

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
MUNICIPAL BUILDING - 7700 MISSION ROAD
TUESDAY, MARCH 1, 2011
Council Chambers
7:00 P. M.**

I. ROLL CALL

II. APPROVAL OF PC MINUTES - JANUARY 4, 2011

III. PUBLIC HEARINGS

**PC2011-01 Request for Renewal of Conditional Use Permit - Art Gallery
3500 West 75th Street
Zoning: C-0
Applicant: Anna Smith, 75th Street Gallery**

IV. NON-PUBLIC HEARINGS

**PC2011-103 Request for Monument Sign Approval
7830 State Line Road
Zoning: C-0
Applicant: Kevin Walstrom, See More Signs**

**PC2011-104 Request for Site Plan Approval
3931 West 69th Terrace
Zoning: C-2
Applicant: Blue Bike Architects**

V. OTHER BUSINESS

**PC2011-101 Request for Revised Site Plan Approval
4049 Somerset
Zoning: C-2
Applicant: Westlake Hardware, Inc.**

Discussion of Fence & Retaining Wall Ordinance

VI. ADJOURNMENT

Plans available at City Hall if applicable

If you can not be present, comments can be made by e-mail to
Cityclerk@Pvkansas.com

**PLANNING COMMISSION MINUTES
JANUARY 4, 2011**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, January 4, 2011, in the Council Chamber, 7700 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:00 p.m. with the following members present: Dirk Schafer, Randy Kronblad, Bob Lindeblad, Marlene Nagel, Nancy Wallerstein and Nancy Vennard.

The following persons were present in their advisory capacity to the Planning Commission: Ron Williamson, Planning Consultant; Dennis Enslinger, Assistant City Administrator; Jim Brown, City Building Official; David Morrison, Council Liaison and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Nancy Vennard asked that the concern voiced by the PTA regarding the relocation of the existing PTA Garden for the proposed expansion be reflected in the minutes. Nancy Wallerstein moved for the approval of the minutes of December 7, 2010 as amended. The motion was seconded by Dirk Schafer and passed by a vote of 6 to 0 with Marlene Nagel abstaining due to absence from the December meeting.

PUBLIC HEARINGS

There were no Public Hearings scheduled before the Commission.

NON PUBLIC HEARINGS

**PC2011-101 Request for Site Plan Approval
4049 Somerset**

Robert Massengill, attorney, and Mike Garver, District Manager, addressed the Commission on behalf of Westlake Ace Hardware. Westlake Ace Hardware is requesting site plan approval for outdoor sales of primarily lawn, garden, nursery and landscaping products. Westlake has used this area for many years and wants to improve the appearance of the area so that it is more professional looking. Many years ago the outdoor sales area was primarily nursery stock and was located along 83rd Street. This originally started as temporary outdoor sales of plants and landscape products, but now is nearly a year around operation.

In the area used for year around sales, the applicant is proposing to install permanent shelving so that the area is well organized, is easier to maintain and has an improved appearance.

Ron Williamson noted the outside sales actually consist of three parts. First, there are outdoor sales under the canopy in front of the Westlake Hardware Store; second, there is the parking lot area approximately 112' x 65' that is currently being used for sales; and third, a temporary sales area that would be used from April 1st to June 4th and April 23rd to May 13th. The area proposed to be used from April 1st to June 4th is greater than 30 days and is required to have approval by the Planning Commission. The area proposed to be used from April 23rd to May 13th is less than 30 days and requires approval of a short-term permit by the City Council or its designee.

Corinth Center is 744,995 sq. ft. and the proposed permanent outdoor sales area is 7,350 sq. ft. which is less than 1.0% of the area of the Center. The combined permanent and temporary area would be less than 2.0% of the area of the Center.

The Planning Commission considered the following criteria for site plan approval:

A. The site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.

The permanent outside sales area is approximately 65' x 112' of which an area 65' x 85' will be used for shelving and racks for products. The remaining area will be used for products stored on pallets. The permanent area will remove 26 off-street parking spaces and the combined permanent/temporary sales area will remove 52 parking spaces. Corinth Center is required to provide 1,082 parking spaces and actually provides 1,355 parking spaces so there is a surplus of 273 parking spaces. Therefore, the use will not adversely affect parking.

B. Utilities are available with adequate capacity to serve the proposed development.
Utilities are currently in place serving Corinth Center and are adequate for this use.

C. The plan provides for adequate management of storm water runoff.
There will be no increase in impervious surface; therefore, stormwater is not an issue.

D. The plan provides for safe and easy ingress, egress and internal traffic circulation.
The proposed site will utilize existing driveways and the general circulation of the Center will not be changed.

E. The plan is consistent with good land planning and good site engineering design principles.

The outdoor sales area has been used for many years and seems to work well with other uses in the center. One area of concern is that the sales area under the canopy in front of the store may be blocking ADA access. ADA regulations require a 48-inch wide unobstructed walkway. It is necessary that products be placed so that the walkway is maintained.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed installation and the surrounding neighborhood.

The installation of the permanent shelving will certainly improve the appearance of the area. The sign standards for Corinth Center do not permit signs that are not attached to a building. So no separate signage is permitted for the area other than pricing of products. If additional signage is requested, the Corinth Center Sign Standards will need to be amended prior to approval.

G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.

One of the principles of the Village Vision was to focus on redevelopment and reinvestment in the community. These issues have become primary goals for the City and this project represents a step in that direction. The investment in the permanent area of sales will improve the appearance and be more of an asset to the Center and the community.

Ken Vaughn confirmed the applicant had received and agrees with the conditions listed in the staff recommendation.

Nancy Vennard asked if Lane4 had reviewed the plan and asked how it fit with their master plan for the center. Robert Massengill replied Lane4 had reviewed the plans and is 100% supportive of their request. He added that although the shelving would be permanent it is not planned to be a permanent structure.

Mrs. Vennard asked if Lane4 was proposing to do a decorative permanent outdoor structure similar to that at Ranchmart. Mr. Massengill replied not at this time. Mrs. Vennard noted the proposed site plan is an improvement; however, expressed concerns with the shelving remaining out year-round. Mike Garver stated most of the shelving is removed and placed behind the store; however, there is not enough room to store all the shelving. He noted the current area is smaller than it was last month.

Nancy Wallerstein asked if they had planned to expand the canopy over the sales area that they had last year. Mike Garver responded the use and size of the canopy has not yet been discussed with Lane4.

Marlene Nagel noted there is significant vehicle traffic in this area and expressed concern with the safety of pedestrians crossing from the store to the outside sales area. Mike Garver responded currently they have painted a pedestrian crosswalk, posted a caution sign and are discussing having a temporary stop sign during peak periods. Robert Massengill added that last year they added an outside cashier to process purchases so customers did not have to go into the store reducing the pedestrian traffic flow between the store and the sales area. This will be continued.

Randy Kronblad moved the Planning Commission approve PC2011-101 requesting site plan approval for an outside sales area by Westlake Hardware in Corinth Center as presented subject to the following conditions:

1. That any lighting used to illuminate the outdoor area be installed in such a way as to not create any glare off the site and be in accordance with the outdoor lighting regulations of the zoning ordinance.
2. That a minimum 48-inch wide accessible walkway be maintained either under or in front of the canopy on the north side of the store.
3. That the Site Plan approval is for the permanent outdoor sales area approximately 65' x 112' as shown of the plan submitted and that the shelving of racks is installed generally in accordance with that plan.
4. That signage is permitted only in accordance with the sign standards approved for Corinth Center.
5. That the temporary outdoor sales area immediately east of the permanent area designated for sales from April 1st to June 4th be approved with the provision that all materials and equipment will be removed within 7 days after June 4th and the area will be restored to its normal condition.
6. That the proposed temporary sales area designated from April 23rd to May 13th will be subject to annual approval of a short-term permit by the City Council or its designee.

The motion was seconded by Bob Lindeblad and passed unanimously.

**PC2011-102 Request for Preliminary & Final Plat Approval
UMB Bank
6901 Mission Road**

Jim Anderson, with KAW Valley Engineering, addressed the Commission on behalf of UMB Bank presenting the preliminary and final plats for their property located at 6901 Mission Road. On June 1, 2010, the Planning Commission approved a Site Plan and a Conditional Use Permit for a drive-thru for UMB. The tract is unplatted and one of the conditions of approval was platting. As this is only a one lot plat, they are asking for both preliminary and final plat approval at the same time.

Ron Williamson noted the Preliminary Plat contains all the information required by the subdivision regulations. Since a Site Plan has been approved by the Planning Commission for this location, many items normally addressed in platting have already been addressed by the Site Plan.

The Storm drainage has been worked out with Public Works as a part of the Site Plan approval. However, access control needs to be designated from the north access on Mission Road along Tomahawk Road to the access on Mission Lane. A note also needs to limit access to Mission Road to two points and access to Mission Lane to one point.

Mr. Williamson noted a condition of approval of the site plan required that at the time of platting an access easement to property on the south in the event that the south access on Mission Road needs to be combined in the future. Also the applicant needs to obtain an easement from Lane4 along the south property line to accommodate landscaping and building footings.

Jim Anderson stated that both these documents have been prepared and are currently being review by legal staff. They will be submitted to the City when approved and executed.

Ron Williamson stated the Final Plat has most of the information on it that is required; a statement has been submitted that current taxes have been paid and a title report also has been submitted. Access control notes need to be added on the face of the Final Plat. Mr. Williamson noted staff did not required platted setbacks be located on the plat.

Nancy Vennard asked how access to Mission Road was being handled. Ron Williamson responded one of the conditions of approval of the site plan was that the north access from Mission Road be designed subject to the approval of Public Works including construction of a "pork chop" splitter. This would prevent left turns into the bank from the northbound lane of Mission Road and would require right turns only when exiting the bank.

Dennis Enslinger added the angled parking along Mission Lane is still being worked out. Ken Vaughn confirmed that action does not have any impact on the plat.

Bob Lindeblad moved the Planning Commission approve the Preliminary Plat of UMB Prairie Village Branch Bank. The motion was seconded by Nancy Vennard and passed unanimously.

Bob Lindeblad moved the Planning Commission approve the Final Plat of UMB Prairie Village Branch Bank and forward it to the Governing Body for acceptance of easements and rights-of-way subject to the following conditions:

1. Add notations on the face of the Final Plat regarding access control to Mission Road, Mission Lane and Tomahawk Road.
 2. Submit a statement showing taxes due have been paid.
 3. Submit a title opinion showing the name of the owner of the property, mortgage holders and other conditions of the site.
 4. Submit the foundation and landscape easement to Staff for review.
 5. Submit the cross-access easement to Staff for review and approval.
 6. Submit the Final Plat to the Johnson County Surveyor for review and approval prior to recording.
 7. Provide an electronic copy of the Final Plat to the City after recording.
- The motion was seconded by Nancy Vennard and passed unanimously.

OTHER BUSINESS

Request for Fence Height Waiver - 8162 Delmar

Dennis Enslinger stated the general contractor for the project was in attendance to answer any questions.

Mr. Enslinger reviewed the history of this project which started in November, 2009, with consideration of a request to construct a retaining wall 3' 6" in height along the south property line for a length of 40 feet. The proposed retaining wall, connected to an existing retaining wall, and allowed for the grade around the proposed pool to be raised.

The Planning Commission approved the proposed retaining wall subject to the following conditions:

- 1) The applicant provides, for staff approval, additional information regarding the proposed design and materials of the retaining wall;
- 2) The wall is constructed in the location as shown on the site plan submitted with the application;
- 3) That the proposed retaining wall footing be required to be located entirely on the applicant's property;
- 4) The applicant provide a copy of the site survey and stake the property corners to confirm property lines; and
- 5) The applicant secures a revised Drainage Permit from the Public Works Department.

The applicants requested some modifications to the approved site plan at the May 4, 2010 Planning Commission including an additional retaining wall. The Planning Commission denied the applicant's request for the modifications and directed staff to work with the applicant to make any future modifications to the site plan were in conformance with the zoning regulations.

During a recent inspection of the site, it was discovered that a portion of the fence was taller than six (6) feet in height. Section 19.44.025G allows the Planning Commission to approve modifications to the location and height of fences.

The Planning Commission reviewed a request to grant a waiver from the six (6) foot height requirement at the December 7, 2010. The Planning Commission requested additional information and continued the item to the January 4, 2010 Planning Commission meeting.

The applicant has provided the additional information as requested by the Planning Commission including photographs of the existing fence and scale drawings of the north and south wall elevations as built, the south wall elevation as adjusted to be in compliance with the City code. It was noted that the Public Works Department has reviewed and approved some grade changes on the site therefore; the wall heights provided at the December 7th meeting have been altered. The grade changes were made to address stormwater runoff issues.

Staff has field verified the measurements and compensated for the future installation of sod.

The applicants are requesting to keep the fence at the current height. Based on these existing conditions, the applicants are asking to allow the fence on the south side of the property to exceed six (6) feet in height by ten (10) inches. In addition, the northwest

corner will also exceed six (6) feet in height by one-foot. The adjacent property owners are in agreement with the proposed height of the fence.

Dirk Schafer noted he had requested the elevation drawings of the different views and stated upon reviewing them feels that the as built elevation is cleaner and he would support the waiver being granted. Nancy Vennard agreed with Mr. Schafer regarding the appearance of the wall; however, noted that she still struggles with the fact that the applicant failed to comply with city regulations on three different occasions on this project and sought relief from the City. However, for the sake of the neighborhood, she wants to see this project completed, the yard cleaned up and restored and would support granting the waiver.

Nancy Wallerstein asked if approving the waiver would be setting precedence. Ken Vaughn responded that it would not and noted each of the three separate actions by the Commission stand on their own.

Nancy Vennard asked if there was anything in the code to address the difference in height between the columns and the fence. Dennis Enslinger responded there is a restriction of six inches between the wall and the wall columns. She felt one of the major problems with this application was the change from the original wrought iron fence proposed to the wall.

Randy Kronblad expressed his concern with items being constructed in the field in disregard of City code and asked if the north wall would need a variance to be in compliance. Ron Williamson noted the ordinance now allows the Planning Commission to consider fence deviations through site plan approval instead of variances. Dennis Enslinger stated this would be addressed through the granting of a waiver by the Commission.

Dirk Schafer moved the Planning Commission approve a waiver for the fence at 8162 Delmar to allow the height of the fence not to exceed seven (7) feet as constructed. The motion was seconded by Bob Lindeblad and passed unanimously.

Ken Vaughn requested that staff review the fence ordinance and report back to the Commission whether changes need to be made in the regulations.

Next Meeting

Joyce Hagen Mundy announced the Commission would meet as the Board of Zoning Appeals on February 1 to rear a request for a rear yard setback for a covered patio at 5101 West 84th Street. Commissioners Vennard, Vaughn and Wallerstein noted they would not be in attendance. The remaining Commissioners would be able to attend and provide a quorum.

