

**PLANNING COMMISSION AGENDA  
CITY OF PRAIRIE VILLAGE  
MUNICIPAL BUILDING - 7700 MISSION ROAD  
TUESDAY, May 3, 2011  
Council Chambers  
7:00 P.M.**

- I. ROLL CALL
- II. APPROVAL OF PC MINUTES - APRIL 5, 2011
- III. PUBLIC HEARINGS
  - PC2011-02 Request for Special Use Permit for Day Care Program  
4805 West 67<sup>th</sup> Street  
Zoning: R-1a  
Applicant: Tracie Mann, Kansas City Autism Training Center
  - PC2011-03 Request for Special Use Permit for Storage Facility  
5400 West 75<sup>th</sup> Street  
Zoning: R-1a  
Applicant: Asbury Methodist Church
- IV. NON-PUBLIC HEARINGS
  - PC2011-106 Request for Site Plan Approval  
8232 Mission Road  
Zoning: C-2  
Applicant: Alan Gaylin, Urban Table
- V. OTHER BUSINESS
- VI. ADJOURNMENT

Plans available at City Hall if applicable

If you cannot be present, comments can be made by e-mail to  
[Cityclerk@Pvkansas.com](mailto:Cityclerk@Pvkansas.com)

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

**PLANNING COMMISSION MINUTES  
APRIL 5, 2011**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, April 5, 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; David Morrison, Council Liaison; Jim Brown, City Building Official and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

**APPROVAL OF MINUTES**

Randy Kronblad moved for the approval of the minutes of March 11, 2011 as written after verbal clarification by staff relating to portable signs. The motion was seconded by Marlene Nagel and passed unanimously.

**PUBLIC HEARINGS**

There were no Public Hearings scheduled before the Commission

**NON PUBLIC HEARINGS**

**PC2011-105 Request for Monument Sign Approval  
7301 Mission Road**

Commissioner Dirk Schafer recused himself due to a professional conflict of interest and left the meeting room.

Ellen Darling with Zimmer Real Estate stated the application is for permanent signage for a major tenant at the location - The University of Kansas Physicians & Pediatric Urgent Care on the south and west corners of the building. Zimmer Real Estate, owners of the office complex, have approved the requested signage and submitted sign standards for the entire complex. It is their intent to maintain the monument sign and the north and northwest corners of the building for another potential tenant. Ms Darling introduced Marcene Dickes, RN with KU Pediatrics and Dick Robinson with High Tech Signs who presented the request.

Ms Dickes noted they have experienced significant growth in the past few years and feel their new location in Prairie Village important for serving their cliental. She noted at a recent open house they were advised that the building was difficult to locate.

Ms Dickes stressed the need for rapid access to the Pediatric Urgent Care facility that will be used by people outside of the immediate Prairie Village area. The facility houses a shared practice with the KU Pediatric Group and the Pediatric Urgent Care Group. In that vein, the signage contains logos and identification for both groups. Ron Williamson asked if the sign could contain only the logo and "Pediatrics". Dr. L\_\_\_\_\_ stated all three parts need to be present. The only change they could make would be to "Pediatric Urgent Care". He did not feel the word pediatric could be removed from "urgent care" as they do not want to create the impression that the urgent care facility would care for adults.

Ron Williamson recommended the proposed signage be similar to that approved for "KU EYE" at 7400 State Line Road where the Commission was more restrictive. Mr. Williamson stated his primary concern is with additional signage being placed on the other sides of the building. Dennis Enslinger noted staff is attempting to get consistency in the signage approved earlier by the Commission.

Bob Lindeblad noted the use and message is "Pediatric Urgent Care" and the sign is within the area allowed. He agreed the lettering is small, but if they are willing to have smaller lettering it should be allowed.

Nancy Vennard asked if they had to keep the word "Pediatrics" and if the different signs could be separated and placed on different corners. Dr. La\_\_\_\_\_ responded they do not want to have misdirection by not clearly identifying the urgent care being for children. Ms Dickes noted the logo for the KU physicians is not simply the logo but also includes the wording "The University of Kansas Physicians". Because of a change in University rules, "KU EYE" could not be done today.

Ken Vaughn stated he feels the sign needs the extra words for clarification. Nancy Wallerstein stated she felt the signage would be more effective and visible with less wordage and larger lettering. She felt patients would know the location of the practice and "Pediatric & Urgent Care" in larger lettering would be effective.

Bob Lindeblad encouraged the Commission not to micromanage and redesign their request. They know better what they need. Ron Williamson noted the signage as proposed does not meet the city's ordinance and needs Planning Commission approval.

Other suggestions were given by the Commission. Dr. \_\_\_\_\_ responded they have looked at other possibilities. Dennis Enslinger asked if the Commission would be acceptable to allow staff to review and approve any changes. Nancy Vennard stated she would as long as the applicant stayed within the same framework submitted. Ms. Dickes stated they could run suggested options back to the University for further review.

Bob Lindeblad moved the Planning Commission approve the proposed wall sign and proposed sign standards subject to the following conditions and the understanding that any changes to the proposed wall signs be would be approved by staff:

1. The maximum letter height will be 10 inches

2. Section 1.L.3 be revised as follows:  
“3. These signs shall be individual letters (characters).”
3. An additional item be added to Section 1.L.7 as follows:  
“7. Future wall signs shall be similar in design to those approved for KU Pediatrics. Any design not similar as determined by the Building Official shall be presented to the Planning Commission for review and approval.”
4. An additional item be added to Section J. Monument Sign:  
“Monument signs shall be submitted to the Planning Commission for review and approval prior to obtaining a permit and being installed.”

The motion was seconded by Nancy Vennard and passed by a vote of 6 to 0 with Dirk Schafer abstaining.

It was confirmed that the sign standards reserve the right for signage on the north and northwest corner if needed by a future tenant with the approval of staff and that any monument sign would need to be approved by the Planning Commission.

## **OTHER BUSINESS**

### **Presentation by Lane4 on Corinth Square**

Jeff Berg with Lane4 presented an update on discussion being held on the renovation of the Corinth Square Shopping Center. He stressed the information being presented is a visualization not a concrete plan. Lane4 feels the primary steps to be taken will be in landscaping and changes to the layout of the center. They do not feel a façade change of the entire center is necessary. The changes will be authentic timeless and not a Disneyland design.

Tom Proebstle, shared drawings of possible landscape additions (possible buffer planters, fountains, a tower area) and the creation of walkways on the corners of the interior of the center. They are also looking at a new roof possibly with clay tile and a parapet on top. They are looking at establishing a “pocket plaza” feel. They will be spending money where people will be able to touch and see improvements to the center.

Jeff Berg stated the first project will be the replacement of the Tippins building and noted they are still working with CVS. A possible site plan for the corner was presented.

Nancy Vennard expressed concerns with the handling of pedestrian traffic getting from one shop to another. Mr. Berg stated they are looking at closing off the north and south entrances to the Center from Mission Road and having one entrance in the center.

Nancy Vennard asked what was being done with the empty bank building on the southwest corner. Mr. Berg responded they are talking with possible tenants and noted it will probably retain its banking component with offices and be used in its current configuration with some exterior upgrading.

