE, KS 66208	
COURTNEY, CHASE A	COURTNEY, KATIE S	7900 ROE AVE	PRAIRIE VILLAGE, KS 66208	
DAYTON, CATHERINE R. TRUSTEE	DAYTON FAMILY TRUST	4808 W 79TH ST	PRAIRIE VILLAGE, KS 66208	<i>Catherine Dayton</i>
DIAZ, DORA TRUST		4703 W 78TH TER	PRAIRIE VILLAGE, KS 66208	
ECKER, GARRY		7904 ROE AVE	PRAIRIE VILLAGE, KS 66208	
EUBANKS, SANDRA K.		4912 W 79TH ST	PRAIRIE VILLAGE, KS 66208	
FREEMAN, PATRICIA	FREEMAN, RON	4904 W 79TH ST	PRAIRIE VILLAGE, KS 66208	
GARCIA, ALEJANDRO	POWER, PATRICK	4904 W 78TH PL	PRAIRIE VILLAGE, KS 66208	
GREGORY, ROBERT M.		7851 JUNIPER ST	PRAIRIE VILLAGE, KS 66208	
HANLON, MICHELE J.		7920 ROE AVE	PRAIRIE VILLAGE, KS 66208	
HARR, THOMAS A.	HARR, JOAN B.	7911 JUNIPER DR	PRAIRIE VILLAGE, KS 66208	
HARRISON, STEPHEN E.	HARRISON, KRISTEN MARIE	4715 W 78TH TER	PRAIRIE VILLAGE, KS 66208	
HICKERSON, KATLIN	HICKERSON, CHRISTOPHER	4911 W 81ST ST	PRAIRIE VILLAGE, KS 66208	
HICKERSON, MEREDITH	HICKERSON, JOHN	4911 W 78TH PL	PRAIRIE VILLAGE, KS 66208	
HICKS, BENJAMIN W	SEUFERT, NOELLE C	7847 JUNIPER ST	PRAIRIE VILLAGE, KS 66208	
HILL, JACQUELINE	SCOTT, CURTIS W	4822 W 80TH ST	PRAIRIE VILLAGE, KS 66208	
JOHNSON, BENAJMIN M		4822 W 78TH PL	PRAIRIE VILLAGE, KS 66208	
KAREN LEIGH WOLOSCHUK LIV TR		4704 W 79TH ST	PRAIRIE VILLAGE, KS 66208	
KEAL, JOSHUA P.	KEAL, JESSICA M.	4810 W 80TH ST	PRAIRIE VILLAGE, KS 66208	
KELLY, MICHAEL G	KELLY, KATHRYN A	4726 W 80TH ST	PRAIRIE VILLAGE, KS 66208	
MANLEY, FRANCIS J.		7923 JUNIPER DR	PRAIRIE VILLAGE, KS 66208	
MASSON, ANTHONY G.	MASSON, JILL P.	7900 JUNIPER DR	PRAIRIE VILLAGE, KS 66208	
MCLAUGHLIN, RYAN	MCLAUGHLIN, LAURA	7908 JUNIPER DR	PRAIRIE VILLAGE, KS 66208	
MYERS, CHARLES LEWIS		7924 JUNIPER DR	PRAIRIE VILLAGE, KS 66208	
MYERS, MOLLY		4915 W 79TH ST	PRAIRIE VILLAGE, KS 66208	
PARISH, GRACE A.		7901 JUNIPER DR	PRAIRIE VILLAGE, KS 66208	
PETERSON, DALE J.	PETERSON, ERMA T.	4802 W 80TH ST	PRAIRIE VILLAGE, KS 66208	<i>Berna & Dale Peterson</i>
PEUGEOT REVOCABLE TRUST		7916 ROE AVE	PRAIRIE VILLAGE, KS 66208	

KCC Neighborhood Meeting

11/6/23

Started at 6:15 pm

Todd Zylstra welcomed 3 neighbors – see sign in sheet.

Introductions: Todd Zylstra, Amy McGruder, Tracie Burrow, Josh Poteet, Dan Richter with Mammoth, and Erik Monhollon from Mammoth.

Todd explained capital improvements on soccer field and playground. Preschool started 3 years ago and per KS regulations we need a playground designated for them. Desire is to move preschool playground to current playground and move current playground to West of property on the SE side of soccer field. Cannot build playground first so need to do soccer field first.