Dennis Enslinger announced that he had been contact by a professor at UMKC requesting permission for his students to attend the April Commission meeting and talk with Commissioners afterward regarding their role.

Ken Vaughn stated he had been asked to attend an Environment/Recycle Committee meeting on behalf of the Commission and noted he advised them he would prefer for them to attend a Commission meeting and address the whole Commission.

ADJOURNMENT

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 7:30 p.m.

Ken Vaughn
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
APPLICATION: PC 2011-01: Request for a Renewal of Conditional Use Permit for Temporary Commercial Use in an Office Building Zoned C-O and Located at 3500 West 75th Street
DATE: March 1, 2011 Planning Commission Meeting Project # 01100240

Application: PC 2011-01

Request: Renewal of a Conditional Use Permit for a Temporary Commercial Use, Art Gallery, in an Office Building Zoned C-O Office Building District

Property Address: 3500 West 75th Street

Applicant: Anna Smith - 75th Street Gallery

Current Zoning and Land Use: C-O Office Building District - Gallery and Offices

Surrounding Zoning/Land Use: **North:** R-1B - Single-Family District - Single family dwellings
West: C-O Office Building District - Offices
South: R-1A Single-Family Residential District - Single-Family Dwellings
East: R-1B Single-Family Residential District - Single-Family Dwellings

Legal Description: Metes and Bounds

Property Area: 0.90 acres

Related Case Files: PC 2008-07 Request for a Conditional Use Permit for Temporary Commercial Use, Art Gallery
PC 2008-113 Request for Site Plan Approval for a Carport
PC 2008-113 Request Amendment to Site Plan Approval for a Carport
PC 2005-121 Approval of Sign Standards and Monument Sign

Attachments:

Application, Floor Plan



General Location Map

Aerial Map



STAFF COMMENTS:

The applicant originally applied for a Conditional Use Permit for the Art Gallery in 2008. The Planning Commission approved the Conditional Use Permit in August 2008 subject to the three following conditions:

1. That the temporary use for an art gallery be approved for a period not to exceed two years.
2. That the use can only be in Suite No. 201 and if it is expanded beyond that area, the Conditional Use Permit will need to be amended.
3. That adequate parking be made available from the property at 3520 West 75th Street. This property cannot be sold or separated from 3520 West 75th Street without some type of agreement guaranteeing that parking will be available.

The two-year approval period expired in August 2010 and approval for renewal is needed in order for the business to continue. The two year approval period is set out in the ordinance so a longer period cannot be granted. The ordinance does permit renewals. This Section reads as follows.

Section 19.30.055.A Temporary use of land for commercial or industrial purposes; provided that any building or structure constructed thereon which is not otherwise permitted in the district in which such land is situated, and any stored equipment or material shall be removed upon the date of expiration of the Conditional Use Permit, which permit shall be valid for not more than two years, but may be renewable after public hearing;

The ordinance specifically limits the original approval to two-years but does not set a time limit on the renewal. Therefore, the Planning Commission could grant approval for a longer period if that would be appropriate for this particular use. Perhaps consideration should be given to a five year renewal.

The Gallery is only in Suite 201 which contains approximately 1,953 square feet. The applicant has the Gallery, an interior design studio and sells oriental rugs. The interior design studio is a use permitted in the C-O Office District; however, the sale of rugs should be amended into the approval.

It should be noted that the applicant places a portable sign in front of the building from time to time. Portable signs are prohibited by the sign ordinance.

In accordance with the Planning Commission's Citizen Participation Policy, the applicant held a meeting with the neighbors on July 22, 2008 for the original application. No one attended the meeting. Since no one attended the meeting, and the use has not created any problems in the area, a neighborhood meeting was not required for the renewal request.

Since this conditional use is within an existing building, a detailed site plan has not been required. A floor plan showing the location of the use is attached.

FACTORS FOR CONSIDERATION:

The Planning Commission shall make findings of fact to support its decision to approve, conditionally approve or disapprove a Conditional Use Permit. In making its decision, consideration should be given to any of the following factors that are relevant to the request:

- 1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity use regulations, yard regulations and use limitation.**

The art gallery is located in an existing building, and the existing building complies with all the regulations of the Zoning Ordinance.

- 2. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public.**

The art gallery is within an existing office building and both are low intensity uses. Art galleries do not create heavy traffic during normal business hours when offices are also occupied. The holding of special events in the evenings and on weekends when offices are not in use does not create conflicts. This use has not had an adverse impact on the area.

- 3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.**

The building is adjacent to other office uses and because of the small size and low intensity of the art gallery, the use has not caused any substantial injury to the value of the adjacent property.

- 4. The location and size of the conditional 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 given access to it are such that the conditional 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 should be given to:**

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

This use is being conducted within an existing building and it is a very low intensity use. Because of its limited size and the fact that the area is already developed, the use does not dominate the immediate neighborhood or hinder the use of neighboring property.

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

The existing building is used as an office building. It contains 29,082 square feet of floor area and 82 parking spaces are provided on its lot. The Zoning Ordinance requires one parking space for each 300 square feet of floor area and therefore 97 spaces are required. The applicant also owns the building to the west and the

combined square footage of the two buildings is 43,722, which requires 146 parking spaces. There are 175 parking spaces for both buildings.

The proposed art gallery contains 1,953 square feet and the parking requirement is one space for 250 square feet of floor area. This will increase the required number of spaces by three.

The combined properties provide more spaces than required by the ordinance and therefore should not cause any problems in the adjacent residential area.

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

Since this use is within an existing built out area, there is not a need for additional utilities drainage and other infrastructure.

7. 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.

This area already is developed and the exit and entrance drives that are currently in place will adequately handle the traffic that is generated by this use.

8. 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.

The proposed use does not utilize any hazardous or toxic materials and does not generate any obnoxious odors or unnecessarily intrusive noises.

RECOMMENDATION:

It is the opinion of the Staff that the findings of fact for the renewal of the Conditional Use Permit to allow an art gallery and rug sales in a C-O Office Building District at 3500 West Street are favorable and therefore it is recommended that the Planning Commission approve the Conditional Use Permit subject to the following conditions:

1. That the temporary use for an art gallery, rug sales and interior design studio be approved for a period not to exceed five years and at the end of the five year period the applicant shall apply for renewal to continue the use.
 2. That the use can only be in Suite No. 201 and if it is expanded beyond that area, the Conditional Use Permit will need to be amended.
 3. That the adequate parking be made available from the property at 3520 West 75th Street, this property cannot be sold or separated from 3520 West 75th Street without some type of agreement guaranteeing that parking will be available.
 4. That signs be in accordance with the building sign standards and the zoning ordinance and portable signs be prohibited.
-

Customer # 000407

Application # 0001683

CONDITIONAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC 2011-01

Filing Fees: 900

Deposit: 9500

Date Advertised: _____

Date Notices Sent: _____

Public Hearing Date: 3/1/11

APPLICANT: 75th Street Gallery PHONE: 816-805-3518

ADDRESS: 3500 W. 75th Street ZIP: 66208
Ste. 210 Prairie Village, Ks

OWNER: SAME PHONE: 913-677-4501

ADDRESS: _____ ZIP: _____

LOCATION OF PROPERTY: 3500 W. 75th Street, Ste. 210 P.V., Ks
66208

LEGAL DESCRIPTION: Art Gallery

ADJACENT LAND USE AND ZONING:

	Land Use	Zoning
North	<u>RESIDENTIAL</u>	_____
South	<u>OFFICE/RETAIL</u>	_____
East	<u>RESIDENTIAL</u>	_____
West	<u>OFFICE/RETAIL</u>	_____

Present Use of Property: Art Gallery, Interior Design
And some Oriental Rugs

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

ANNA SMITH
Art Dealer

3500 West 75th Street, Suite 210
Prairie Village, KS 66208

Ph: (816) 805-3518

By Appointment or by chance

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

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

If Yes, what length of time? 10 years

SIGNATURE: Anna K. Smith

DATE: 1/27/00

BY: Anna K. Smith

TITLE: director

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

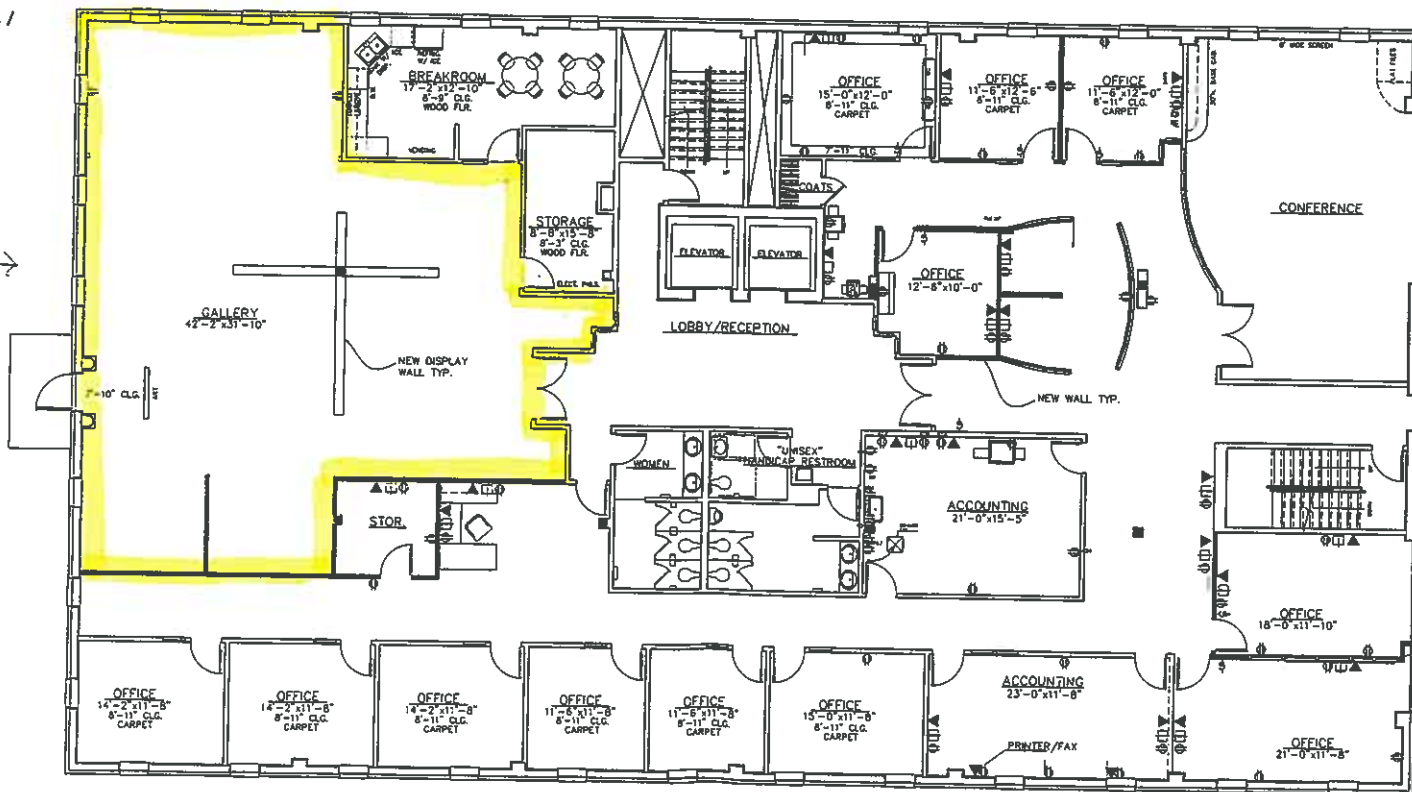
**studio
605**

3500 W. 75th Street
Prairie Village KS 66206
T: 913.674.9340
F: 913.674.4019
studio605@vc.rr.com

AN INTERIOR REMODEL FOR:
BIG INDUSTRIAL

3500 W. 75TH STREET SUITE 200
PRAIRIE VILLAGE KANSAS 66206

Proposed
GALLERY SPACE #201



REVISIONS:

DATE: 21 JULY 2006
SCALE: AS NOTED
DRAWN BY: JAS

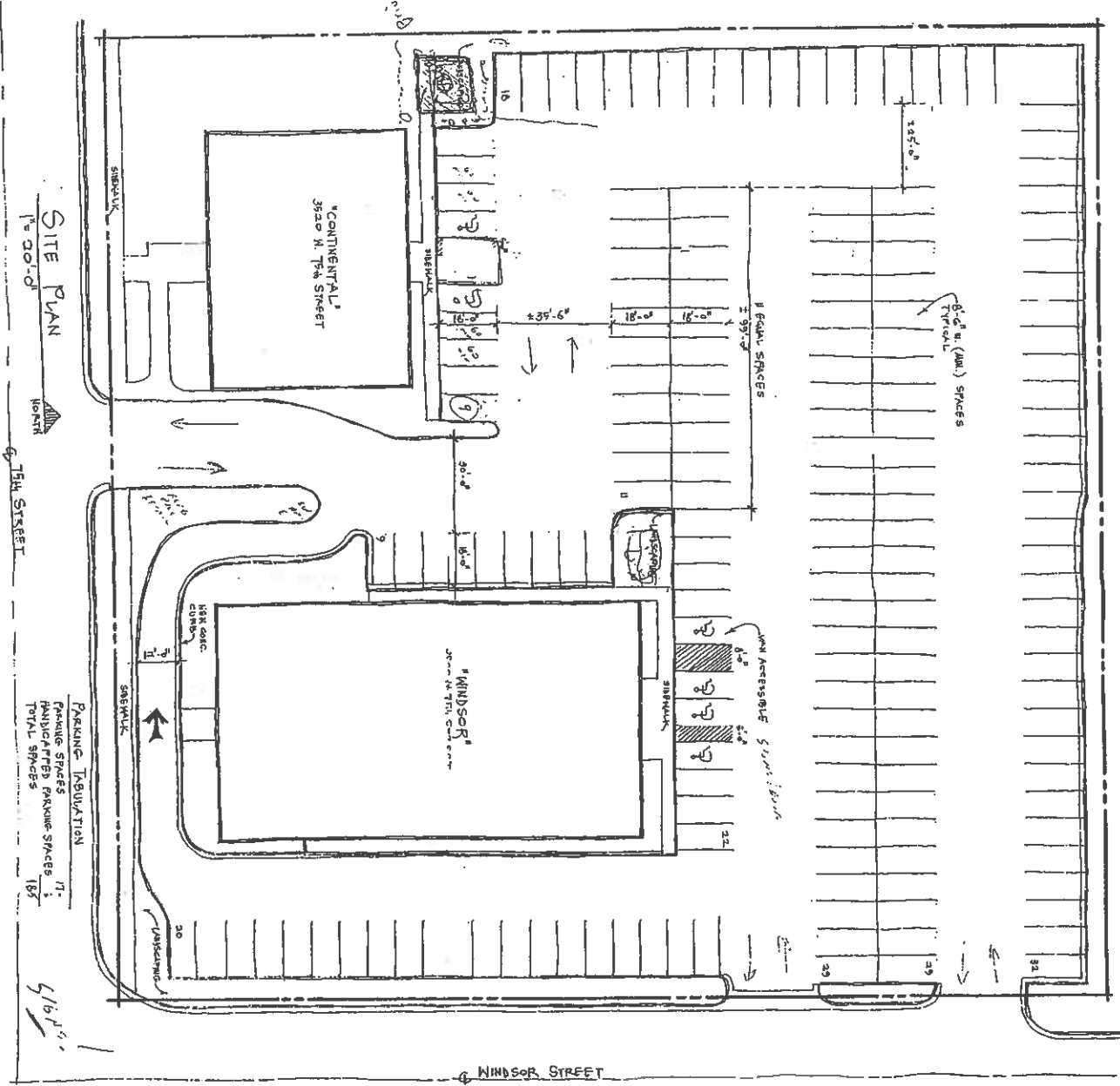
SHEET NO.