Dirk Schafer confirmed the exit from the center to Somerset will be moved to the west. Bob Lindeblad applauded Lane4 on their initiative. Ken Vaughn stated he felt the pedestrian component was important and that it was good to have usable public space, not simply a massive parking lot. Nancy Vennard asked if a timetable has been established.

Owen Buckley noted the center needs to be enhanced, but not a new face. There are huge opportunities for enhancements at the corners of the center and they need to be functional. They are looking for a cleaner appearance with the possibility of moving some businesses out to the street to create more of a main street feel.

Ken Vaughn encouraged them to look at the big picture of serving the neighborhood. Randy Kronblad stated that overall the site needs to look at how it will develop overtime and how traffic flows could change. He asked how parking lighting would be changed, noting it needs to be updated.

Dennis Enslinger stated that next month the Commission will review the site plan for Urban Table. He felt the separation of sidewalk and vehicles is good, but this is not visible in the site plan presented for CVS - a buffer does not exist. Ron Williamson added that very soon Lane4 will need to do a revised parking count and update the sign standards for the center. Jeff Berg responded they are working on those items and are leaning toward minimum standards as used on the Plaza.

#### **Discussion of Fence & Retaining Wall Ordinance**

At its regular meeting on March 1, 2011 the Planning Commission discussed fence and wall concerns and requested Staff to do more research. The specific items mentioned were:

1. Information from other Communities;
2. Retaining wall setback of two feet from the property line potentially creating a dead space;
3. Impact on front, side and rear yards; and
4. Fences and walls that change the character of the area.

#### **Other Communities:**

Ordinances were reviewed from Overland Park, Olathe, Leawood, Shawnee, Lee's Summit, Liberty as well as a general search was conducted on the internet. The fence regulations in other cities, for the most part, are very similar to those of Prairie Village. The definitions are similar and none of them separate a fence from a wall.

In reviewing the ordinances from other communities, there were a few regulations that the Commission may want to consider. Some allow the maximum fence height in addition to the height of the retaining wall. The Prairie Village regulation measures the maximum height of the combined retaining wall and fence.

Some ordinances also allow fences to be eight feet in height at the property line while the Prairie Village height is six feet. Prairie Village allows eight foot high fences within the building envelope.

### Retaining Wall Setback:

There is the potential that a retaining wall could be constructed and along with a fence on adjoining property which would create an unmaintainable dead space. This was discussed at length in 2005-2006 when the regulations were revised and it was the consensus of the Planning Commission that the more important issue was controlling the storm water runoff. So far there have not been any maintenance problems between fences and walls but certainly it is appropriate for the Commission to revisit the situation and either confirm the current regulation or recommend a change.

Ken Vaughn stated any fence or wall as the potential of creating a stormwater problem for a neighbor. He is not as concerned with the distance to the property line as with creating a distortion or change in water flow. He feels strongly that a structural analysis should be required of any solid wall. Mr. Vaughn stated six feet was an appropriate height for a fence and that he does not have any problem with the placement of a fence on the property line.

Bob Lindeblad stated he does not have a problem with walls or fences constructed of appropriate materials. He feels the drainage issue should be addressed by staff and not by the Planning Commission. Mr. Vaughn responded he doesn't see the need to approve drainage issues at the Planning Commission; however, stressed the importance of its review with an exact description of the existing drainage. He feels the drainage review is the most critical part of the review process.

In response to materials, Mr. Enslinger asked about the use of the new prefabricated concrete material for a fence or wall. Randy Kronblad confirmed this is the same material that is used for sound barriers along highways. Mr. Enslinger noted recent improvements of the aesthetics of this material as well as its greater availability.

Ken Vaughn stated he does not want walls to become commonplace in Prairie Village and feels the regulations need to be clear in defining what is a wall or fence.

Nancy Vennard stated the current code lists prohibited materials and asked if approved materials should be listed in the regulations. Mr. Williamson noted many cities even prohibit chain link fences and it is easier to list prohibited than approved fences. The language could be clarified, however.

Ken Vaughn stated fences are not the same as walls. Mr. Lindeblad disagreed. Randy Kronblad felt the issue is with solid walls. The perception of a solid wood fence is different than a solid concrete wall. Mr. Williamson noted that most of the walls existing in Prairie Village were approved by the Commission as part of a subdivision development site plan.

Nancy Wallerstein noted the wide variety of fences that were shown in the photographs taken by Mr. Williamson. However, she wants to be sure the Commission is not responding in a knee-jerk reaction to the recent problems with the Delmar application.

Bob Lindeblad noted the regulations need to be fair and cannot simply be the opinion of the Commission as to what is a good design. People need to be able to develop their properties.

Impact on Front, Side and Rear Yards:

This was discussed when the regulations were revised in 2006 and new fence and retaining wall diagrams were prepared and incorporated into the ordinance. These were prepared in close consultation with the Building Official who is responsible for issuing permits and deals with these issues daily. Staff recommends the Planning Commission review the diagrams and if clarity is needed or new ones are required, that could be addressed.

Fences and Walls that Change the Character of the Area:

The fence and retaining wall constructed at 8162 Delmar changed the character of the area and defining fences and walls differently could prevent this from reoccurring. In addition to the definitions, site plan approval by the Planning Commission for walls prior to construction should alleviate the problem. Construction of walls should be a very infrequent event and therefore should not affect many residences in Prairie Village. The problem is that construction of walls on one lot in neighborhood can negatively affect the adjacent property. A definition for retaining wall should also be added.

Mr. Williamson proposed the following changes for consideration by the Planning Commission:

1. Revise the fence definition 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.*

2. Add new definitions:

*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.*

*Retaining Wall - A wall which may be constructed of wood, stone, brick, concrete, block or similar materials designed or built to retain soil or other materials from slumping, sliding or falling.*

3. 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, solid 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, retaining 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)

4. Clarify the types of fences 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 and razor ribbon fences or any similar fences shall be prohibited.

5. Consider changing how the height of fences on retaining walls is measured:

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 *be measured from the finished grade on the high side of the wall 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.

6. Consider whether to increase the maximum fence height at the property line from six feet to eight feet.

Chairman Ken Vaughn stated that at this time, the Commission needs to consider what has been presented, tour Prairie Village to see what has been constructed and be ready to discuss this further at a later date. Additional information is not needed from staff.



### **Discussion 2010 Census Results**

Ron Williamson distributed and briefly reviewed the 2010 census statistics. Prairie Village reached its population height in 1970 with the rate of decline decreasing with each census and may be leveling off. Statistics revealed that the first suburbs in Northeast Johnson County continue to lose population while at the same time increasing minority population. Staff will present more information as it becomes available.

### **Patio Expansion (231 square feet) & outdoor fireplace**

#### **Blue Moose Bar & Grill**

#### **4160 West 71<sup>st</sup> Street**

Dennis Enslinger stated the Blue Moose Bar & Grill has submitted plans for add a 231 square foot outside eating area on the north side of their facility that will included a fire pit. Mr. Enslinger noted this is similar to the outside eating area recently approved at 3931 West 69<sup>th</sup> Terrace and that with the Commission's approval staff will handle the review instead of bringing it before the Planning Commission. Staff were authorized to review and approve the proposed revisions to the site plan for 4160 West 71<sup>st</sup> Street.