Turf the soccer field, then can be used by student body in a variety of ways from recess, field days, & soccer practices/games.

Aesthetics will include new fencing, ball stop netting, replace storage container with press box, scoreboard, and new turf. The drainage will improve as well.

Dan explained how the drainage system works with a turf field and that it will improve the drainage from the current grass field.

Erik stated that it is similar to a retention pond. The layout slows the flow of water runoff and directs it to where it needs to go into the stormwater drains to the East.

Todd showed a map of the area that would be improved to turf and where playground would be. No change to layout of property just shifting playground areas.

New facility would be used to spread out kids with more area that can be used year-round. We would continue to have MS soccer games, but add boy's and girl's varsity games. There would also be the potential for field rentals.

Lights will not be installed, parking and traffic would essentially resemble basketball games. However, it would be earlier in the day since no lights. Extra netting would prevent soccer balls from entering personal property and getting out onto the road.

Most likely shots for soccer are done behind the goal not typically on sides. Also, no installed PA system will be used with exception of a small PA system that is portable.

Catherine made a comment that it would help to keep balls, etc in the field and asked if it would be locked up when not in use. It was noted that it would be locked and secured by cameras. She also mentioned Indian Hills Elementary and their turf fields. She noted how nice they look and how students are able to use even if it had rained since it doesn't get muddy.

Question regarding the late night use, however, it would be a non-issue since there would be no lights.

Josh spoke to that it is possible that teenage boys could jump fence but we will have cameras to limit any use. Signs will also be posted that they need to reach out to use the facility and it is prohibited to be used unless rented.

Randy is a concerned neighbor, directly behind the current swingset's, because when the swingset got moved he ends up with rocks in his yard from kids throwing them over his fence. He is also concerned with the noise of kids using the playground while he is working from home.

Todd responded that with the additional playground space and the turf field that the kids would be spread out more and have more to do. Also, that KCC staff need to do a better job with student supervision to keep them away from his fence and to make sure they are not throwing rocks.

Randy stated that the weeds are bad and he has drainage issues due to a natural spring in his back yard. His sump pump runs more often than not. Currently his sump pump is handling it and he is concerned of rain runoff. His sump pump exits directly to the sewer system since it runs more often. He gets all the water that is coming from the ground water.

Erik from Mammoth stated that Mammoth has to do a hydrology report to ensure we are moving water correctly and submit that to the City of PV Stormwater Project Manager in order to get approved for a drainage permit.

All the water under the ground will then move towards the drain to the East versus adding more water to the ground.

Randy is worried about more in the ground, because ground water goes directly to his house. Erik from Mammoth ensured him that it would lessen the amount of water in the ground and it would move out more quickly to the East stormwater drain.

Prior grading was done to move water to East, but KCC does need to keep the drains cleared from debris so no water will build up in neighbors yards.

Erik gave update on timeline of meetings in order to get permit and that we might start mid-January to late January start time.

Meeting ended at 6:52pm

AFFIDAVIT

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

Todd Zylstra, being duly sworn upon his oath, disposes and states:

That he is the (owner) (attorney for) (agent of) the tract of land for which the application was filed. That in accordance with Section 19.28.025 of the Prairie Village Zoning Regulations, the applicant placed and maintained a sign, furnished by the City, on that tract of land. Said sign was a minimum of two feet above the ground line and within five feet of the street right-of-way line in a central position of the tract of land and had no visual obstruction thereto.



(Owner/Attorney for Agent of)

Subscribed and sworn to before me this 24th day of October, 2023





Notary Public or Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: November 14, 2023 Planning Commission Meeting

Application: PC 2023-115

Request: Site Plan for Monument Sign

Action: *A Site Plan 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. Monument signs have specific approval and exception criteria.*

Property Address: 4600 W. 89th Street

Applicant: Alden Investments; Infinity signs, LLC.

Current Zoning; Use: C-2 General Business District –office / service

Surrounding Zoning; Use: North: CP-1 – Planned Limited Business– office / retail / service
East: C-2 – General Business – office / service
South: RP-1A Planned Residential Single Family – detached houses
West: CP-1 Planned Limited Business – office / retail service

Legal Description: SOMERSET ACRES WEST W 70’ S 150’ E 470’ TRACT A (BLOCK 9)

Property Area: 0.24 acres (10,521.93 s.f.)