A1.1

SECOND FLOOR RCP PLAN
3/16"=1'-0"



*Dimension
concerning
Shower
& counter
space
As it
relating
to
toilet
Need Space?*



SITE PLAN
1" = 20'-0"



7th STREET

PARKING TABULATION
PARKING SPACES 174
HANDICAPPED PARKING SPACES 2
TOTAL SPACES 186

5/6/03

WINDSOR STREET

A PARKING LOT FOR:
COULSON & COMPANY
3500 N. 7th STREET
PRAIRIE VILLAGE, KANSAS:

DATE
ARCHIT. 11/2003
JOB NO.
5510/96
SHEET NO.

REVISIONS

NSPJ
NEARING STAATS PRELOGAR & JONES AIA CHARTERED
ARCHITECTS

3515 W. 75th St., STE. 201 ■■■ www.nspjarch.com
PRAIRIE VILLAGE, KANSAS 66208 ■■■ PHONE 913.831.1415 FAX 913.831.1563

ONE OF ONE

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
APPLICATION: PC 2011-103: Request for Approval of a Monument Sign Approval
for Office Building at 7830 State Line Road.
DATE: March 1, 2011 Planning Commission Meeting Project # 01100240

Application: PC 2011-103

Request: Approval of a Monument Sign for an Office Building

Property Address: 7830 State Line Road

Applicant: Kevin Walstrom, See More Signs

Current Zoning and Land Use: C-O Office Building District - Multitenant Office Building

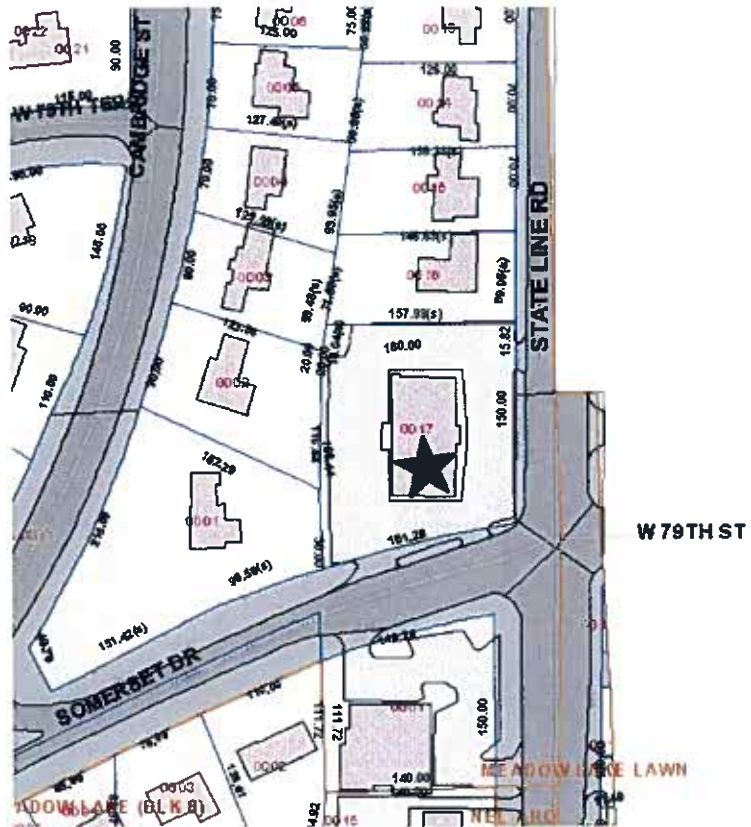
Surrounding Zoning and Land Use: **North:** R-1B - Single-family Dwelling District - Single family Dwellings
 West: R-1B - Single-family Dwelling District - Single family Dwellings
 South: C-2 General Business District - Retail
 East: Commercial - McDonald's

Legal Description: Lot 17 BLK 7 Meadow Lake

Property Area: 0.68 Acres

Related Case Files: None

Attachments: Application, Site Plan and Sign Design



General Location Map

Aerial Map



STAFF COMMENTS:

The applicant is requesting approval of a monument sign for a multi-tenant office building located on the northwest corner of Somerset Drive and State Line Road. The proposed sign indicates spaces for three tenants.

In April 2008, the Planning Commission adopted the following policy:

The Planning Commission may, in the process of approving sign standards, approve deviations for the standard requirements as follows, provided said deviations will provide an equal or better development, adjacent properties will not be adversely impacted, and the spirit and intent of regulation will not be violated by granting of the deviation:

1. One sign may be permitted per façade with no requirement that the tenant has direct outside entrance or that the sign be adjacent to its space.
2. That text not be restricted on monument signs provided the sign is designed and built primarily of brick, stone and masonry, complements the building and does not include a case or enclosed cabinet design.

Technically the applicant should submit sign standards for this development because it is a multi-tenant building. However, if no other signage is proposed, the approval of this monument sign will essentially be the sign standards for the project. No additional exterior signage will be permitted until sign standards are submitted to the Planning Commission for review and approval.

The Planning Commission has approved several of the multi-tenant signs, but has done so based on quality of design as outlined in Paragraph 2 of the policy. The design proposed includes a partial cabinet design which is different than previous approvals for offices. The monument signs for the two office buildings at 94th and Nall are the prototypes for the office building monument sign standard.

Orientation

The proposed sign will be placed diagonally at the southeast corner of the site and will be double faced. This location will eliminate one parking space. The existing office building requires 34 parking spaces and provides 43 so it will still meet the ordinance requirements.

Setback

The minimum setback required by ordinance is 12 feet back from the back of curb and the sign must be on private property. The plan indicates the sign will be setback 12 feet from the back of curb from both State Line Road and Somerset Drive.

Construction Materials

The drawing indicates the base will be made of the same brick as the building but the sign will be an aluminum cabinet. The aluminum cabinet does not meet the intent of the Planning Commission in its policy to allow multiple listing of tenants on monument signs for offices. Also this is the entrance to the City of Prairie Village and the design of the sign needs to be of a high quality.

Illumination

The sign will not be illuminated.

Height

The proposed height of the signs is 60 inches, which the maximum height permitted by Ordinance.

Area

The Ordinance requires that the sign not exceed 20 square feet in area per face. It appears that the sign face will be 77" x 37" which is 19.78 square feet and meets the ordinance.

Landscaping

The ordinance requires a minimum three feet landscaped area around the base of the sign and a landscape plan. The applicant needs to submit a detailed landscape plan identifying specific plant material that would be placed around the base of the sign for Planning Commission approval and the landscaping should be installed as part of the sign installation.

RECOMMENDATION:

After a review of the application for the proposed sign, it is the recommendation of the Staff that the Planning Commission require the sign to be resubmitted subject to the following conditions:

1. That the applicant prepare a detailed landscape plan identifying the specific plant materials that would be placed around the base of the sign for approval by the Planning Commission prior to the installation of the sign and install the landscaping at the time of sign installation.
 2. That the applicant submit a redesigned sign using the brick that is similar to the building and replacing the aluminum cabinet with a design that meets the Planning Commission policy.
 3. That the only signage approved for this office building is this monument sign and if any additional exterior signage is proposed on the building or otherwise, sign standards will need to be prepared for the building and submitted to the Planning Commission for review and approval.
-



0001681



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2011-103</u>
Filing Fee: <u>\$100</u>
Deposit: <u>\$500</u>
Date Advertised: <u>N/A</u>
Date Notices Sent: <u>N/A</u>
Public Hearing Date: <u>3/1/11</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 Walstrom Phone Number: 816 523-3131

Address: 7931 Wornall Rd KCMO Zip 64114

Owner: Shane Glazier Phone Number: 912-642-4746

Address: 7830 state line st. 201 Zip: 66208

Location of Property: 7830 state line

Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail) To have a new monument sign as described in the design sheet installed on the southeast corner of the property.

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 a monument sign

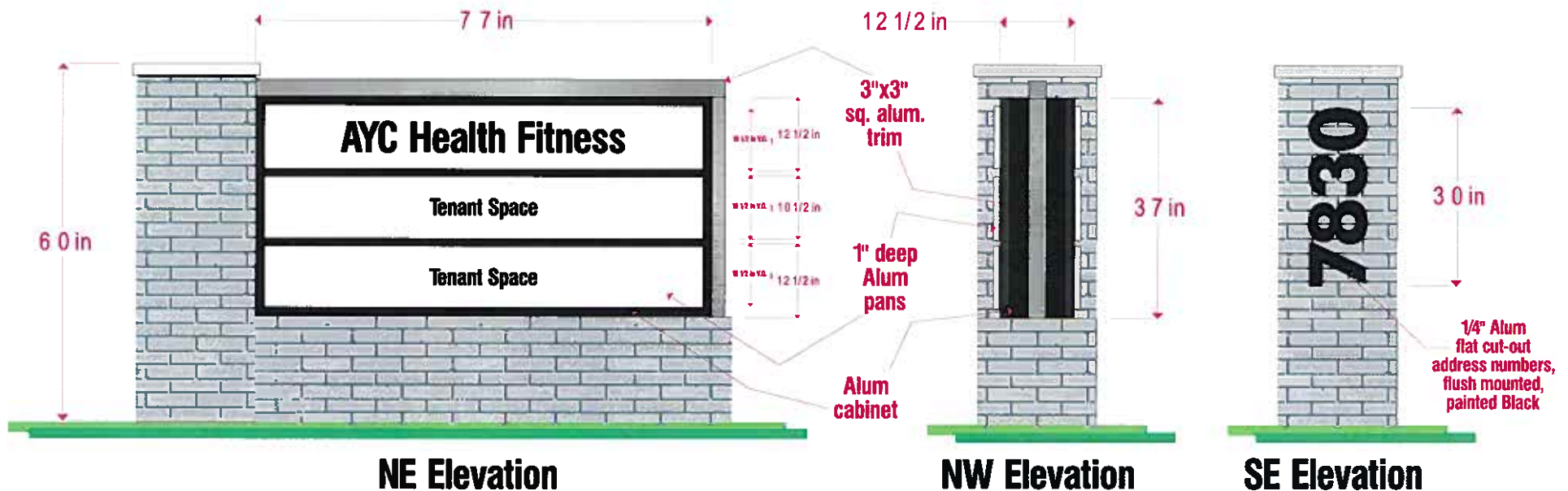
As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

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.

Kevin Walstrom
Applicant's Signature/Date

[Signature]
Owner's Signature/Date

Non-illuminated monument sign, Double-sided



**Revised
28 Jan 2011**

- Satin Aluminum finish
- Satin Black painted
- Satin White painted
- Brick to match building brick
- All graphics Black

Version A.4

Job **Monument sign**

Date **1 Dec 2010**

Client **MSG Investments**

File **Sommerset Bldg.cdl**

Acct. Rep. **Kevin Wasstrom** Designer **Brad Ferguson**

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See More Signs
7501 Wrentham Rd., Kansas City, MO 64114





State Line Road

Somerset Drive



12-foot setback

Job **Sign location plan**
File **Somerset Bldg.cdl**

Date **28 Jan 2011**

Client **MSG Investments**
Acct. Rep. **Kevin Walstrom** Designer **Brad Ferguson**

Copyright
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See More Signs
7821 Wornall Rd., Kansas City, MO 64114



STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
APPLICATION: PC 2011-104: Site Plan Approval 3931 W. 69th Terrace, Prairie Village Center
DATE: March 1, 2011 Planning Commission Meeting Project # 01100240

Application: PC 2011-104

Request: Site Plan Approval for Stormy Restaurant outdoor eating area.

Property Address: 3931 W. 6th Terrace, Prairie Village Center

Applicant: Blue Bike Architects

Current Zoning/Land Use: C-2 General Commercial District - Shopping Center

Surrounding Zoning/ Land Use: **North:** R-1B - Single-family Dwelling District - Single family Dwellings
West: R-1B - Single-family Dwelling District - Single family Dwellings
South: R-1B - Single-family Dwelling District - Single family Dwellings
East: C-O Office Building District - Church
C-2 General Commercial District - Shopping Center

Legal Description: Metes and Bounds

Property Area: 14.5 Acres

Related Case Files: None

Attachments: Application, Site Plan Photos



General Location Map

Aerial Map







CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2011-104</u>
Filing Fee: <u>\$100</u>
Deposit: <u>\$500</u>
Date Advertised:
Date Notices Sent:
Public Hearing Date: <u>3/1/11</u>

Please complete this form and return with Information requested to:

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

Applicant: BlueBike Architects. Phone Number: 913.529-0097

Address: 8205 W. 108th Terrace O.P., KS Zip 66210

Owner: Carl Thorne Thomsen Phone Number: 913-721-3721

Address: 4016 N. 111th St. KC. KS. Zip: 66109

Location of Property: 3931 W. 69th Terrace Prairie Village, KS 66208

Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail) Development of an attached exterior patio with access to adjacent restaurant

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.

John Stancak 1.30.2011
Applicant's Signature/Date
on behalf of owner
Carl Thorne-Thomsen

Owner's Signature/Date

STAFF COMMENTS:

Stormy Restaurant is proposing to occupy a space in The Village Center and provide outdoor seating. The restaurant will have indoor seating for 85 and outdoor seating for 38. The interior space is approximately 2,900 square feet and the outdoor patio is approximately 690 square feet. The counter seating and three tables will be under the existing canopy. The remaining seating will be uncovered. This outdoor eating area is being incorporated into existing space and no additional canopy will be constructed. The area will have a perimeter 42" high wrought iron fence with gates at both ends. A row of planters will also be added along the west side along with two pedestrian level pole lights. A propane fire pit is proposed along the west side and it will be outside the canopy area. This outdoor space does not create any pedestrian access issues in the mall area and adequate open walkway is available to meet ADA requirements.