### **71<sup>st</sup> & Mission Road**

An individual talked with staff earlier in the day regarding setting up an outdoor market in the Lane4 parking lot across from the Prairie Village Shopping Center at the corner of 71<sup>st</sup> & Mission. The market would operate from May to October. Since the timeframe is longer than 30 days, it would require a temporary use permit approved by the Planning Commission. The individual is currently in negotiations with Lane4 and would like to begin as soon as possible. He could request approval of a short term special use permit from the Mayor for the period prior to the Planning Commission meeting.

The Commission expressed concern with parking for the Prairie Village Art Show and that would need to be addressed, but stated the applicant could proceed at his own risk and that the Planning Commission would follow its normal process for review. It would provide an opportunity for residents to shop at a Prairie Village market rather than in another community.

### **Next Meeting**

Joyce Hagen Mundy announced the May agenda would include two public hearings. First, the KCATC is moving from 75<sup>th</sup> & Belinder to 4805 West 67<sup>th</sup> Street and will need a new permit. The second application is for an outdoor storage shed at Ashbury Methodist Church. As was noted earlier, Urban Table will be requesting site plan approval for an outdoor eating area. Discussion on fences will continue and there may be the application for the outdoor market.

### **ADJOURNMENT**

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 9:20 p.m.

Ken Vaughn  
Chairman

## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Ron Williamson, Lochner, Planning Consultant  
**DATE:** May 3, 2011 Planning Commission Meeting

Project # 010002401

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**Application:** PC 2011-02

**Request:** Special Use Permit for KcATC Child Care Center

**Property Address:** Faith Lutheran Church, 4805 W. 67<sup>th</sup> Street

**Applicant:** Kansas City Autism Training Center (KcATC)

**Current Zoning and Land Use:** R-1A Single-Family Residential District - Church

**Surrounding Zoning and Land Use:**

- North:** R-1A – Single-Family Residential District – Single family Dwellings
- West:** R-1A – Single-Family Residential District – Single family Dwellings
- 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:** 2.97 acres

**Related Case Files:** PC 2008-02 Special Use Permit for T-Mobile  
PC 2008-05 Special Use Permit for T-Mobile

**Attachments:** Application, Site Plan, Project Photos



**General Location Map**

**Aerial Map**



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Printed Scale: 1" = 60'

**COMMENTS:**

The Kansas City Autism Training Center (KcATC) is requesting approval to operate a child care center in the Faith Lutheran Church located at 4805 W. 67<sup>th</sup> Street. KcATC plans to provide care for up to 50 children between the ages of 2 ½ to 12. The care center will operate year around Monday-Friday, 7:30 am to 5:30 pm. The center will be closed Holidays and spring, summer and winter breaks. The projected enrollment includes 18 children diagnosed with autism receiving one-on-one therapy and 32 non-autistic children enrolled in the preschool.

KcATC will provide professional, research-based interventions and training for children with a pervasive developmental disorder and their families. This care center will also provide education to parents, educators, therapists and other direct service providers in the Kansas City area.

The KcATC is currently operating at the Congregation Kol Ami at 7501 Belinder Avenue. The City granted the original Special Use Permit in 2005 and it was renewed in 2008. The application was limited to 10 children primarily because of the space available in the building. The KcATC needs to expand the care facility and is requesting approval of this application in order to accommodate demands. The expansion includes additional autism children as well as a regular day care center.

A recent study indicates that one out of every 110 children born has autism and that if a child is born with autism; there is a higher chance that siblings will also be autistic. Unfortunately, autism seems to be increasing and facilities need to be established to provide the proper care and training.

According to the plans submitted the child care center will occupy two floors of the education wing of the church. Four classrooms, an office and a storage room will be used on the ground floor and four rooms will be used on the first floor. There is an existing courtyard that is accessed from the ground floor that will serve as the outdoor exercise and play area. The courtyard is bound by the building on the east, west and south sides and a wall and fence complete the enclosure on the north side.

The applicant held a neighborhood meeting on April 18, 2011, in accordance with the Planning Commission Citizen Participation Policy and no residents attended the meeting.

**FACTORS FOR CONSIDERATION:**

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

**1. The proposed Special Use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.**

The child care program is contained within an existing building and fenced playground which is in compliance with the zoning regulations.

**2. The proposed Special Use at the specified location will not adversely affect the welfare or convenience of the public.**

The child care program will be an asset to the community because it will provide a much needed service for taking care of the children with pervasive development disorders. Approval of this location will allow the expansion of a much needed service.

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

The child care center, is located within an existing structure, and will not create any problems for the adjacent property in the neighborhood. The applicant has requested approval for three year period so it can be reevaluated at that time.

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

- a. Location size and nature of the height of the building, structures, walls and fences on the site; and
- b. The nature and extent of landscape and screening on the site.

The proposed child care center will be within an existing building and no new construction will occur. Therefore the proposed use will not have a dominating effect on the existing neighborhood.

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

The child care center will use the existing off street parking and loading areas adjacent to Roe Avenue that are currently being provided by the church. The operation of the child care center will not be operating at the same time as other events at the church and should not create a conflict. The parking lot is large and should easily accommodate the traffic and parking needed.

- 6. Adequate utility, drainage and other necessary utilities have been or will be provided.**

Since this use will be occupying an existing facility, utility services are already provided.

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

Adequate entrance and exit drives currently exist off Roe Avenue and this proposed Special Use Permit will utilize the existing infrastructure that is already in place.

- 8. Adjoining properties will be adequately protected from any hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors, or unnecessary intrusive noises.**

This particular use does not have any hazardous materials, processes, odors or intrusive noises that accompany it.

- 9. Architectural style and exterior materials are compatible with such style and materials used in the neighborhood in which the proposed structure is to be built or located.**

The special use has not required any changes in the exterior architecture or style of the existing building.

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**RECOMMENDATION:**

It is the recommendation of Staff that the Planning Commission find favorably on the factors and recommend approval of the KcATC child care program at 4805 W. 67<sup>th</sup> Street to the City Council subject to the following conditions:

1. That the child care center be approved for a maximum of 50 children and be contained within the existing building and courtyard as presented by the applicant.
2. That the child care center be permitted to operate year round from 7:00 am to 6:00 pm subject to the licensing requirements by the Kansas Department of Health and Environment.
3. That the Special Use Permit be issued for the child care center for a period of three years from the date of City Council approval and that if the applicant desires to continue the use after that time period expires, they shall file a new application for reconsideration by the Planning Commission and City Council.
4. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit, it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.

**Site Plan Approval**

Since the proposed use is entirely contained within an existing building and courtyard and no physical changes are proposed to the exterior of the building or site, site plan approval is not necessary.

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**Courtyard Playground & Parking**





Class Room Area





7501 Belinder Avenue • Prairie Village, KS 66208 • 913.787.3275 • www.kcatc.net

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Joyce Hagen Mundy  
City Clerk  
7700 Mission Road  
Prairie Village, KS 66208

March 30, 2011

Dear Ms. Hagen Mundy,

The Kansas City Autism Training Center (KcATC) is seeking the city's zoning approval to operate a child care center at Faith Lutheran Church, 4805 W. 67<sup>th</sup> Street. KcATC currently has city approval to operate in its current location at Congregation Kol Ami, 7501 Belinder Ave. and would like to move into a facility that offers more space to accommodate growth.