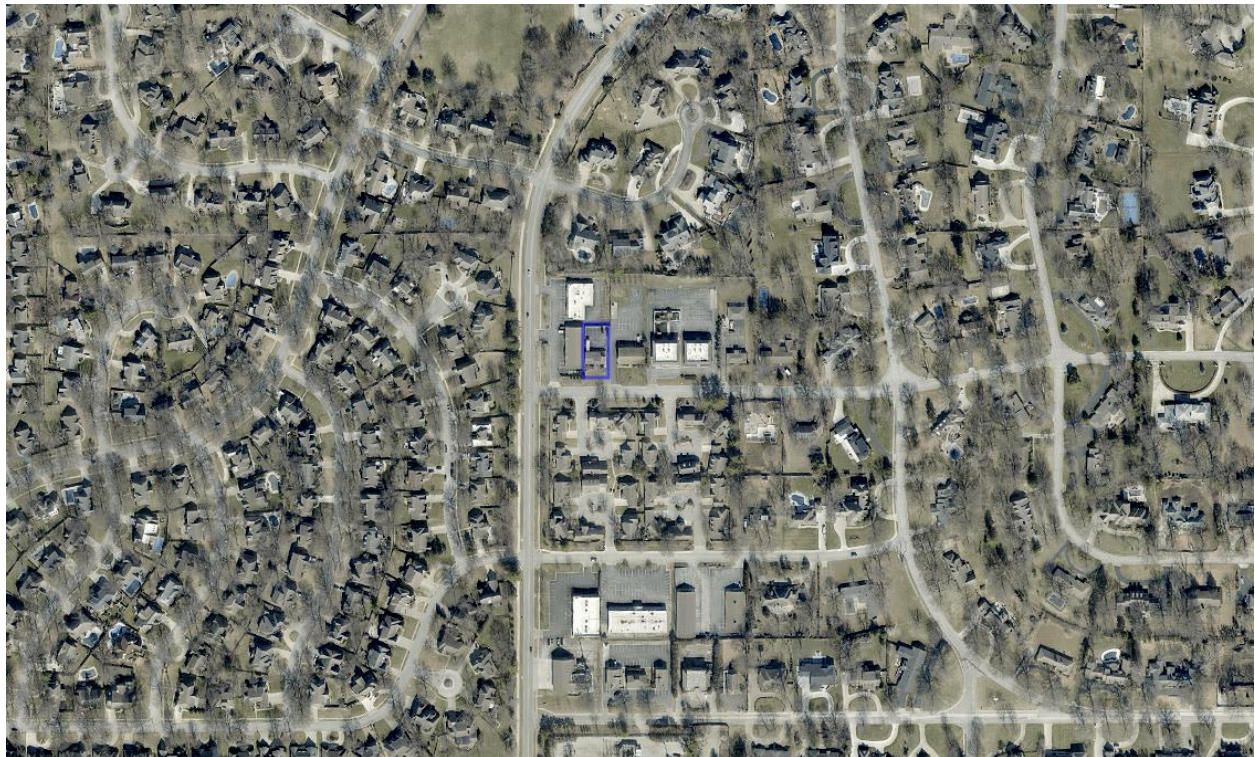
Related Case Files: none

Attachments: Application, site plan and sign plans

General Location Map



Aerial Map



Site



Street Views



Street view looking north on W. 89^h Street



Street view looking east on W. 89th Street (monument sign to be located in lawn on left).



Bird's eye view

BACKGROUND:

The applicant is requesting approval of a monument sign for a 0.24 acre site with an office building on W. 89th Street. This is a new sign placed in the existing front lawn area of the lot. The sign is accompanied by a coordinated projecting pedestrian sign at the building entrance (however, that sign meets the generally permitted sign standards, and only the monument sign requires Planning Commission approval). The property is zoned C-2, General Business District, and includes an approximately 3,000 square feet office building.

All new monument signs require approval by the Planning Commission. [Prairie Village Zoning Ordinance, Section [19.48.070\(a\)1](#)]

ANALYSIS:

Monument signs require approval by the Planning Commission and have the following specific standards for signs in nonresidential districts: [19.48.050](#) (Nonresidential Sign Allowance – monument signs) and [19.48.070\(a\)](#) (specific standards for monument signs).