The Village Center has approximately 338,279 square feet of leasable area. The off-street parking requirement for mixed office/commercial center over 300,000 square feet is 3.5 spaces per 1,000 square feet. Therefore the required off-street parking is 1,184 spaces. LANE4 Property Group had a site survey prepared when the property was acquired and it indicates 1,205 spaces. The Center has exceeded the minimum number of required off-street parking spaces by 21.

Alfresco dining and drinking are now very popular and the proposed atmosphere should appeal to customers. The Planning Commission has previously approved outdoor areas for the Blue Moose, Cactus Grill, Johnny's Tavern, BRGR and the Noodle Company. The outdoor area is enclosed with a fence at some of those locations, but it is not required by code.

The Planning Commission shall give consideration to the following criteria, in approving or disapproving a site plan:

- A. The site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.**
The proposed site plan indicates the outdoor sidewalk location can accommodate the additional square footage for the outdoor eating area with very little affect on the center or the ability for pedestrians to circulate to other stores in this area. No new parking areas or drives are required for this use. This area is all hardscape and no landscaping is planned. However, it should be noted that four planters will be located on the west side of the patio area.
 - B. Utilities are available with adequate capacity to serve the proposed development.**
Utilities are currently in place serving the Village Center and are adequate to serve this minor expansion for outdoor seating.
 - C. The plan provides for adequate management of stormwater runoff.**
There will be no increase in impervious surface so stormwater is not an issue.
 - D. The plan provides for safe and easy ingress, egress and internal traffic circulation.**
-

The proposed site will utilize existing driveways and the general circulation of the Center will not be changed. Adequate pedestrian accessibility will be maintained between the outdoor eating area and other uses in the Center.

E. The plan is consistent with good land planning and good site engineering design principles.

The addition of outdoor seating will help create a more vibrant atmosphere for the center and is consistent with good land planning practices. This is a good infill use of underutilized space in the Center. The pole lights propose a 100 watt Metal Halide lamp which may be a little bright. The architect is reviewing the fixture to determine if a lower wattage or different lens can be used to reduce the brightness.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.

There are no proposed changes to the building façade other than the new signage for the restaurant. The fencing, light poles and planters will complement the existing architecture.

G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.

One of the principles of the Village Vision was to focus on redevelopment and reinvestment in the community. These issues have become primary goals for the City and this project represents a step in that direction. This is the opportunity to enhance and intensify the use of the Center that will generate additional revenues for the City.

RECOMMENDATION:

It is the recommendation of the Staff that the Planning Commission approve this site plan for the outdoor seating at Stormy restaurant subject to the following conditions:

- 1) That all lighting used to illuminate the outdoor area be installed in such a way as to not create any glare off the site and be in accordance with the outdoor lighting regulations.
- 2) That the fire pit meet all code requirements for use and storage of propane gas.
- 3) That the applicant submit planter details to Staff for review and approval.
- 4) That the outdoor area be approved for a maximum of 38 seats.
- 5) Prior to the approval of any future applications, Lane4 needs to update leasable square footage schedule and parking count and submit it to Staff.

6130C HERITAGE SERIES

SPECIFICATIONS

GENERAL

The 6130C Heritage is a modern replica of an elegantly styled fixture featuring a tapered six sided cage and roof. It shall be appointed with a cast aluminum decorative finial.

POST FITTER

The fitter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an inside diameter opening to attach to a 3" pole or tenon. When ordered with a Sternberg pole, the fitter shall be set screwed to the pole top or tenon.

BALLAST HOUSING

The ballast housing shall be heavy wall cast aluminum, 356 alloy for high tensile strength. The housing shall be mounted to the cast fitter with one screw. The ballast shall be attached against the ballast housing by 4 studs to ensure high capacity heat sinking of ballast temperatures, keeping the ballast cooler and ensuring long life.

ELECTRICAL

Fixture shall be U.L. or E.T.L. listed in U.S. and Canada. H.I.D. ballasts shall be high power factor with lamp start-ing down to -30 degrees C. Medium base and mogul base porcelain sockets are 4KV rated. The ballast/socket assembly shall be pre-wired when ballast is located in the fitter. All compact fluorescent (PL) ballasts shall be instant start electronic with a starting temperature of down to 0 degrees F. They shall have a 4-pin socket to accept quad or triple tube lamps. Ballasts shall be DOE EISA compliant.

FIXTURE HOUSING

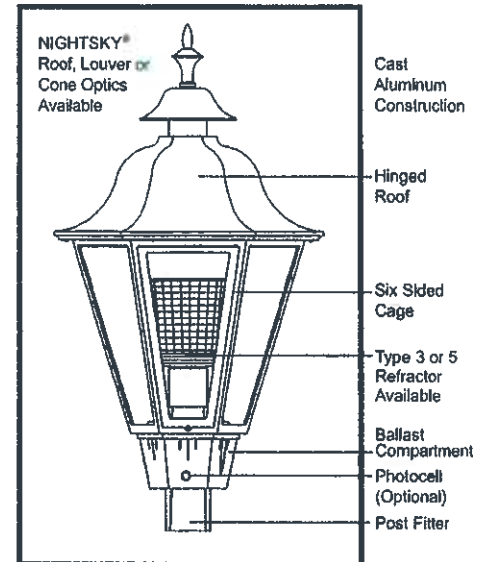
The fixture shall be 21" wide and 40" tall. It shall be made of heavy wall cast aluminum, 356 alloy and lenses will be made of vandal resistant acrylic, available in clear, clear seeded, clear textured, prismatic and white acrylic. Ballast is accessible from inside the lamp compartment. It features a hinged roof for easy lamp access.

OPTICAL OPTIONS

Refractors shall be 6" diameter borosilicate glass with an I.E.S. Type 3 (RE3G) or Type 5 (RE5G) distribution. It shall be secured to the socket stem with $\frac{3}{8}$ " plated steel threaded pipe nipple and rest on a cast aluminum holder with anti-shock gasket. The refractor will be secured to cast holder with a quarter-turn internal aluminum twist ring for ease of maintenance.

The NIGHTSKY® OPTI-SHIELD® Louver Optic System (LO-S) shall be a multi-tier reflector with 7" diameter rings to produce an I.E.S. Cut-off Type 3 or 5 distribution. The Louver Optic System shall be made of highly specular anodized aluminum and shall come standard with medium base socket.

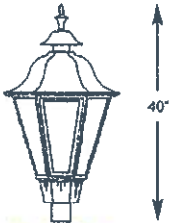


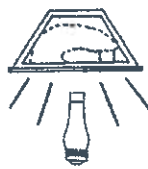



NIGHTSKY® STAR-SHIELD® Roof Optics distribution shall be delivered by multi-segmented roof mounted reflector systems which eliminate uplight and provide cut-off. The reflector cavity shall be made of specular anodized aluminum. Roof Optics Type 2 (RO2H-S), Type 3 (RO3H-S), Type 5 (RO5H-S) horizontal are available for medium base lamps.



6130C HERITAGE

FIXTURES / FITTERS / ARMS PM - WB

FIXTURES / OPTICAL SYSTEMS

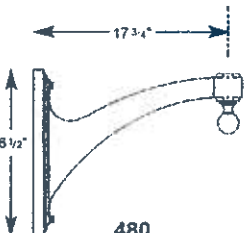
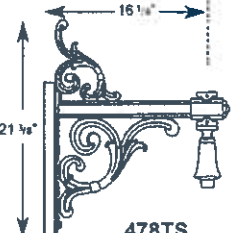
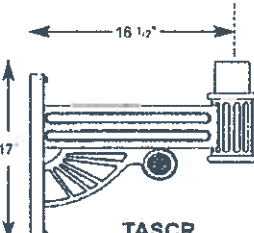
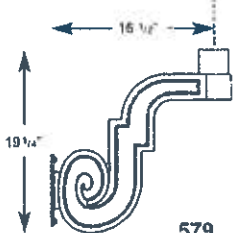
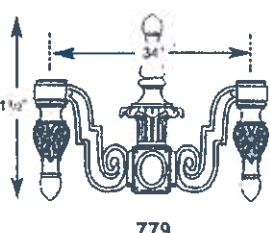
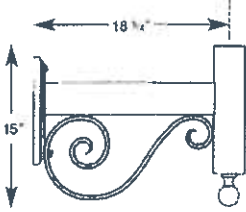
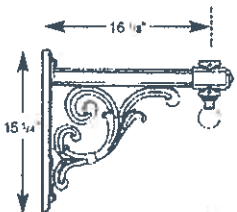
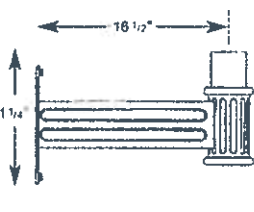
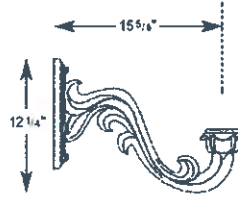
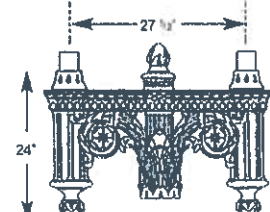
<p>21" W</p>  <p>40"</p> <p>6130C Solid Roof</p>	<p>Alzak Disc</p>  <p>RE3G RE5G Refractor</p>	<p>120°</p>  <p>HSS House Side Shield</p>	<p>ROH Roof Optics 2, 3 or 5</p>  <p>FHC Frosted Chimney</p>	 <p>CO3 CO5 Cone Optics</p>	 <p>LO3-S LO5-S Louver Optics</p>	 <p>6L 6 Light Cluster</p>
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LENSES

 <p>CSA Clear Seeded Acrylic</p>	 <p>CA Clear Acrylic</p>	 <p>CTA Clear Textured Acrylic</p>	 <p>PA Prismatic Acrylic</p>	 <p>WA White Acrylic</p>
--	--	--	---	--

ARMS - POST MOUNT (PM) or WALL BRACKETS (WB)

See Arms Section for more information

 <p>17 3/4"</p> <p>16 1/2"</p> <p>480</p>	 <p>16 1/8"</p> <p>21 1/2"</p> <p>478TS</p>	 <p>16 1/2"</p> <p>17"</p> <p>TASC</p>	 <p>16 1/2"</p> <p>19 1/4"</p> <p>579</p>	 <p>34"</p> <p>31 1/2"</p> <p>779</p>
 <p>18 1/4"</p> <p>15"</p> <p>6236</p>	 <p>16 1/8"</p> <p>15 1/4"</p> <p>478</p>	 <p>18 1/2"</p> <p>11 1/4"</p> <p>TA</p>	 <p>15 1/8"</p> <p>12 1/4"</p> <p>55L</p>	 <p>27 1/2"</p> <p>24"</p> <p>BAPT Twin Only</p>

HANGING TYPES

PIER BASE MOUNT

 <p>CH44 Chain Hung 6130C Shown</p> <p>10-10</p>	 <p>SH44 Stem Hung 6130C Shown</p>	 <p>10 1/2"</p> <p>3 3/4"</p> <p>450PB</p>
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BUILDING A PART NUMBER



POST & ARM FIXTURES

ARM MOUNTED FIXTURE	CENTER POST TOP FIXTURE (PT)	POST	POST CAP	LIGHT SOURCE BALLAST	OPTICS	OPTIONS	LENS	FINISH
NO. OF ARMS 2	FIXTURE / POSTARM 6130C/478PM	FIXTURE 6130C	(See Post Section) PT	WATTS / TYPE / VOLTS 5412FPS	100HPS120	RO3H-S/FHC	PEC1	CA / BK



WALL FIXTURES

FIXTURE / WALLBRACKET	LIGHT SOURCE BALLAST	OPTICS	OPTIONS	LENS	FINISH	PIER FIXTURES
6130C/480WB	WATTS / TYPE / VOLTS 100 HPS120	RE5G	PEC1	CA	BK	Uses same information boxes as wall fixture 6130C/450PB

PART NUMBER SELECTIONS

FIXTURE

- 6130C

OPTICS

- RE3G
- RE5G
- ALZAK
- HSS
- LO3-S
- LO5-S
- RO2H-S^{4,5}
- RO3H-S^{4,5}
- RO5H-S^{4,5}
- FHC²
- CO3
- CO5
- 6L

POST ARMS

- 478PM
- 478TSPM
- 480PM
- 480DPM
- 55LPM
- 6236PM
- 579PT
- 779PT
- BAPT
- TAPT
- TASCRTPT

VOLTAGES

- 120
- 208
- 240
- 277
- 480
- MULTI (120-277)

WALL BRACKET ARMS

- 478WB
- 478TSWB
- 480WB
- 480DWB
- 55WB
- 6236WB
- 579WB
- TAWB
- TASCRTWB

PIER MOUNT

- 450PB
- LENSES**
- CSA
- CA
- CTA
- PA
- WA

BALLASTS^{3,6}

- 35HPS¹
- 50HPS
- 70HPS
- 100HPS
- 150HPS
- 250HPS
- 50MHP
- 70MHP
- 100MHP
- 150MHP
- 175MHP⁷
- 200MHP
- 250MHP
- 26PLT
- 32PLT
- 42PLT
- 57PLT
- 70PLT
- 60PLH
- 85PLH
- 120PLH
- INCAND
- QL55*
- QL85*

*Consult factory for specification details

LAMPS⁶

- HPS35/MED
- HPS50/MED
- HPS70/MED
- HPS100/MED
- HPS150/MED
- HPS250/MOG/ED18
- MHP50/MED
- MHP70/MED
- MHP100/MED
- MHP150/MED
- MHP175/MOG/ED28⁷
- MHP200/MOG/ED28
- MHP250/MOG/ED28
- PLT26
- PLT32
- PLT42
- PLT57
- PLT70
- PLH60
- PLH85
- PLH120

HANGING TYPE

- CH44
- SH44

FINISHES STANDARD

- BKT Black Textured
- BK Black
- VG Verde Green
- PGT Park Green Textured
- PG Park Green
- ABZT Architectural Medium Bronze Textured
- ABZ Architectural Medium Bronze
- SI Swedish Iron
- DBT Dark Bronze Textured
- DB Dark Bronze
- OWGT Old World Gray Textured
- OWG Old World Gray

FINISHES CUSTOM

- WHT White Textured
- WH White
- CV Copper Vein
- WBK Weathered Black
- WBR Weathered Brown
- CD Cedar
- RT Rust
- OI Old Iron
- TT Two Tone
- CM Custom Match

OPTIONS

- PEC1 Photocell-Bimetal 120 Volt
- PEC2 Photocell-Bimetal 208-277 Volt
- PEC1-E Photocell-Electronic 120 Volt
- PEC2-E Photocell-Electronic 208-277 Volt
- FHS Single Fuse and Holder-120,277 Volt
- FHD Dual Fuse and Holder-208,240,480 Volt
- QR Quartz Re-Strike
- PF Pineapple Finial or Font (TA, TASCRT)
- BF Ball Finial or Font (TA, TASCRT)
- LAMPS Select from List

NOTES:

- ¹ 35HPS is 120 volt only.
- ² MED base only when used to house lamp.
- ³ Medium base sockets standard with ballasts up to 150 watts HID. Mogul base sockets are standard
- with ballasts 200 watts and over. 4-pin for PL.
- ⁴ Medium base lamp only. Consult factory for mogul base.
- ⁵ Can support PLH or PLT up to 60 watts.
- ⁶ Metal halide systems are pulse start.
- ⁷ Consult factory for limitations

6130C HERITAGE SERIES

SPECIFICATIONS

**LIST NO.
6130C
HERITAGE
SERIES**

Frosted Glass Mission Chimney (FHC) is an optic option which adds an authentic touch and can be used with Roof Optics.