KcATC will provide up to 50 children between the ages of 2 ½ to 12 with part- and full-time care. We are open year-round, Monday through Friday, 7:30 – 5:30 with time off for holidays and Spring, Summer, and Winter break.

KcATC's mission is to provide professional, empirically-based treatment for children diagnosed with an autism spectrum disorder and their families. Additionally, KcATC operates two inclusion preschool classrooms (called the Children's Learning Center) that enroll children with and without disabilities. The projected enrollment at the center would include 18 children diagnosed with autism receiving one-on-one therapy and 32 typically developing children enrolled in the preschool.

Please let me know if you have any additional questions. You may reach me at 913.544.3038.

Best Regards,

Tracie B. Mann, M.A., BCBA  
Program Director  
Kansas City Autism Training Center & Child Learning Center  
7501 Belinder Ave.  
Prairie Village, KS 66208  
tracie@kcatc.net

**SPECIAL USE PERMIT APPLICATION**

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC 2011-02  
Filing Fees: 100  
Deposit: 500  
Date Advertised: 4/12/11  
Date Notices Sent: 4/12/11  
Public Hearing Date: 5/3/11

APPLICANT: Kansas City Autism Training Center PHONE: 913.787.3275

Current ADDRESS: 7501 Belinder ZIP: 66208

OWNER: Incorporated; Ron Johnson, Executive Director PHONE: \_\_\_\_\_

ADDRESS: 7 ZIP: \_\_\_\_\_

LOCATION OF PROPERTY: Faith Lutheran, 4805 W. 67th St, 66208

LEGAL DESCRIPTION: \_\_\_\_\_

**ADJACENT LAND USE AND ZONING:**

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Residential</u>	<u>R 1b</u>
South	<u>Residential</u>	<u>R 1b</u>
East	<u>Residential</u>	<u>R 1b</u>
West	<u>Residential</u>	<u>R 1b</u>

Present Use of Property: Church

Please complete both pages of the form and return to:

Planning Commission Secretary  
City of Prairie Village  
7700 Mission Road  
Prairie Village, KS 66208

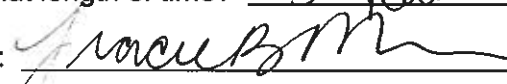
Moving to

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

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

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

If Yes, what length of time? 3 years

SIGNATURE: 

DATE: 3/29/11

BY: Tracie B. Mann

TITLE: Program Director

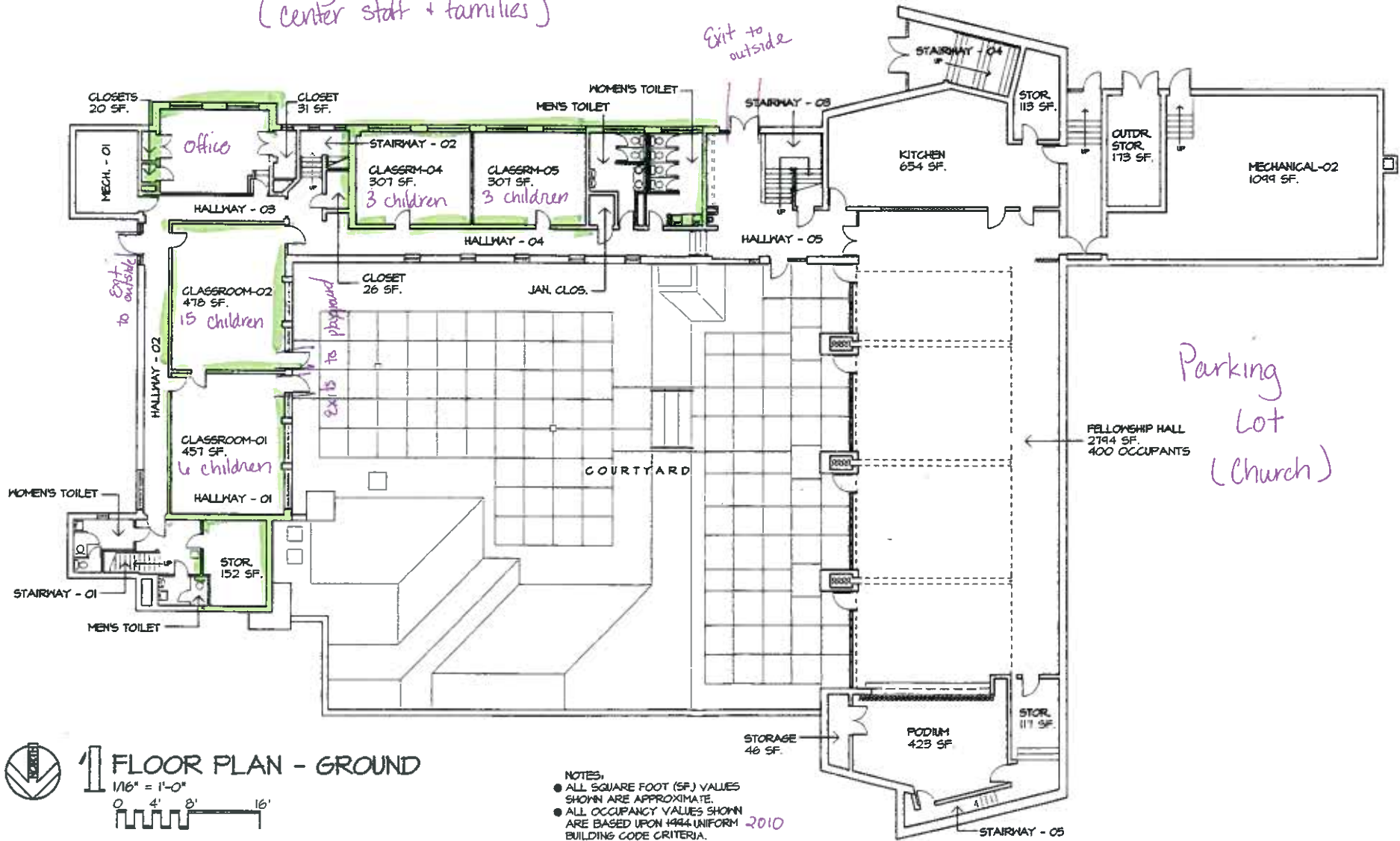
Attachments Required:

- 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

Parking Lot  
(center staff + families)

Exit to outside

Roe Blvd



Parking Lot  
(Church)



FLOOR PLAN - GROUND

1/16" = 1'-0"