- 1 per street frontage
- 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 applicant has proposed one sign monument sign in the lawn on the lot frontage, and an associated pedestrian sign at the entrance of the building. The monument sign includes a primary panel that is approximately 18.65 square feet (6' – 7" x 2' – 10") and sits on a 4.65 square feet base that extends slightly beyond the panel on all sides. The side of the primary sign panel includes the address of the building, and the base includes the phone number of the business. Address identification signs are exempt from the sign standards, within certain specifications; however, the phone number on the base panel does count to the sign area of the sign. The phone number will either need to be removed from the base panel and placed on the primary sign panel, or the Planning Commission may grant an exception to the size for this sign. The sign area including the exception is 23.3 feet (over the 20.0 permitted), because the entire panel with the phone number on it is included in the sign area calculation.

The total height of the sign is 4 feet, is located in a 3-foot wide landscape area, and the applicant has submitted a sketch plan indicating the sign will be located more than 12 feet from the street and more than 3 feet from the front property line, meeting all location and sight distance requirements. [See [City Code, 13-2A03](#)]. A landscape plan for the landscape area shall be provided for review by the city planning consultant's landscape architect prior to any sign permits.

The sign is constructed of routed aluminum panels that are grey with white acrylic backing of the punched out letters and is internally illuminated.

RECOMMENDATION:

The sign meets all other applicable standards; and staff recommends that the Planning Commission approve the monument sign subject to the following:

1. The phone number be removed; moved to the primary sign panel and the text organized and sized accordingly; or alternatively the Planning Commission grant an exception for the phone number to be located on the base plate and not count to the overall monument sign size.
2. A landscape plan shall be submitted to the city and approved by the city's landscape architect prior to sign permits.

Cust# 065902
App# 0030521



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC2023-115</u>
Filing Fee: <u>100.00</u>
Deposit: <u>500.00</u>
Date Advertised:
Date Notices Sent:
Public Hearing Date:

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: Infinity Signs, LLC Phone Number: 816-252-3337

Address: 4900 Lister Ave E-Mail permits@infsign.com

Owner: Alden Investments Phone Number: 816-695-1998

Address: 440 W 58th Street KCMO Zip: 64113

Location of Property: 4600 W 89th St Prairie Village, KS

Legal Description: Somerset acres west W 70'S 150' E 470' Tract A (Block 9) PVC 714 612

Applicant requests consideration of the following: (Describe proposal/request in detail)

Monument sign w/ landscaping is being proposed for Dental Office

AGREEMENT TO PAY EXPENSES

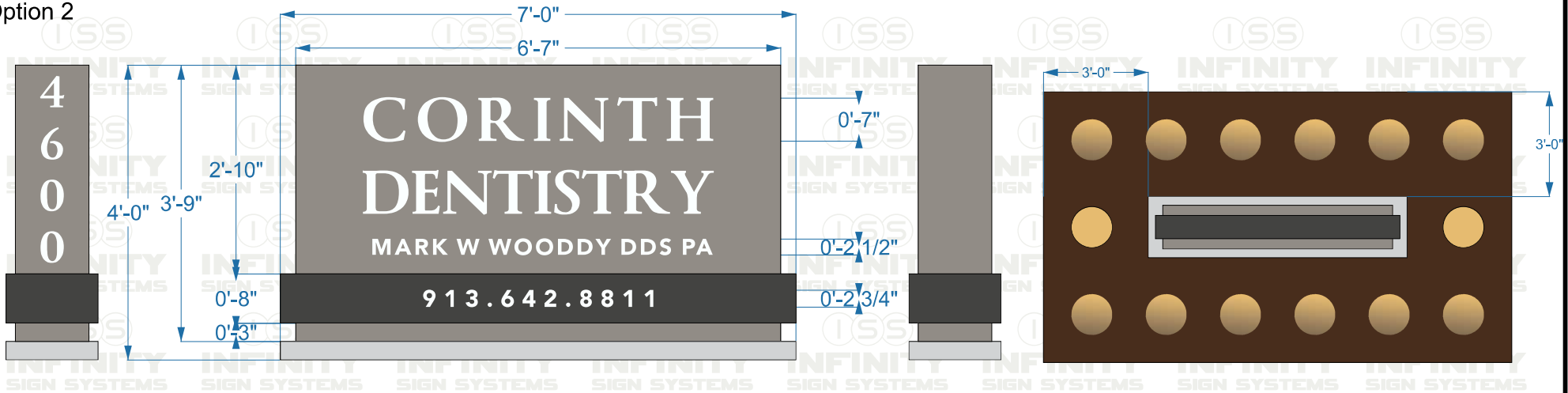
APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for \$600.00, in which \$100.00 is for the application and \$500.00 is for the deposit. As a result of the filing of said 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.