Cone Optics Type 3 (CO3) distribution or **Type 5 (CO5)** distribution uses a vertically mounted lamp inside a highly specular reflector system to provide a reduction of uplight with a wide lighting span.

House Side Shield (HSS) is an option which will block up to 120° of light in any one direction.

6-Light (6L) candelabra set is an option for incandescent application.

QUARTZ RE-STRIKE

The 6130C fixture can be supplied with an optional quartz re-strike system to retain constant fixture light if the H.I.D. lamp fails. The fixture will be equipped with a 100 watt quartz lamp and a controller to run on a 120 volt circuit and must be used in conjunction with a 120 volt or multi-tap ballast.

PHOTOCELLS

Photocells shall be either the thermo bi-metal button type or the electronic button type. On single post top fixtures the photocell shall be mounted in the fitter and pre-wired to ballast. On multiple head fixture assemblies photocells shall be mounted in the pole shaft on an access plate and are not pre-wired as ballast housing assemblies and fitters are packaged separately for ease of wiring to source. The thermo bi-metal photocell shall be designed to turn on at 1.0 footcandle and turn off at not more than 5 footcandles. The electronic button type photocell is instant on and a 5-10 second turn off and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocells are either 120 volt or 208 thru 277 volt.

ARMS

All arms are made of cast aluminum and/or extruded aluminum. Arms with decorative filigree have meticulously detailed scroll work and gracefully curved brackets. All 6130C fixtures will have its fitter welded or mechanically attached to the arm at the factory to ensure arms will be plumb, secure and level over the life of the installation. Each arm shall be bolted to a post mount adapter, which is welded to the pole to ensure proper alignment to the base. Twin TA, TASCAR and 579 arms will be attached to a decorative center hub which will slip-fit the center tenon of the pole (not shown). BA and 779 arms are available as a twin application. Arms are pre-wired for ease of installation.

FINISH

Prior to coating, each assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coating. The finish coating shall be electrostatically applied semi-gloss, super durable polyester powder baked at 400 degrees for a durable and superior, color retentive finish. Our optional antique Verde Green finish and Swedish Iron finish are hand brushed using a 3-step process. The total assembly shall be wrapped in shockproof wrapping or fully enclosed in corrugated cartons.

WARRANTY

Five-year limited warranty. See product and finish warranty guide for details.



STERNBERG
LIGHTING

555 Lawrence Ave. Roselle, IL 60172 • 847-588-3400 • Fax 847-588-3440
www.sternberglighting.com

Email: info@sternberglighting.com 10-10

3400 GEORGETOWN SERIES SPECIFICATIONS

GENERAL

The ____ ft tall* decorative post shall be aluminum, one-piece construction. The 18" hexagonal cast aluminum, ornamentally pleated base shall be constructed with a ____ inch diameter aluminum shaft. The model shall be Sternberg Lighting #3400 or #3400R for candy cane poles.

CONSTRUCTION

The base shall have a hexagonal lower section and be designed with a pleated and sculptured upper section terminated with a decorative ring and be made of heavy wall, 356 alloy cast aluminum. It shall have a 3/4" thick floor cast as an integral part of the base. The shaft shall be double circumferentially welded internally and externally to the base for added strength.

____ The **smooth tapered shaft** shall be made of ASTM 6063 extruded aluminum and tempered to a T6 condition.

____ The **smooth straight shaft** shall be made of ASTM 6063 extruded aluminum and tempered to a T6 condition.

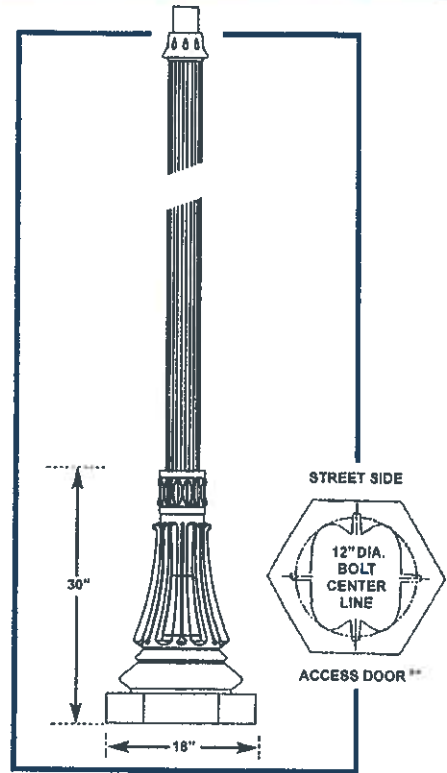
____ The **straight fluted shaft** shall be made of ASTM 6061 extruded aluminum and tempered to a T6 condition. It shall have a decorative fluted 3" O.D. tenon.

____ The **tapered fluted shaft** shall be made of heavy wall, 319 alloy cast aluminum.

INSTALLATION

Four 1/2" diameter, hot-dipped galvanized "L" type anchor bolts shall be provided with the post for anchorage. A door shall be provided for wiring and anchor bolt access. It shall be secured with tamper proof, stainless steel hardware. Post will be provided with a grounding stud mounted on the base floor opposite the access door.

Indicate the type of shaft needed (above)



** See installation template for exact door position. Bolt circle dimensions may change on taller poles.

Cast Aluminum-Extruded Poles				18" Diameter Base x 30" High	
4" - 3" OD 34 ____ ' T4 08' 10' 12' 14'	4" OD 34 ____ ' P4 08' 10' 12' 14'	5" - 3" OD 34 ____ ' T5 08' 10' 12' 14' 16'	5" OD 34 ____ ' P5 08' 10' 12' 14' 16'	4" OD 34 ____ ' FP4 08' 10' 12' 14'	5" OD 34 ____ ' FP5 08' 10' 12' 14' 16'
SMOOTH TAPERED SHAFT	† SMOOTH STRAIGHT SHAFT	SMOOTH TAPERED SHAFT	† SMOOTH STRAIGHT SHAFT	† STRAIGHT FLUTED SHAFT	† STRAIGHT FLUTED SHAFT

* For candy cane poles insert ____ AQ ft (feet - above grade height) See diagram on reverse side.

† Tenon not included if fixture or arm slips shaft O.D.

3400 GEORGETOWN SERIES

POSTS / OPTIONS / POST CAPS

BUILDING A PART NUMBER

Straight Poles

MODEL/HEIGHT/SHAFT	POST CAP CENTER	OPTIONS	FINISH
34 12 FP4	BCC	FH	BK

Candy Cane Poles

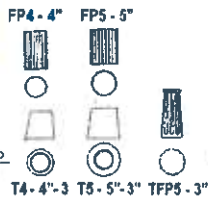
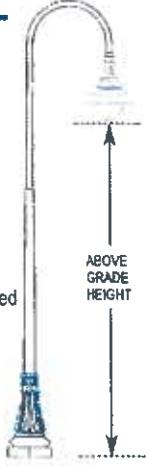
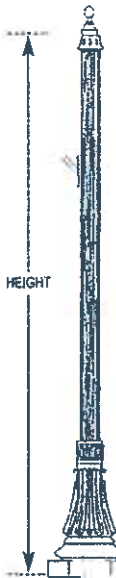
MODEL/HEIGHT/SHAFT	HEIGHT ABOVE GRADE	OPTIONS	FINISH
34 00 RT4	12 AG		BK

Part Number Selections

MODEL	HEIGHT	SHAFT
• 34	• 08' • 10' • 11' • 12' • 13' • 14' • 15' • 16'	• T4: 4"-3" Tapered Smooth* • T5: 5"-3" Tapered Smooth • P4: 4" Straight Smooth • P5: 5" Straight Smooth • FP4: 4" Straight Fluted* • FP5: 5" Straight Fluted • TFP5: 5"-3" Tapered Fluted <small>*Maximum recommended height 14'</small>

Part Number Selections

MODEL	HEIGHT	SHAFT	ABOVE GRADE
• 34	• 00	• RT4: 4"-3" Tapered Smooth • RT5: 5"-3" Tapered Smooth • RP4: 4" Straight Smooth • RP5: 5" Straight Smooth • RFP4: 4" Straight Fluted • RFP5: 5" Straight Fluted • RTFP5: 5"-3" Tapered Fluted	• 08' AG • 10' AG • 12' AG • 13' AG • 14' AG • 15' AG • 16' AG



- OPTIONS AVAILABLE**
- SCO
 - DCO
 - GFI
 - SCO/GFB
 - FH
 - DB Direct Burial
 - SBA
 - DBA
 - SBAR
 - DSPA
 - DHPA
 - HB Helix Burial
 - PA478
 - PCD
 - SH
 - SB
 - WHK

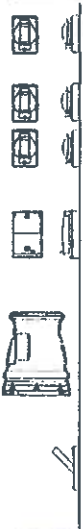
- POST CENTER CAP (If Required)**
- BCC
 - FCC
 - SCC
 - TFCC
 - SSCC

- FINISHES STANDARD**
- BKT Black Textured
 - BK Black
 - VG Verde Green
 - PGT Park Green Textured
 - PG Park Green
 - ABZT Architectural Medium Bronze Textured
 - ABZ Architectural Medium Bronze
 - SI Swedish Iron
 - DBT Dark Bronze Textured
 - DB Dark Bronze

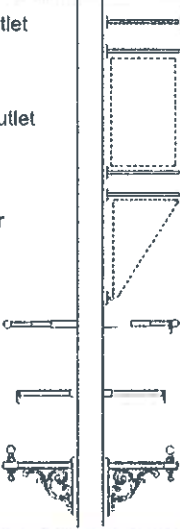
- OWGT Old World Gray Textured
 - OWG Old World Gray
- FINISHES CUSTOM**
- WHT White Textured
 - WH White
 - CV Copper Vein
 - WBK Weathered Black
 - WBR Weathered Brown
 - CD Cedar
 - RT Rust
 - OI Old Iron
 - TT Two Tone
 - CM Custom Match

OPTIONS AVAILABLE

See Accessories Section for more options and information



- SCO** - Single Convenience Outlet mounts in the pole
- DCO** - Double Convenience Outlet mounts in the pole
- GFI** - Ground Fault Interrupter mounts in the pole
- SCO/GFB** - SCO Mounts on pole, with Ground Fault Breaker *inside* base
- FH** - Flag Pole Holder mounts on the pole



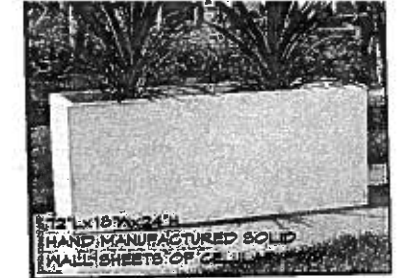
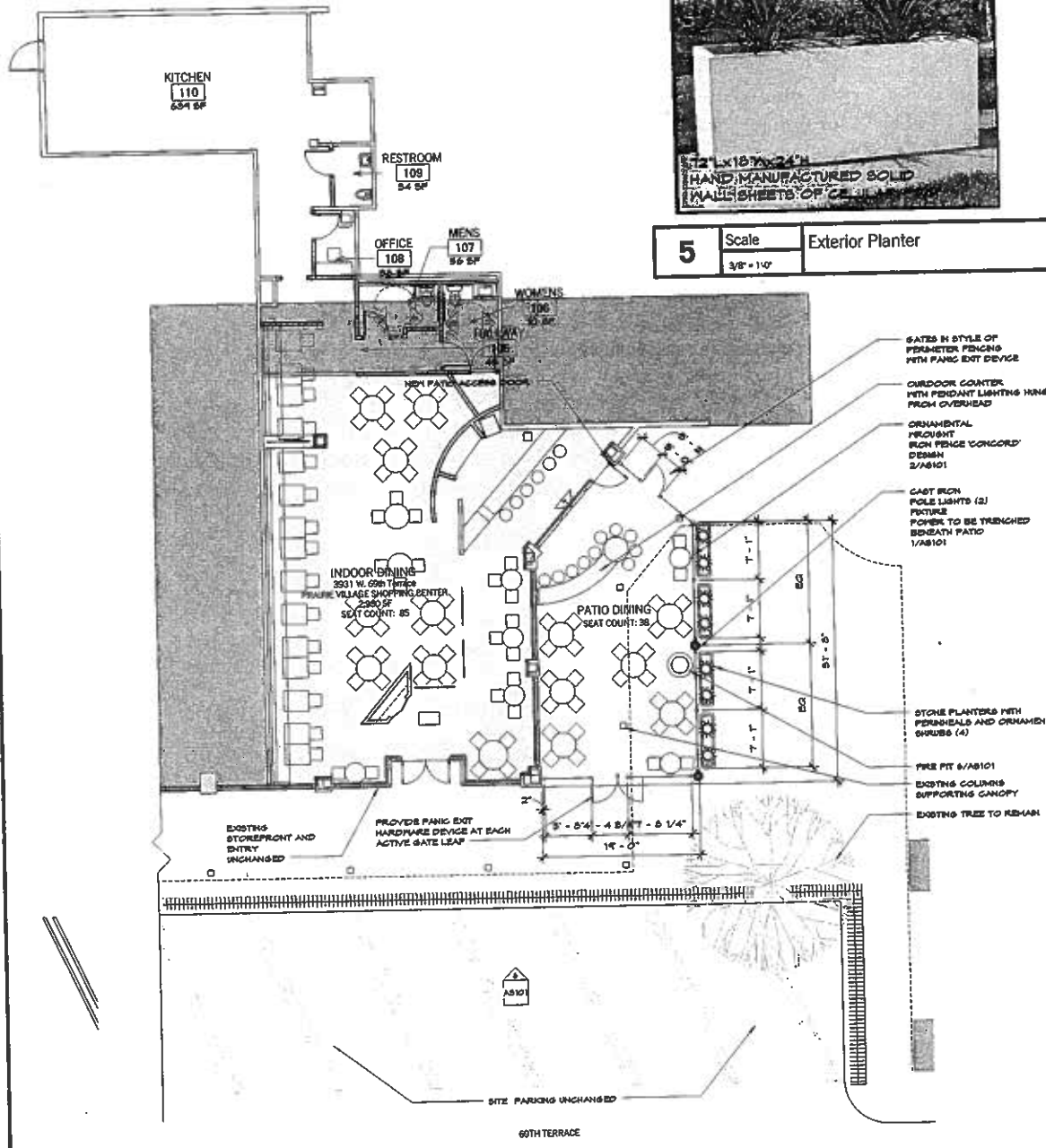
- SBA** - Single Banner Arm mounts on the pole
- DBA** - Double Banner Arms mount on same side of the pole
- SBAR** - Single Banner Arm and Ring
- DSPA** - Double Stepped Planter Arms mount on either side
- DHPA** - Double Hooked Planter Arms mount on either side
- PA478** - Decorative Planter Arms with planter rings