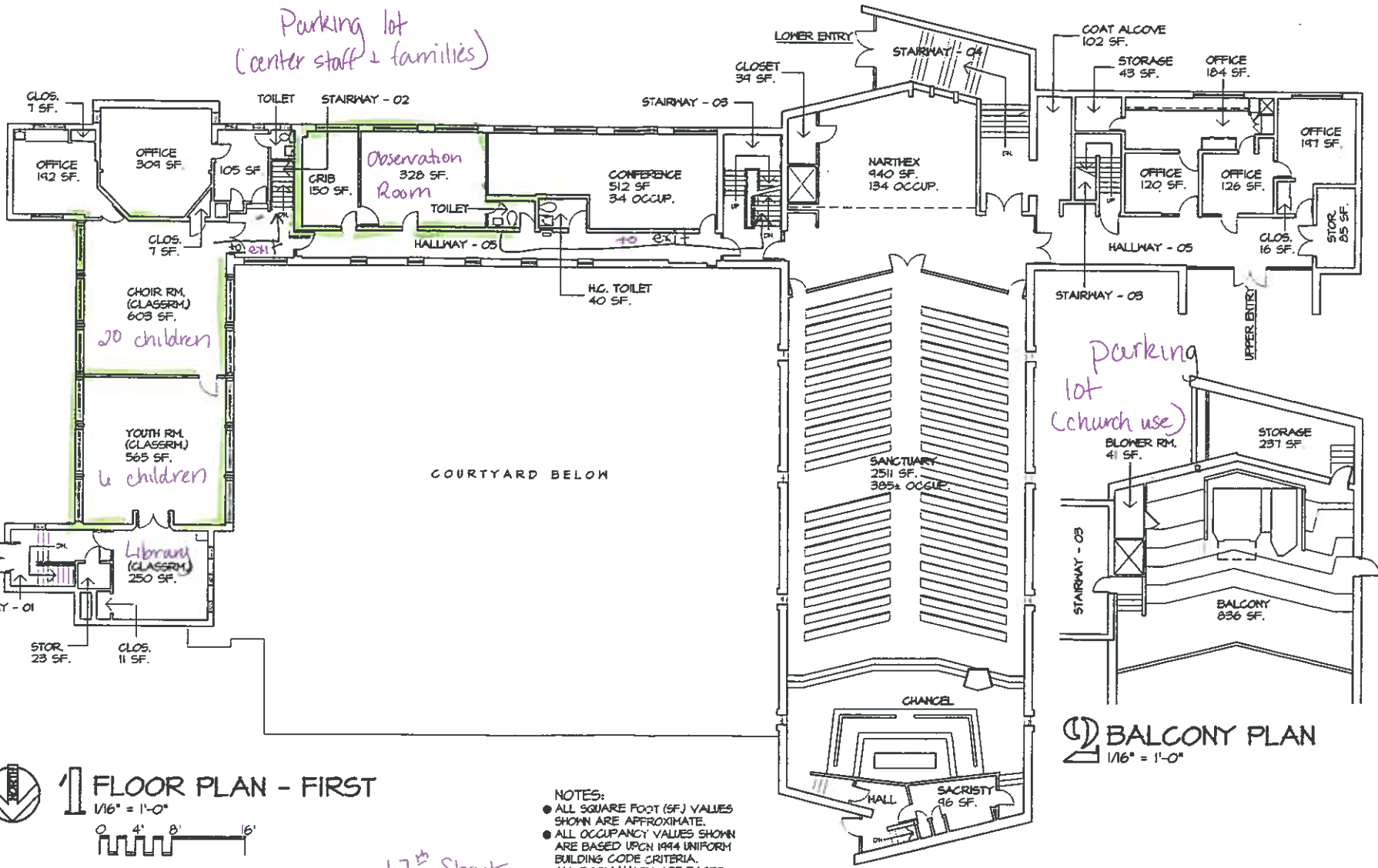
- NOTES:
- ALL SQUARE FOOT (SF.) VALUES SHOWN ARE APPROXIMATE.
  - ALL OCCUPANCY VALUES SHOWN ARE BASED UPON 1994 UNIFORM BUILDING CODE CRITERIA.
  - ALL ROOM NAMES ARE BASED UPON CURRENT SPACE USAGE.

67th St.

Parking lot  
(center staff & families)

Roe Blvd.

exit to outside



1 FLOOR PLAN - FIRST



67<sup>th</sup> Street

- NOTES:
- ALL SQUARE FOOT (SF.) VALUES SHOWN ARE APPROXIMATE.
  - ALL OCCUPANCY VALUES SHOWN ARE BASED UPON 1994 UNIFORM BUILDING CODE CRITERIA.
  - ALL ROOM NAMES ARE BASED UPON CURRENT SPACE USAGE.

BALCONY PLAN  
 1/16" = 1'-0"

## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Ron Williamson, Lochner, Planning Consultant  
**DATE:** May 3, 2011 Planning Commission Meeting

Project # 010002401

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**Application:** PC 2011-03

**Request:** Special Use Permit to Allow the Installation of a 10' x 12' Storage Building

**Property Address:** 5400 West 75<sup>th</sup> Street

**Applicant:** Asbury United Methodist Church

**Current Zoning and Land Use:** R-1B Single-Family Residential District - Church

**Surrounding Zoning and Land Use:**

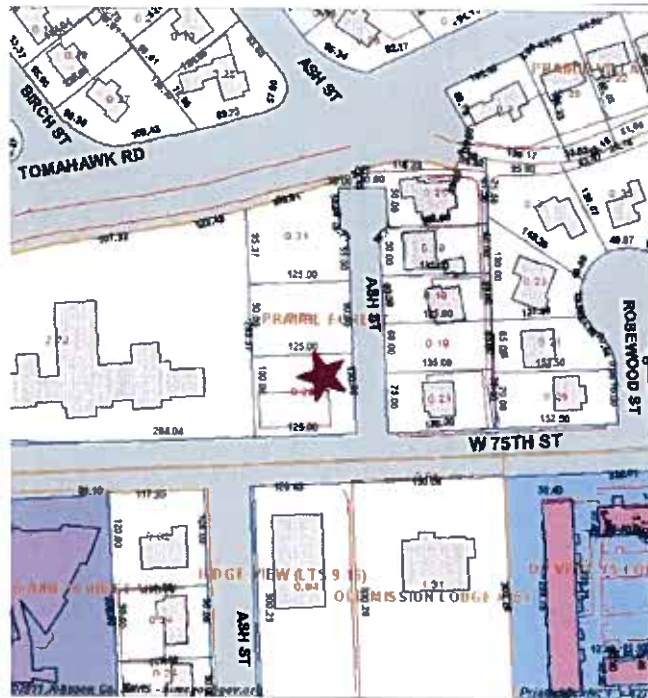
<b>North:</b>	R-1B – Single-Family Residential District – Single family Dwellings
<b>West:</b>	Single - Family - Overland Park-Wastewater Pump Station
<b>South:</b>	R-1A – Single-Family Residential District – Church C-O Office Building District - Offices
<b>East:</b>	R-1B – Single-Family Residential District – Single family Dwellings

**Legal Description:** Lots 15, 16, 17, 18 and 19 Prairie Forrest Addition

**Property Area:** 3.78 Acres

**Related Case Files:** 1995-109 Site Plan for Parking Lot Addition  
1996-105 Site Plan for Building Addition  
2003-05 Special Use Permit for Memorial Garden

**Attachments:** Application, Site Plan, Project Photos



General Location Map

Aerial Map





**COMMENTS:**

Asbury United Methodist Church is requesting a Special Use Permit to install a 10' x 12' prefabricated composite structure storage building adjacent to the playground. The building proposed is an SR-600 "Tuff Shed" that will be Khakia Green in color. The building is to be used for the storage of playground equipment.