Renea Spires 10-18-23
Applicant's Signature/Date

X [Signature]
Owner's Signature/Date Mon W 0204

Option 2



Design, fabricate permit & install Qty (1) 3' x 6'-7" (20 SQ FT) X 4' OAH monument sign, internally illuminated routed aluminum face backed in white acrylic
 ISS crew to dig hole, set concrete forms with mowpad, concrete footing, steel pole, conduit elbow for others to bring primary power up to it

"4600" FCOs numbers painted white to install on SOUTH END only



Landscaping by customer

Colors:

SW 7018 Dovetail

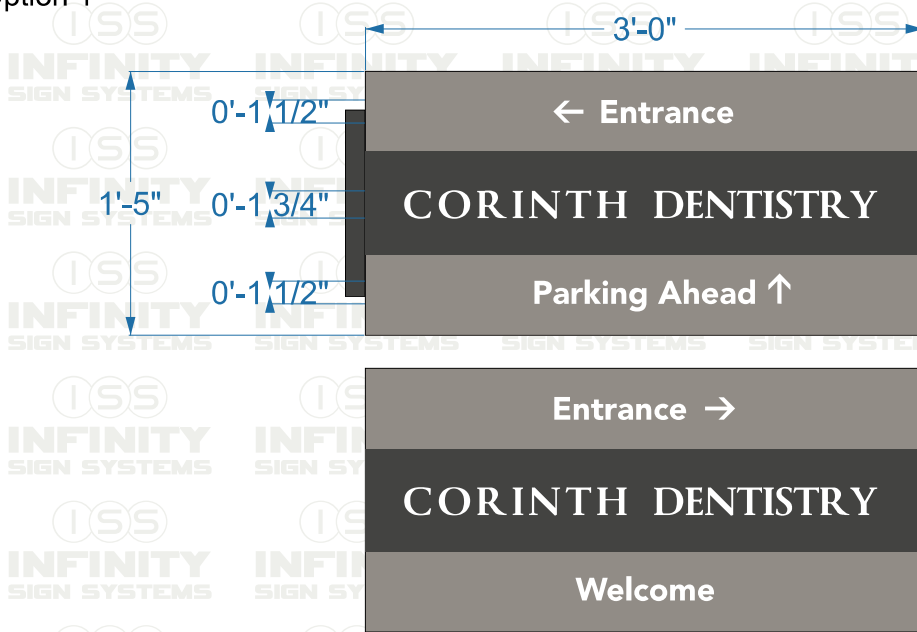
SW 7069 Iron Ore





Client  Corinth Dentistry Design # ISS.104191		Address 4600 W 89th Street Prairie Village, KS		Account Rep. MSCHMIDT Designer Brooke Braun Date 07-02-23		Revisions REV1 - 07-29-23 changed detailed sizes and colors REV2 - 08-04-23 new layout REV3 - 08-07-23 revised layout REV4 - 09-27-23 - added landscaping		 4900 Lister Ave Kansas City, MO 64130 Phone: 816.252.3337 Fax: 816.252.3351	
Sheet # Sheet 2 of 5		Drawing Title Monument Sign		Paint Colors SW 7018 SW 7069		Vinyl Colors		Customer Approval X	

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Option 1



Design, fabricate permit & install Qty (1) 1'-5" x 3' D/F blade sign 7'-6" clearance, NON-illuminated blade sign painted SW 7018 & SW 7069 with HP white vinyl

Client  Corinth Dentistry Design # ISS.104191		Address 4600 W 89th Street Prairie Village, KS		Account Rep. MSCHMIDT Designer Brooke Braun Date 07-02-23		Revisions REV1 - page 4 - 08-10-23 - layout and colors REV2 - page 4 - 08-14-23 layout REV3 - REV4 -		 4900 Lister Ave Kansas City, MO 64130 Phone: 816.252.3337 Fax: 816.252.3351	
Sheet # Sheet 4 of 5		Drawing Title Blade Sign		Paint Colors SW 7018 SW 7069		Vinyl Colors HP White		Customer Approval X	

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