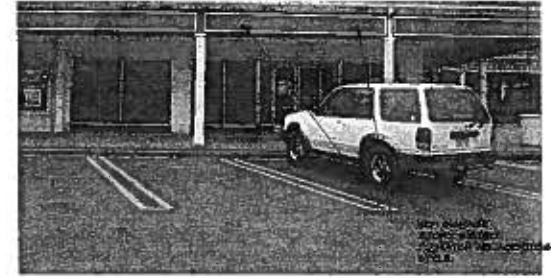
- PCD** - Photo Control mounts on door on pole
- SH** - Speaker Hub for mounting speaker, floodlight or signal
- SB** - Sign Bracket mounts on pole to hold signs
- WHK** - Wreath Hook mounts on pole to hold decorations

POST CENTER CAPS (If Required)

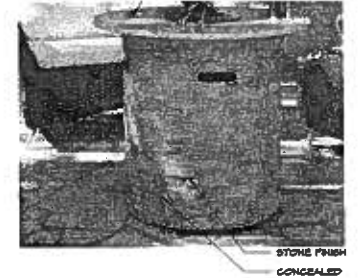




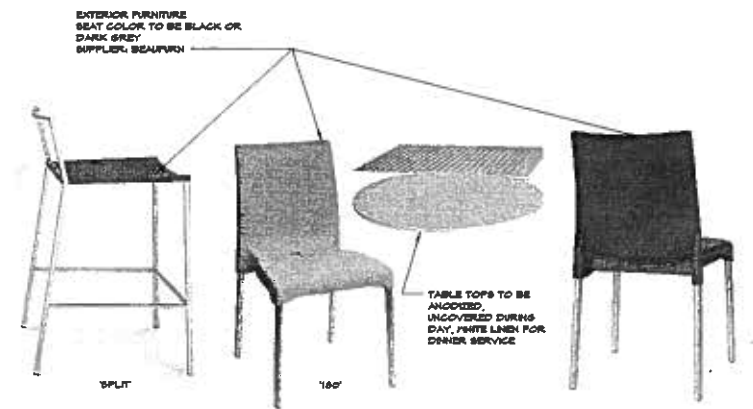
5 Scale Exterior Planter
3/8" = 1'-0"



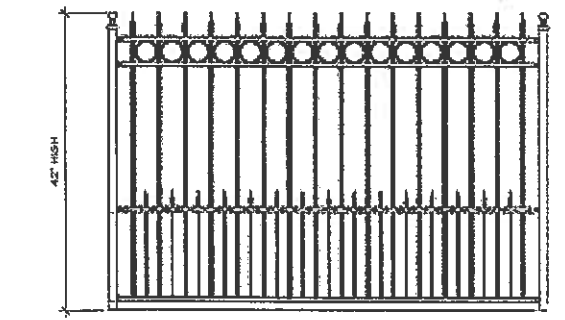
6 Scale Front Elevation (Unchanged)
3/8" = 1'-0"



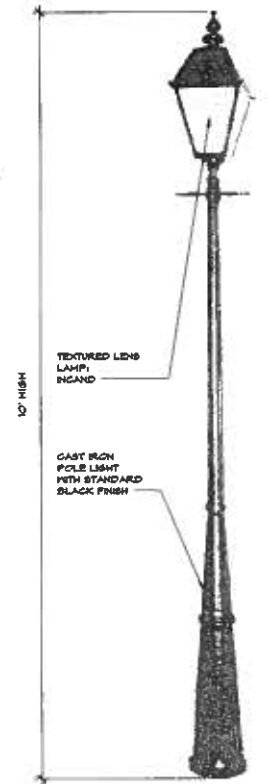
7 Scale Fire Pit
1 1/2" = 1'-0"



4 Scale Patio Furniture
1" = 1'-0"



2 Scale Ornamental Fence
3" = 1'-0"



1 Scale Pole Light
1 1/2" = 1'-0"

3 Scale Site Furnishing Plan
1/8" = 1'-0"

Story Restaurant
 4016 N. 111TH STREET KANSAS CITY, KS 66109
 Carl Thorne-Thomsen
 3931 W. 69th Terrace Prairie Village, Kansas 66208

ALL DIMENSIONS AND MATERIALS ARE TO BE VERIFIED BY THE CLIENT AND CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

ISSUED FOR	DATE
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Description Date

DRAWN BY: Author

PROJECT NO: 1078

SHEET TITLE:
OVERALL SITE PLAN

SHEET NO:
AS101





PLANNING COMMISSION

City Council Meeting Date: February 1, 2011

PC 2011-101 Revision to Request for Site Plan Approval, 4049 Somerset, Westlake Hardware – Outdoor Sales Area(s)

BACKGROUND

The Planning Commission considered and approved a request for an outdoor sales area located at 4049 Somerset (Westlake Hardware) at the January 4, 2011 Planning Commission Meeting. The conditions of approval were as follows:

1. *That any lighting used to illuminate the outdoor area be installed in such a way as to not create any glare off the site and be in accordance with the outdoor lighting regulations of the zoning ordinance.*
2. *That a minimum 48-inch wide accessible walkway be maintained either under or in front of the canopy on the north side of the store.*
3. *That the Site Plan approval be for the permanent outdoor sales area approximately 65' x 112' as shown of the plan submitted and that the shelving of racks be installed generally in accordance with that plan.*
4. *That signage be permitted only in accordance with the sign standards approved for Corinth Center.*
5. *That the temporary outdoor sales area immediately east of the permanent area designated for sales from April 1st to June 4th be approved with the provision that all materials and equipment will be removed within 7 days after June 4th and the area will be restored to its normal condition.*
6. *That the proposed temporary sales area designated from April 23^d to May 13th will be subject to annual approval of a short-term permit by the City Council or its designee.*

The original approval of the outdoor storage area included a covered cashier lane as shown in the attached drawing. Since the approval, the applicant has determined that they would like to have two exterior cashier lanes which would require a 20' X 20' enclosed tent structure (see attached photo of the proposed tent structure and a site location of the tent structure. Because the size of the tent structure has changed, staff is requesting that the Planning Commission review the proposed change.

ATTACHMENTS

Planning Commission minutes of January 4, 2011 (included in the packet materials)

Graphic showing the approved tent structure from January 4, 2011

Photograph of proposed 20' X 20' tent structure

Site plan showing the location of the proposed 20' X 20' tent structure

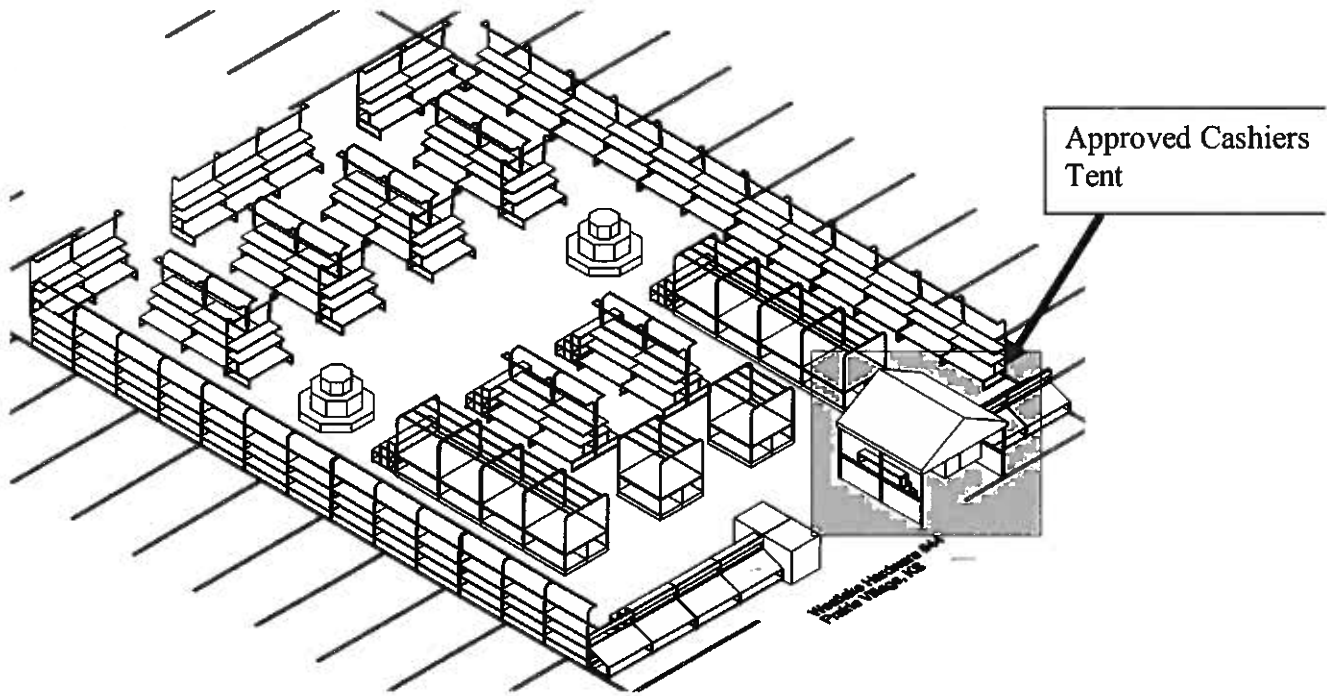
PREPARED BY

Dennis J. Enslinger

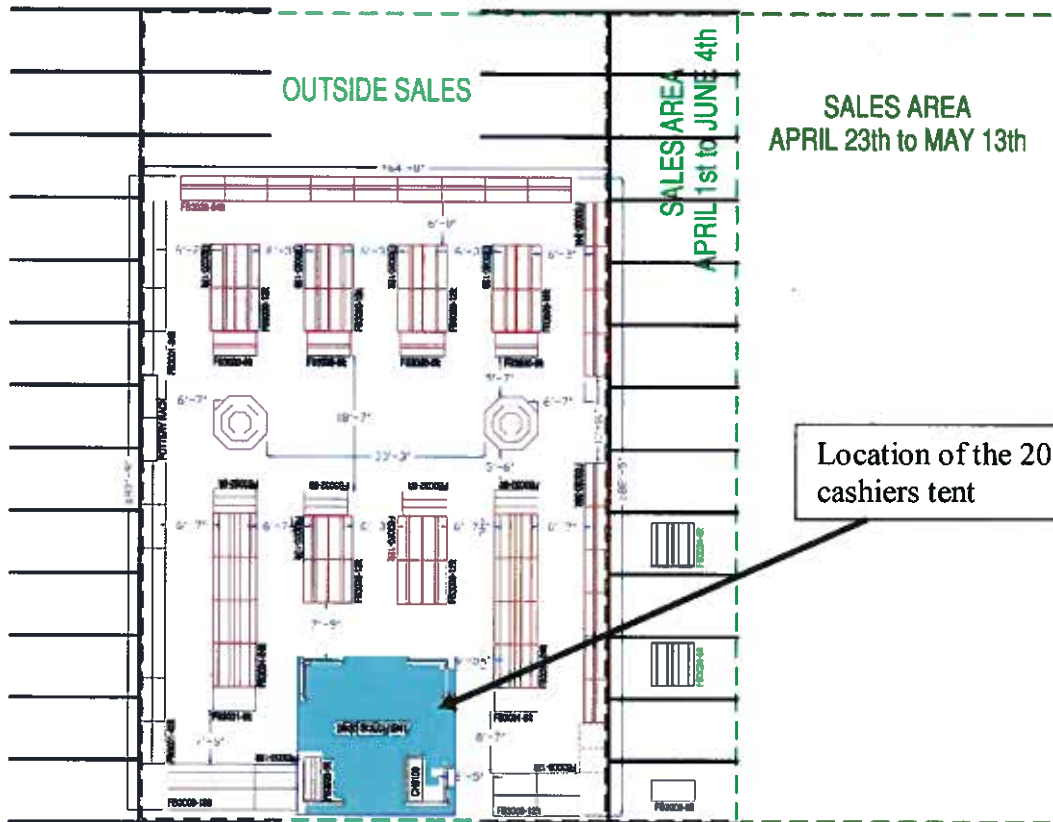
Assistant City Administrator

Date: January 26, 2011

January 4, 2011 Approved Drawings



Proposed Location of the 20' X 20' Tent



Westlake Hardware #44
Prairie Village, KS



Proposed Tent Design

MEMORANDUM

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
SUBJECT: Section 19.44.025 Fences
DATE: March 1, 2011 Planning Commission Meeting Project # 011002401

COMMENTS:

At its meeting on January 4, 2011, the Planning Commission requested Staff to review the fence section of the ordinance and recommended changes if needed to improve its effectiveness. This section was analyzed in depth by the Planning Commission in 2005 and amended in 2006. The impetus at that time to amend the fence regulations was a result of variance requests. Retaining walls were not previously addressed and the amended ordinance also included them. One of the main issues was the management of stormwater runoff and the impact of fences and retaining walls on adjacent properties.

Because of the topography of Prairie Village and uniqueness of some lots, the Planning Commission included a section for site plan approval to make adjustments for height and location of fences and walls that do not meet the standard requirements. The Site Plan Approval process was chosen rather than the variance process because the Planning Commission felt that this issue could be addressed more effectively through site plan approval.

The ordinance—for the most part—has worked well. The Planning Commission has approved several adjustments through the Site Plan Approval process that resolved issues. The main area that may need clarification at this time is the definition.

The definition of fence is as follows:

19.02.235 Fence.

“Fence” means a free standing structure, which is for the purpose of blocking a view or providing privacy; providing aesthetics; preventing intrusion, escape or trespass; or redirecting a person’s direction of travel. A fence generally consist of posts, woven fabric, (including chain link), boards, pickets, stone, brick, block or iron bars.

It was not anticipated that walls would be constructed around an individual dwelling as was done at 8162 Delmar. Typically, walls of this type were built around developments such as Corinth Downs and Crescent Court and approved through Planned Zoning Districts. The definition could be revised to exclude solid concrete, stone, brick, masonry or walls of similar materials or appearance and those walls would require site plan approval.