The applicant held a meeting on April 15, 2011 in accordance with Planning Commission Citizen Participation Policy and no one appeared.

**FACTORS FOR CONSIDERATION:**

The Planning Commission shall make findings of fact to support its decision to approve, conditionally approve, or disapprove this Special 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 Special Use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.**

The proposed storage building is planned to be located on Lot 17 which was originally platted and developed as a single-family lot and fronts on Ash Street. If a front yard setback was required, the storage building would need to setback 30' from Ash Street. Since the church owns all the lots on the west side of Ash Street, the Ash Street frontage could be considered as a side street for a corner lot and the setback could be reduced to 15'. Therefore, the storage building will need to be moved to the west so that it is 15' from the property line adjacent to Ash Street. There is adequate area on the lot to accommodate this small structure.

**2. The proposed Special Use at the specified location will not adversely affect the welfare or convenience of the public.**

Due to its limited use, small size and location, the proposed storage unit will not cause any adverse effects on the welfare or convenience of the public.

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

There are four dwellings on the east side of Ash Street and only the one, on the corner of 75<sup>th</sup> street and Ash Street, will see the storage building. It is a very small building, typical of what many residents have, and it will not cause substantial injury to the value of other property.

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

- a. Location size and nature of the height of the building, structures, walls and fences on the site; and
- b. The nature and extent of landscape and screening on the site.

The proposed storage building is small and is not of a size that will dominate the neighborhood or hinder development or redevelopment of adjacent properties.

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

The proposed storage building does not require additional parking area so this factor is not applicable.

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

This storage building is small and will have little impact on drainage. This building will not require utilities to be extended to it.

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

The storage building does not require direct access for vehicles.

- 8. Adjoining properties and the general public shall be adequately protected from any hazardous or toxic materials, hazardous manufacturing process, obnoxious odors or unnecessary intrusive noises.**

The proposed storage building does not appear to have any hazardous or toxic materials, hazardous processes or obnoxious odors related to its use.

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

The proposed building is a composite structure and the roof is shingled. The building is prefabricated but should be compatible with the residential character of the area. The building is similar in appearance to residential storage buildings.

**RECOMMENDATION:**

After a review of the proposed application in relation to the nine factors previously outlined, the Planning Commission may either recommend approval of the Special Use Permit with or without conditions, recommend denial, or continue it to another meeting. In granting this Special Use Permit, however, the Planning Commission may impose such conditions, safeguards, and restrictions upon the premises benefited by approval of the Special Use Permit as may be necessary to reduce or minimize any potentially injurious affect on other property in the neighborhood. It is the recommendation of Staff that the Planning Commission recommend approval of the Special Use Permit for the storage building to the City Council subject to the following conditions:

1. That the proposed storage building setback a minimum of 15' from Ash Street.
  2. That the proposed storage building is a Khaki Green Tuff Shed SR 600 and will be set on a concrete slab.
  3. That the Special Use Permit be approved for an indefinite period of time.
-

4. That the applicant prepare a landscape plan to screen the building from Ash Street and submit it to Staff for review and approval. Installation of the landscaping shall be completed within thirty days after the building has been installed.
5. If the applicant is found to be in non-compliance with the conditions of the Special Use Permit, the permit will become null and void within 90 days of notification of non-compliance, unless the non-compliance is corrected.

#### **Site Plan Approval**

The applicant has also submitted a site plan for approval for the Planning Commission. In its consideration of the site plan, the Planning Commission shall address the following criteria:

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

The proposed storage shed is very small and the site can easily accommodate it.

- B. Utilities are available with adequate capacity to serve the proposed development.**

This site is currently served by utilities; however, utilities will not be necessary for the proposed storage building.

- C. The plan provides for adequate management of stormwater runoff.**

The proposed building is only 10' x 12' and stormwater runoff will not be an issue.

- D. The plan provides for safe ingress/egress and internal traffic circulation.**

There will be no vehicular traffic to the storage building.

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

The storage building is proposed to be located near the playground where it will be used. It will need to be moved further west so that it is at least 15' from Ash Street. Since the rear of the building will face the residents on the east side of Ash Street, landscaping needs to be installed to provide screening.

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

The proposed storage building is a prefabricated composite structure that is similar to those located on residential lots and therefore is compatible with the surrounding neighborhood.

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- G. The plan represents an overall development pattern that is consistent with Village Vision and other adopted planning policies.**

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. This is a very minor improvement that will provide for a better operation of the church playground.

**RECOMMENDATION:**

It is the recommendation of Staff that the Planning Commission approve the site plan, subject to the following conditions:

1. That the proposed storage building be moved to setback at least 15' from Ash Street.
2. That the applicant prepare a landscape plan to screen the building from Ash Street and submit it to Staff for review and approval. Installation of the landscaping shall be completed within thirty days after the building has been installed.

**Application Area**



East Side of Ash Street



SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC2011-03

Filing Fees: \$25

Deposit: \$500

Date Advertised: \_\_\_\_\_

Date Notices Sent: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

OWNER: ASBURY UNITED METHODIST CHURCH PHONE: 913-432-5573

ADDRESS: 5400 W 75TH ST ZIP: 66208

LOCATION OF PROPERTY: \_\_\_\_\_

LEGAL DESCRIPTION: PRAIRIE FOREST ALL OF LOT 18 & LOT 19

ADJACENT LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>RESIDENTIAL</u>	<u>R-1</u>
South	<u>COMMERCIAL</u>	<u>C-</u>
East	<u>RESIDENTIAL</u>	<u>R-1</u>
West	<u>RESIDENTIAL</u>	<u>R-3</u>

Present Use of Property: \_\_\_\_\_

Please complete both pages of the form and return to:

Planning Commission Secretary  
City of Prairie Village  
7700 Mission Road  
Prairie Village, KS 66208





Application No. PC 2011-02

**AFFIDAVIT**

STATE OF KANSAS                    )  
  ) ss.  
COUNTY OF JOHNSON            )

ALLAN N SCHRUNK, being duly sworn upon his oath, disposes and states:

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

  
(Owner/Attorney-for/Agent of)

Subscribed and sworn to before me this 26 day of April, 2011.

PENNY M. MANN  
NOTARY PUBLIC  
STATE OF KANSAS  
MY APPT. EXPIRES 11-9-2014

  
\_\_\_\_\_  
Notary Public of Planning Commission

Secretary

Application No. R-2011-2

ALLAN SCHRUNK, being duly sworn upon his oath, deposes and states:

1. I am the (~~owner of~~) (~~attorney for~~) (agent of) the property described in the attached notice upon which an application has been filed before the Planning Commission of the City of Prairie Village, Kansas.
2. On the 15 day of APRIL, 2011 a public information meeting was held pursuant to the Citizen Participation Policy adopted on June 6, 2000, by the Planning Commission
3. On the 11 day of APRIL, 2011, I did comply with notification requirements to landowners as stated Section 19.28.020, of the Prairie Village Zoning Regulations and notified in letter by certified mail all owners of land located within 200 feet of the described real property. Notice was mailed to the following:

Name

Address

see attached

I certify that the foregoing is true and correct.