A suggested revision is as follows:

19.02.235 Fence

"Fence" means a free standing structure, which is for the purpose of blocking a view or providing privacy; providing aesthetics; preventing intrusion, escape or trespass; or redirecting a person's direction of travel. A fence generally consists of ~~posts~~ woven fabric, (including chain link), boards, pickets, ~~stone, brick, block or iron bars~~ *or similar materials and posts and columns made of wood stone, brick, concrete or iron. This definition does not include solid walls as defined by this ordinance*

Add a new definition:

Solid Wall - "Solid Wall" means a free standing structure, which is for the purpose of blocking a view or providing privacy; providing aesthetics; preventing intrusion, escape or trespass; or redirecting a person's direction of travel. A solid wall generally is constructed of brick, stone, concrete, block or similar materials or materials that are similar in appearance.

Review the Site Plan Approval section as follows:

G. Site Plan Approval

1. As a part of the site plan approval process as set out in Section 19.32 Site Plan Approval, the Planning Commission may ***approve solid walls*** or make adjustments to the height and location of fences, walls and retaining walls provided that it results in a project that is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site.
2. An application may be made to the Planning Commission for site plan approval of ***a solid wall*** or a fence that is unique and does not have the locational or design characteristics set out in these regulations. (Ord. 2117, Sec. 2, 2006)

Another issue that may need some clarification is the type of fences that are prohibited.

Section 19.44.025 B.2. could be amended as follows:

2. Prohibited Fences - The installation of barbed wire, ***chicken wire, agricultural type fencing***, electric ad razor ribbon fences or any similar fences shall be prohibited.

A copy of the Section 19.44.025 Fence and Retaining Wall is attached. Please review it and note any sections that you would like Staff to further review.

CHAPTER 19.44 - HEIGHT AND AREA EXCEPTIONS

Sections:

19.44.005	Height and Area Exceptions Generally.
19.44.010	Lot Width, Depth and Area Exceptions.
19.44.015	Height.
19.44.020	Yard Exceptions.
19.44.025	Fences.
19.44.030	Building Elevations
19.44.035	Lot Coverage

19.44.005 Height and Area Exceptions Generally.

The regulations and requirements as to height of buildings and area of lots which may be occupied by buildings, front yards, side yards, and rear yards, and other regulations and requirements as set out in the foregoing sections of this title shall be subject to the following exceptions and additional regulations contained in Sections 19.44.010 through 19.44.025.

19.44.010 Lot Width, Depth and Area Exceptions.

The requirements established in these regulations as to width, depth and area of lots and as to required front, side and rear yards shall not apply to lots having lesser widths, depths, areas or yards in plats of land in the city which have been recorded prior to the adoption of this title or to lots having lesser widths, depths, areas of yards in plats in the city which are recorded after the adoption of this title, if such exceptions are approved by the city Planning Commission and the Governing Body.

19.44.015 Height.

- A. Subject to approval of a special use permit, public or semipublic buildings, such as hospitals, hotels, churches, sanitariums or schools, either public or private, where permitted, may be erected to a height not exceeding seventy-five (75) feet; provided that such buildings shall have yards which shall be increased one (1) foot on all sides for each additional foot that such buildings exceed the specified height limit as established by the regulations of the district in which such buildings are situated.
- B. Dwellings in District R-1a, R-1b or R-2 may be increased in height not exceeding ten (10) feet in addition to the limitation of two and one-half stories or thirty-five (35) feet, as prescribed in such districts; provided that two side yards of not less than thirty-five (35) feet in width each are provided.
- C. Parapet wall and false mansards shall not exceed more than six (6) feet above the height limit. Flagpoles, chimneys, cooling towers, elevator bulkheads, penthouses, finials, radio towers, ornamental towers, monuments, cupolas, domes, spires, and necessary mechanical appurtenances shall not exceed a height of seventy-five (75) feet or the maximum height allowed by a special use or conditional use permit.

19.44.020 Yard Exceptions.

- A. In districts R-1a through R-4 inclusive, where lots comprising forty (40) percent or more of the frontage, on the same side of a street between two intersecting streets (excluding reverse corner lots), are developed with buildings having front yards with a variation of not more than ten feet in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage; except that where a recorded plat has been filed showing a setback line which otherwise complies with the requirements of this title, yet is less than the established setback for the block as provided above, such setback line shall apply.

- B. Where an official line has been established for future widening or opening of a street upon which a lot abuts, then the depth or width of a yard shall be measured from such official line to the nearest wall of the building.
- C. In all use districts, portions of buildings may project into required yards as follows:
1. Bay, bow, oriel, dormer or other projecting windows and stairway landings; other than full two or more story windows and landings may project into required yards not to exceed three (3) feet;
 2. Miscellaneous architectural features, including eaves, cornices, sills, belt courses, spoutings, chimneys, brackets, pilasters, grill work, trellises and similar projections for purely ornamental purposes may project into required yards not to exceed four (4) feet;
 3. Any vestibule, not more than one (1) story in height, may project into required yards not more than three (3) feet;
 4. Unenclosed porches, ported cocheres, marquees and canopies may project into required front or rear yards not to exceed twelve (12) feet, and on corner lots may project into required side yards on the side streets not to exceed ten (10) feet;
 5. Provided that the projections permitted in Subdivisions 2, 3 and 4 above shall not project into required side yards a distance greater than one-half the required minimum width of side yard;
 6. There shall be no limitation on the projection of open (uncovered) porches, decks, terraces or patios into required yards;
- D. An open fire escape may project into a required side yard not more than half the width of such yard, but not more than four feet from the building. Fire escapes, solid-floored balconies and enclosed outside stairways may project not more than four feet into a rear yard.
- E. In any district a detached garage or carport shall not exceed twenty-four feet or two stories in height, or in any case shall not be higher than the main building and the area shall not be more than twenty percent of the required rear yard.
- F. A through lot having one end abutting a limited access highway with no access permitted to that lot from said highway, shall be deemed to front upon the street which gives access to that lot.
- G. Accessibility to the rear portion of all lots in a district C-O to C-2 inclusive, for four-wheeled vehicles from and to a public street, alley or way shall be provided unless waived by the Planning Commission.

19.44.025 Fences.**A. Purpose and Intent**

1. To buffer or screen uses that may have negative impact on adjacent uses.
2. To provide privacy in outdoor spaces.
3. To provide safety from hazards such as swimming pools, hot tubs, spas and other similar facilities.
4. To enhance the quality of appearance of developed land use. (Ord. 2117, Sec. 2, 2006)

B. Design

1. Appearance – Those fences which have surface material, whether it be wood, chain link, metal bars or other permitted material, attached on one side of posts and/or rails, thus producing a finished side and an unfinished side, shall be installed with the finished sides exposed toward the street and adjacent properties. When doubt exists as to which way the surface of the proposed fence shall face, the Building Official shall make the final determination.
2. Prohibited Fences – The installation of barbed wire, electric and razor ribbon fences or any similar type fence shall be prohibited.
3. Height – No fence shall exceed six (6) feet in height except tennis court enclosures which may not exceed twelve (12) feet in height and except fences which are located within the building envelope of a lot shall not exceed eight (8) feet in height. The height of the fence shall be deemed to be the average distance from the finished grade to the highest point on the fence panel, excluding posts which may project above the fence panel not more than

eight (8) inches. Where the terrain is not level, the average dimension may, at the discretion of the Building Official, be applied to each eight (8) foot section of the fence. Fences built in combination with retaining walls and/or berms shall not exceed the required height restrictions. In addition, fences and walls built on slopes shall comply with the required height measurement along the line of the fence location.

4. Decorative Fences – Decorative fences shall be designed so that they are at least 50% open and do not exceed two and a half (2 ½) feet in height. Split rail and wrought iron fences are examples of this type of fence. (Ord. 2117, Sec. 2, 2006)

C. Location

1. Decorative fences may be located in the front yard but shall be located no closer than ten (10) feet from a street right-of-way line.
2. Fences, other than decorative fences, shall not be located in the front yard and may be attached to or extended from the front corner of the dwelling.
3. Fences located on the side street of a corner lot shall not be less than five (5) feet from the right-of-way line except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of fifteen (15) feet or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback.
4. If the rear of a through lot is fenced, a gate shall be installed to provide access to the right-of-way.
5. Diagrams depicting the location of fences on various types of lots are attached. (Ord. 2117, Sec. 2, 2006)

D. Retaining Walls

1. Retaining walls shall be designed and constructed to support lateral loads. Applications for retaining walls exceeding four (4) feet in height, whether terraced or not, shall be accompanied by design calculations and plans sealed by a professional engineer licensed in the State of Kansas. Said plans shall be reviewed prior to the issuance of a building permit. Retaining walls shall setback a minimum of two (2) feet from side and rear property lines, and retaining walls exceeding six (6) feet in height shall be required to be setback from side and rear property lines an additional one (1) foot for each two (2) feet, or part thereof, in excess of six (6) feet in height, e.g. a ten (10) foot high retaining wall would be required to set back a minimum of four (4) feet from the property line. Allowances will be made for tie backs to existing grade. Diagrams depicting the location of retaining walls on various types of situations are attached. Any exceptions or deviations from this formula shall require site plan approval by the Planning Commission. (Ord. 2117, Sec. 2, 2006)

E. Drainage and Utility Easements

1. Fences and walls shall not restrict natural surface drainage nor be constructed to divert or channel water flow with increased velocity. Fences shall not be constructed in drainage easements if they affect the flow of storm water.
2. Fences installed in a utility easement may need to be removed in order to access the utilities. Fences constructed in easements are at the risk of the owner and shall not be the responsibility of the utility or city to replace them. (Ord. 2117, Sec. 2, 2006)

F. Permits Required

1. All fences, and retaining walls as defined herein, unless otherwise excepted, shall require a building permit. No fence may be erected, constructed or replaced until said permit has been procured from the Building Official. The Building Official may allow minor deviations and adjustments relative to the dimensions set out in this section where topographic or other natural features, utility locations, meters, trees or other conditions so warrant and where the spirit and intent of this section will be preserved.
2. Enclosures erected around compost piles in compliance with the conditions set forth in Chapter 15. Article 3 of the City Code are excluded from these regulations and shall not require a permit. (Ord. 2117, Sec. 2, 2006)

G. Site Plan Approval

1. As a part of the site plan approval process as set out in Section 19.32 Site Plan Approval, the Planning Commission may make adjustments to the height and location of fences, walls and retaining walls provided that it results in a project that is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site.
2. An application may be made to the Planning Commission for site plan approval of a fence that is unique and does not have the locational or design characteristics set out in these regulations. (Ord. 2117, Sec. 2, 2006)

19.44.030 Building Elevations.

- A. New residential structures or additions set at the same first floor elevation or lower than the original structure shall be exempt from review by the Planning Commission.
- B. New residential structures or additions may raise the first floor elevations six inches for every additional five feet over the minimum side yard setback that the building sets back from both side property lines. The maximum elevation can be raised is three feet without requiring review and approval of the Planning Commission.
- C. New residential structures or additions not meeting paragraphs a or b above shall be submitted to the Planning Commission for review and approval. (Ord. 2019, Sec. III, 2001)

19.44.035 Lot Coverage

The Board of Zoning Appeals as an Exception may grant permission to exceed the 30% Lot Coverage requirement as set out in Sections 19.06.041, 19.08.036, 19.10.046, 19.12.036 and 19.14.041. The applicant shall submit a site plan and building elevations adequate to convey the character of the architecture.

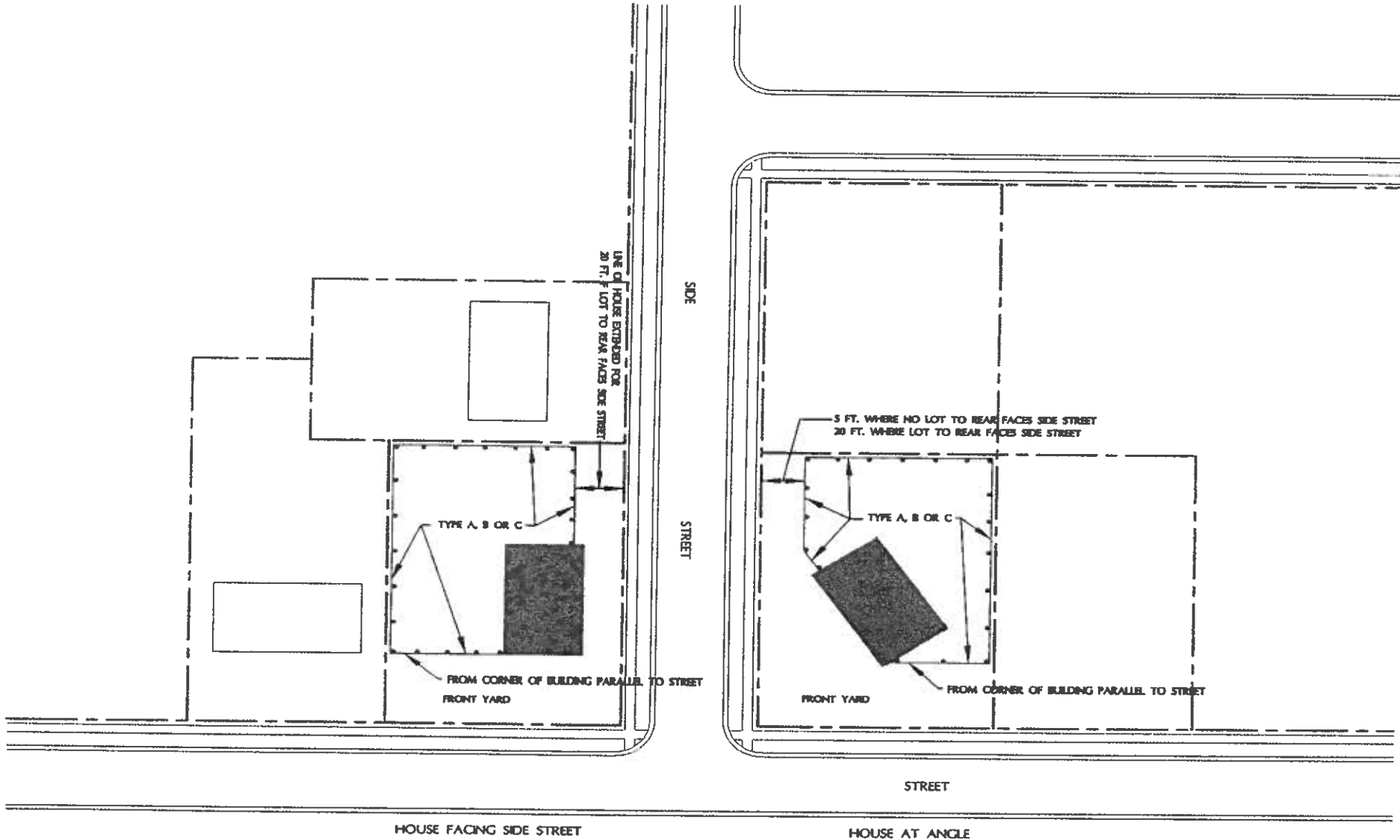
The Board shall give consideration to the following criteria in approving or disapproving an increase of the Lot Coverage over 30%:

- A. The site is capable of accommodating the building(s), parking areas and drives with appropriate open space;
- B. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health and safety;
- C. The plan provides for adequate management of stormwater runoff;
- D. The plan is consistent with good land planning and site engineering design principles; and
- E. An appropriate degree of compatibility will prevail between the architectural quality of the existing building and the proposed building expansion. (Ordinance 2060, Sec. II, 2003)

CITY OF PRAIRIE VILLAGE - ZONING REGULATIONS

Chapter 19.44 - Height and Area Exceptions

19.44-5



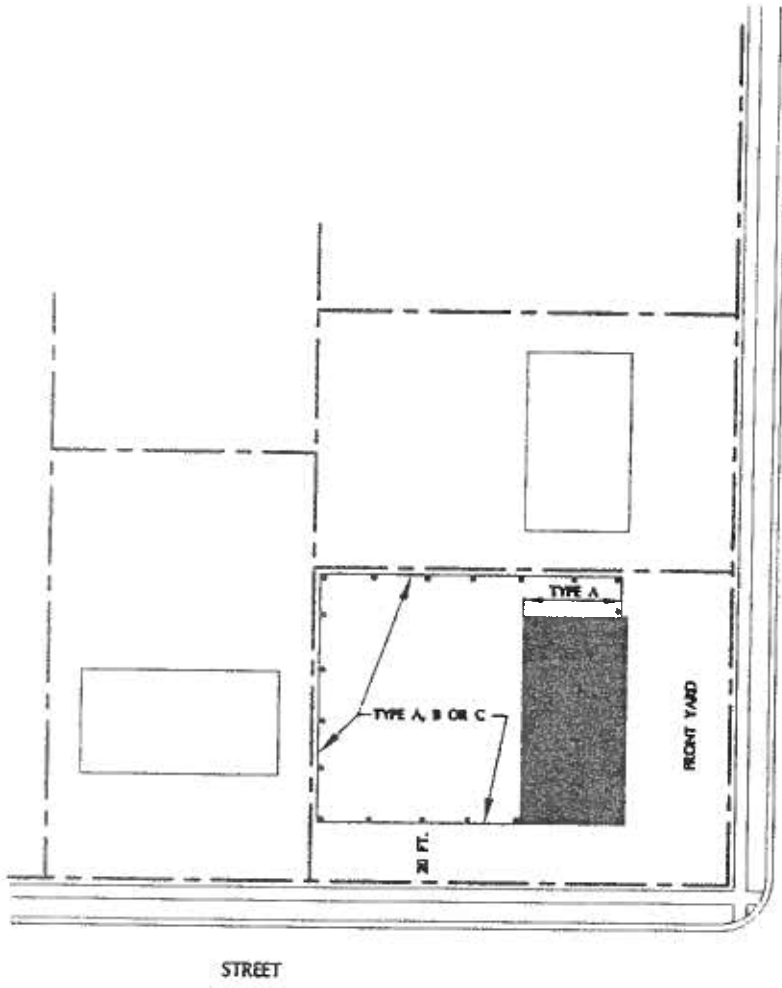
FENCE REGULATIONS

PRAIRIE VILLAGE, KANSAS

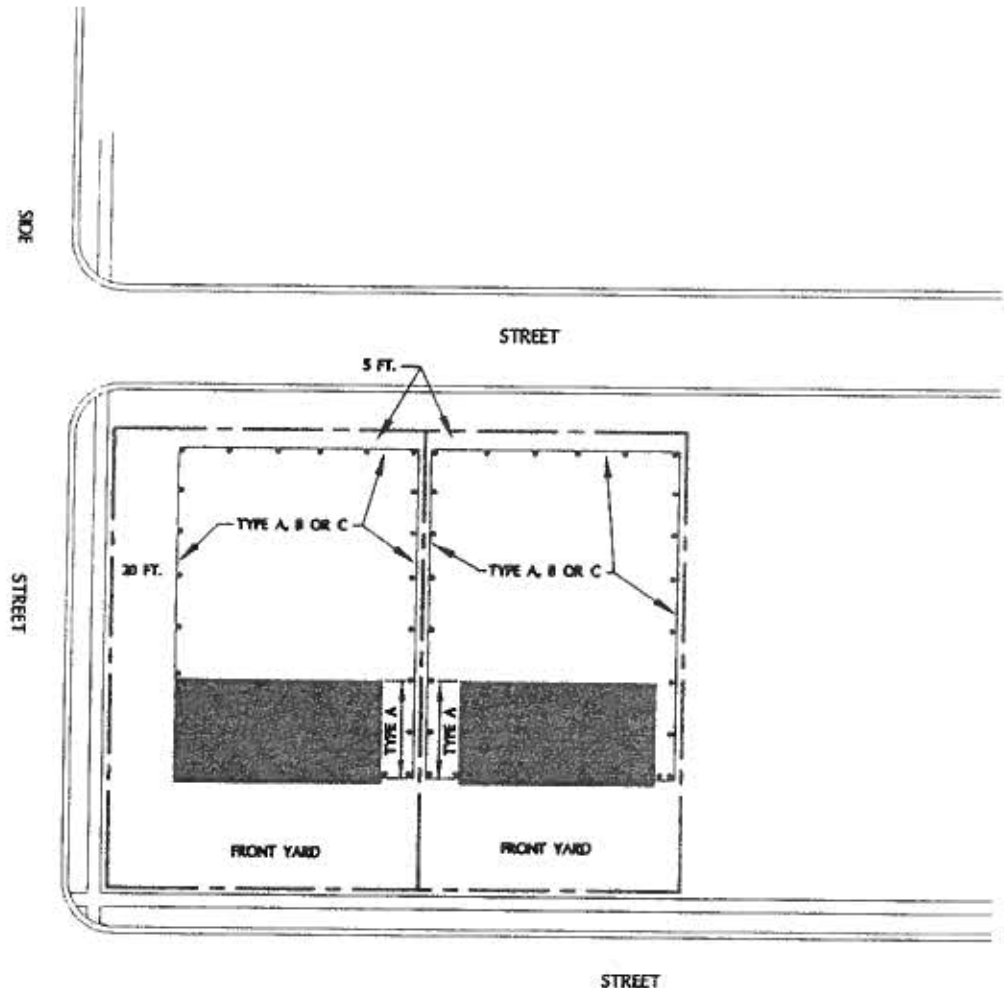
CITY OF PRAIRIE VILLAGE – ZONING REGULATIONS

Chapter 19.44 – Height and Area Exceptions

9-77-61



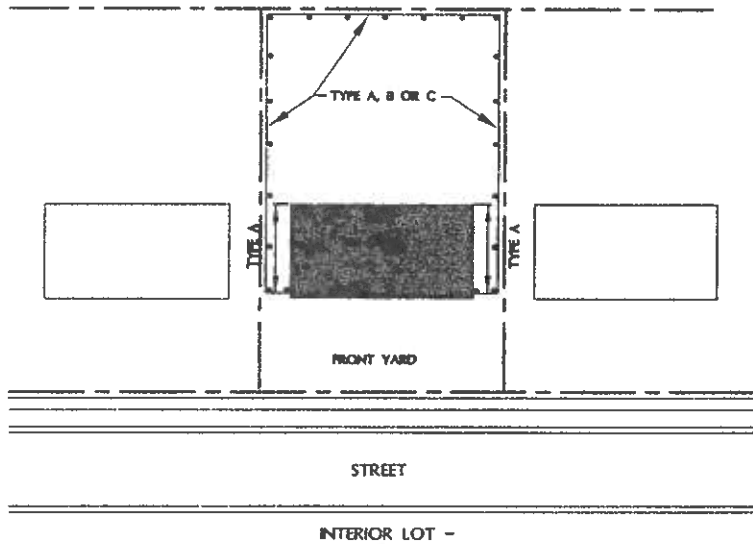
REVERSE CORNER LOT



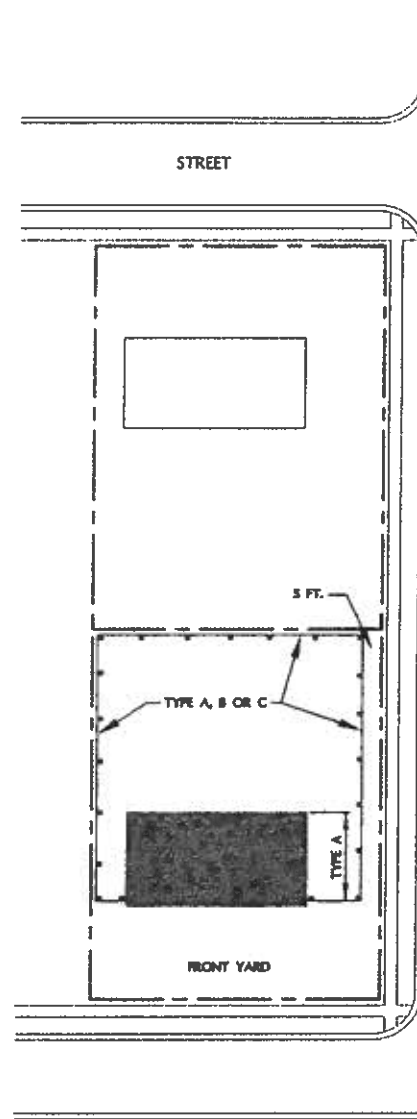
DOUBLE FRONTAGE LOT

CITY OF PRAIRIE VILLAGE - ZONING REGULATIONS

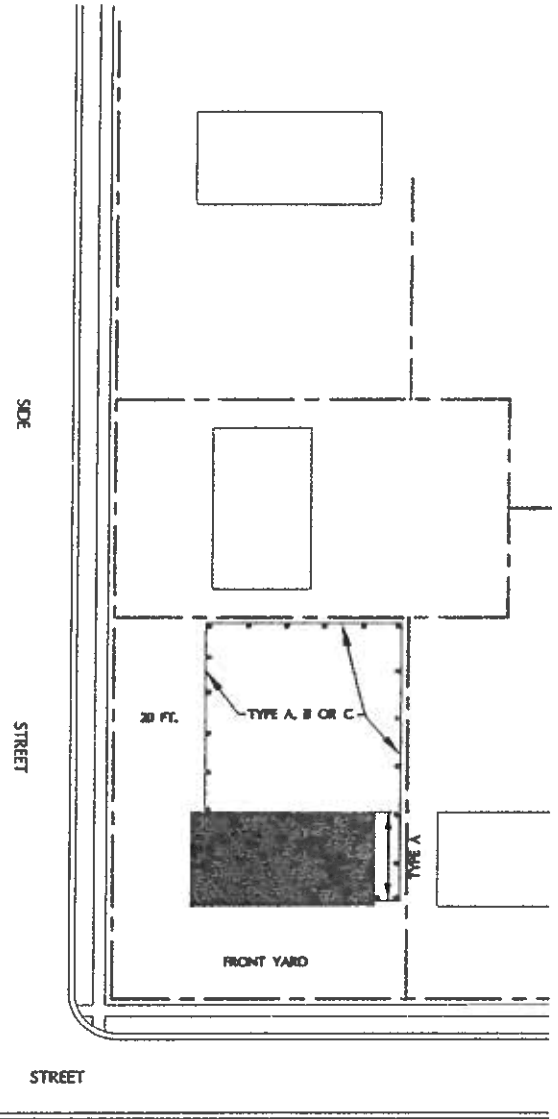
Chapter 19.44 - Height and Area Exceptions



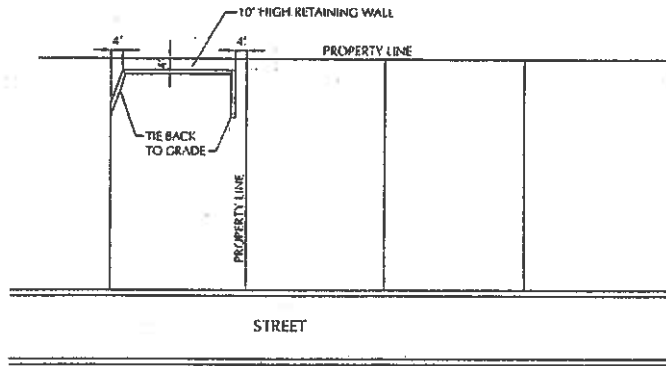
INTERIOR LOT -



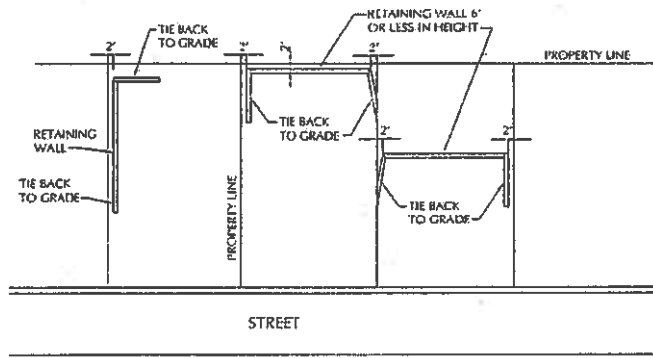
CORNER LOT -
NO LOT FACING SIDE STREET



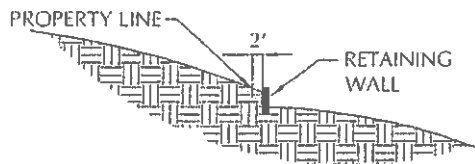
CORNER LOT -
LOT IN REAR FACING SIDE STREET

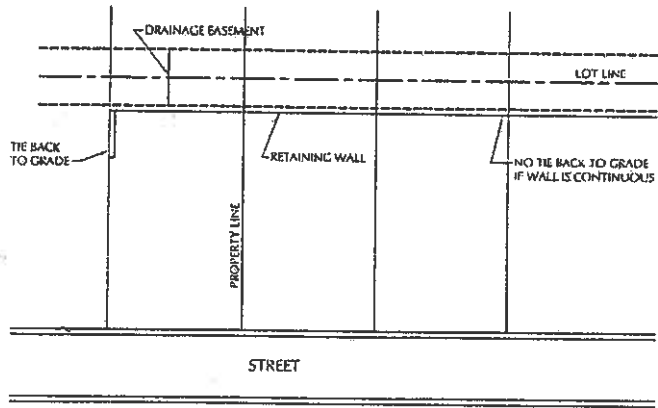


RETAINING WALL LOCATIONS
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