Allan Schrank

Name

4200 W 74<sup>TH</sup> ST

Address

Property Owners 200'  
5400 W. 75th Street

OP55000048-0019	7411 Birch Street	Prairie Village, KS 66208	Audrey Weber ✓
OP55000049-0002	7410 Birch	Prairie Village, KS 66208	Fred & Ruth Hopkins ✓
OP55000048 0001	7408 Ash Street	Prairie Village, KS 66208	James Wiley ✓
OP43000000 0017	7432 Ash Street	Prairie Village, KS 66208	Asbury Methodist Church
OP37200000 0001	5201 W. 75th Street	Prairie Village, KS 66208	Old Mission Lodge Building ?
OP43000000 0015	7424 Ash Street	Prairie Village, KS 66208	Asbury Methodist Church
OP55000049 0001	7414 Birch Street	Prairie Village, KS 66208	Michael & Kathryn Marsh ✓
OP43000000 0010	7433 Ash Street	Prairie Village, KS 66208	Asbury Methodist Church
OP43000000 0012	7425 Ash Street	Prairie Village, KS 66208	Asbury Methodist Church
OP43000000 0013	7421 Ash Street	Prairie Village, KS 66208	Andersonash LLC ✓
OP43000000 0016	7428 Ash Street	Prairie Village, KS 66208	Asbury Methodist Church
OP55000049 0012	5404 Tomahawk Road	Prairie Village, KS 66208	Chad & Kelly Askew ✓
OP60000000 0002	5311 West 75th Street	Prairie Village, KS 66208	Congregation Ohev Sholom ✓
OP55000048 0002	7404 Ash Street	Prairie Village, KS 66208	Robert Prentiss ✓
OP34600000 0u02	7505 Nall Avenue	Prairie Village, KS 66208	Carl & Pamela Nitsche ✓
OP55000049 0011	5408 Tomahawk Road	Prairie Village, KS 66208	John Meirowsky & Amy Wortman ✓
OP43000000 0011	6731 Ash Street	Prairie Village, KS 66208	Asbury Methodist Church
OP55000048 0020	7415 Birch Street	Prairie Village, KS 66208	Evelyn Little ✓
OP59000000 0009A	5225 West 75th Street	Prairie Village, KS 66208	5225 LLC ✓
OP60000000 0005A	7510 Ash Street	Prairie Village, KS 66208	Jason & Jennifer Smith ✓
OP60000000 0005E	5301 West 75th Street	Prairie Village, KS 66208	Lori Sharp ✓

## PUBLIC INFORMATION MEETING

A meeting was held at Asbury United Methodist Church on April 15, 2011 at 700PM. All property owners were notified of this meeting in a letter included with the certified letter. No attendees. Meeting adjourned.

A handwritten signature in blue ink, appearing to read "A. N. Schunk". The signature is written in a cursive style with a large initial "A" and "N".

**Ancient and Accepted Scottish Rite of Freemasonry**  
**Southern Jurisdiction of the United States of America**  
**Valley of Northeast Kansas**

William V. "Bill" Denton, 33°  
Personal Representative

Clifford W. Wade, 32° KSA  
Executive Secretary



5201 West 75th Street  
Prairie Village, KS 66208  
(913) 831-7267  
Fax: (913) 831-7268  
sriteneks@sbcglobal.net

April 12, 2011

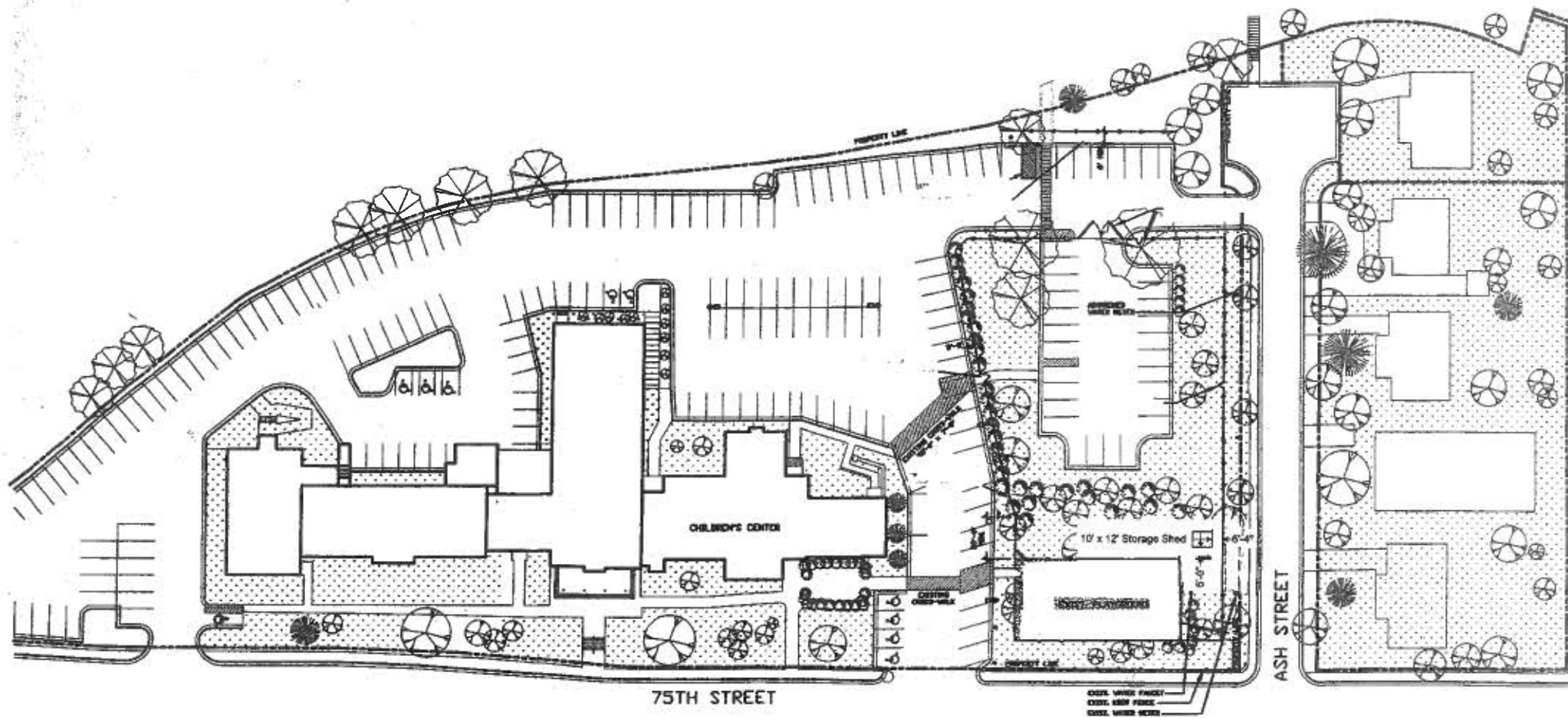
Planning Commission  
City of Prairie Village  
7700 Mission Road  
Prairie Village, Ks 66208

To Whom It May Concern;

The Northeast Kansas Masonic Center at 5201 West 75<sup>th</sup> Street, Prairie Village, Kansas fully supports Application PC 2011-03 for the construction of a storage shed on the property of Asbury United Methodist Church.

Clifford W. Wade  
Northeast Kansas Scottish Rite  
Executive Secretary

Cc: Asbury United Methodist Church



Asbury Children's Center Playground Storage Shed  
Prairie Village, KS

March 29, 2011

Proposed Site Plan

1" = 60' 0"



## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Ron Williamson, Lochner, Planning Consultant  
**DATE:** May 3, 2011 Planning Commission Meeting

Project # 010002401

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**Application:** PC 2011-106

**Request:** Site Plan Approval for Outdoor Eating Area for Urban Table

**Property Address:** 8232 Mission Road

**Applicant:** Alan Gaylin

**Current Zoning and Land Use:** C-2 General Commercial District – Shopping Center

**Surrounding Zoning and Land Use:**

- North:** C-O Office Building District – Office  
C-1 Restricted Business District – Bank  
C-2 General Commercial District – Service Station
- West:** R-2 Two-Family Dwelling District – Two Family Dwellings
- South:** C-O Office Building District – Office  
C-2 – General Commercial District – Retail and Office Uses
- East:** C-2 General Commercial District – Bank  
RP-3 Planned Garden Apartment District - Apartments

**Legal Description:** Metes and Bounds

**Property Area:** 17.9 acres

**Related Case Files:** PC 2011-01 Site Plan Approval Westlake Hardware  
PC 2009-112 – Site Plan Approval BRGR Kitchen and Bar  
PC 2008-115 Site Plan Approval CVS  
PC 2008-10 Conditional Use Permit for Drive thru CVS  
PC 2006-112 Amendment to Sign Standards  
PC 2002-111 Site Plan Approval for Johnny’s Tavern  
PC 2002-109 Site Plan Approval for Commerce Bank

**Attachments:** Application, Site Plan, Project Photos

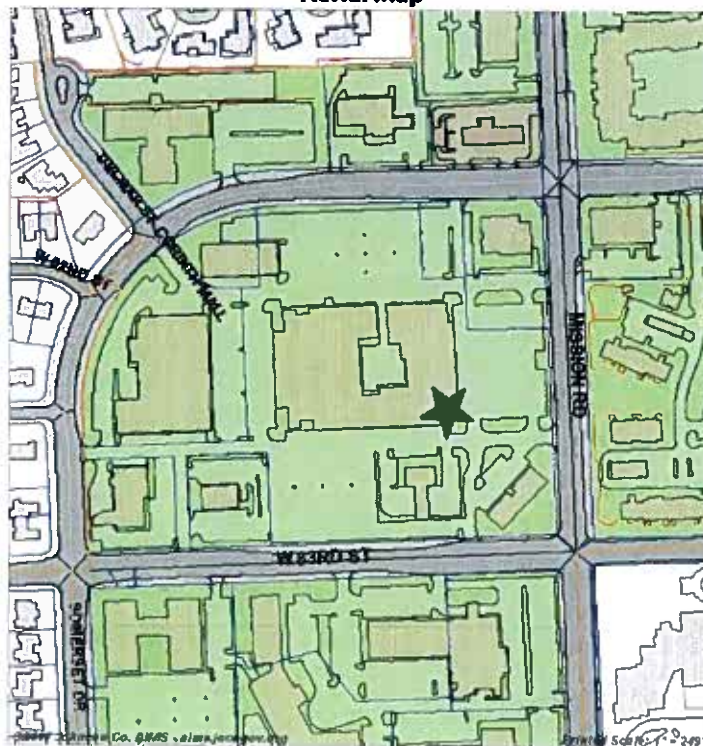
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LOCHNER, BWR Division

**General Location Map**



**Aerial Map**





**COMMENTS:**

Urban Table plans to occupy a space in the southeast corner of the main complex south of Salty Inguana. The proposed restaurant will have seating for 67 inside which includes dining area, bar and counter. The proposed outside seating is 54 dining and eight at the bar for a total of 62 seats. The eight bar seats and 30 dining seats will be located under the existing canopy. There will be six tables of four seats each randomly placed outside of the canopy. A wooden wall approximately 30" in height will be constructed between the canopy columns. A roll down weather shade will attach to the wall and heating will be installed to permit year around use. When weather is pleasant the shades will be rolled up into the canopy. The weather shades will have clear plastic areas to provide light and openness.

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, Noodles, BRGR and Story.

The proposed outside seating area under the canopy would be located between the exterior building wall and the inside of the canopy columns, which is 116-inches in width. In order to maintain ADA accessibility through this area an unobstructed walkway of 48-inches must be maintained, thus leaving a maximum of 68-inches for outdoor tables and seating under the building canopy. The distance between the columns and the curb is approximately 78-inches which would leave 30-inches for vehicle overhangs and should be adequate to accommodate an unobstructed 48-inch walkway in front of the canopy columns.

Corinth Center has approximately 308,804 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 1,082 spaces. LANE4 Property Group had a site survey prepared when the property was acquired and it indicates 1,238 spaces with 39 spaces designated as ADA accessible. The Center has exceeds the minimum number of required off-street spaces by 156. The additional square footage added by BRGR and Urban Table for outdoor dining is approximately 1500 square feet which would require an additional five parking spaces. The Center would still exceed the minimum by 151 spaces.

The proposed signage is generally in accordance with the approved sign standards for Corinth Center, however, the standards do not permit logos or graphics. Therefore the Planning Commission will need to review and approve the proposed signage.

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 effect on the center or the ability for pedestrians to circulate along the covered walkway. No new parking areas or drives are required for this use. This area is all hardscape and no landscaping is planned.

**B. Utilities are available with adequate capacity to serve the proposed development.**

Utilities are currently in place serving the Corinth 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 seating area and the parking lot.

**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. The primary site design issue is the need to maintain a minimum 48-inch walkway for ADA accessibility between the canopy columns and the parking lot curb. According to the plan there is adequate space to meet the ADA requirements.

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

The proposed improvements to the building façade are minor and appear to be compatible with architectural character of the center. The sign standards for Corinth Center permit signs in the gable area subject to design guidelines that are contained in the standards.

**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 building 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 Urban Table 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 conjunction with the outdoor lighting regulations.
  - 2) That a minimum 48-inch wide accessible walkway be maintained in the 72-inch wide sidewalk area located between the canopy columns and the parking lot curb so as to not be obstructed by vehicle overhangs onto the sidewalk.
  - 3) That the Site Plan approval be for the plan and building elevations as presented including the location of six randomly placed tables outside of the canopy.
  - 4) That the signs are approved as submitted on the applicant's drawings.
-

South Elevation



East Elevation





# CITY OF PRAIRIE VILLAGE

*The Star of Kansas*

## Planning Commission Application

For Office Use Only
Case No.: <u>PC 2011-105</u>
Filing Fee: <u>\$100</u>
Deposit: <u>\$500</u>
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with Information requested to:

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

Applicant: URBAN TABLE Phone Number: 602-821-1122

Address: 8232 MISSION RD Zip: 66208

Owner: ALAN GAYLIN Phone Number: 602-821-1122

Address: 6530 LINDEN RD KC MO Zip: 64113

Location of Property: CORNER MISSION & 83<sup>RD</sup> CORINTH

Legal Description: 8232 MISSION CORINTH SQUARE SHOPPING CENTER

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

### 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 URBAN TABLE.

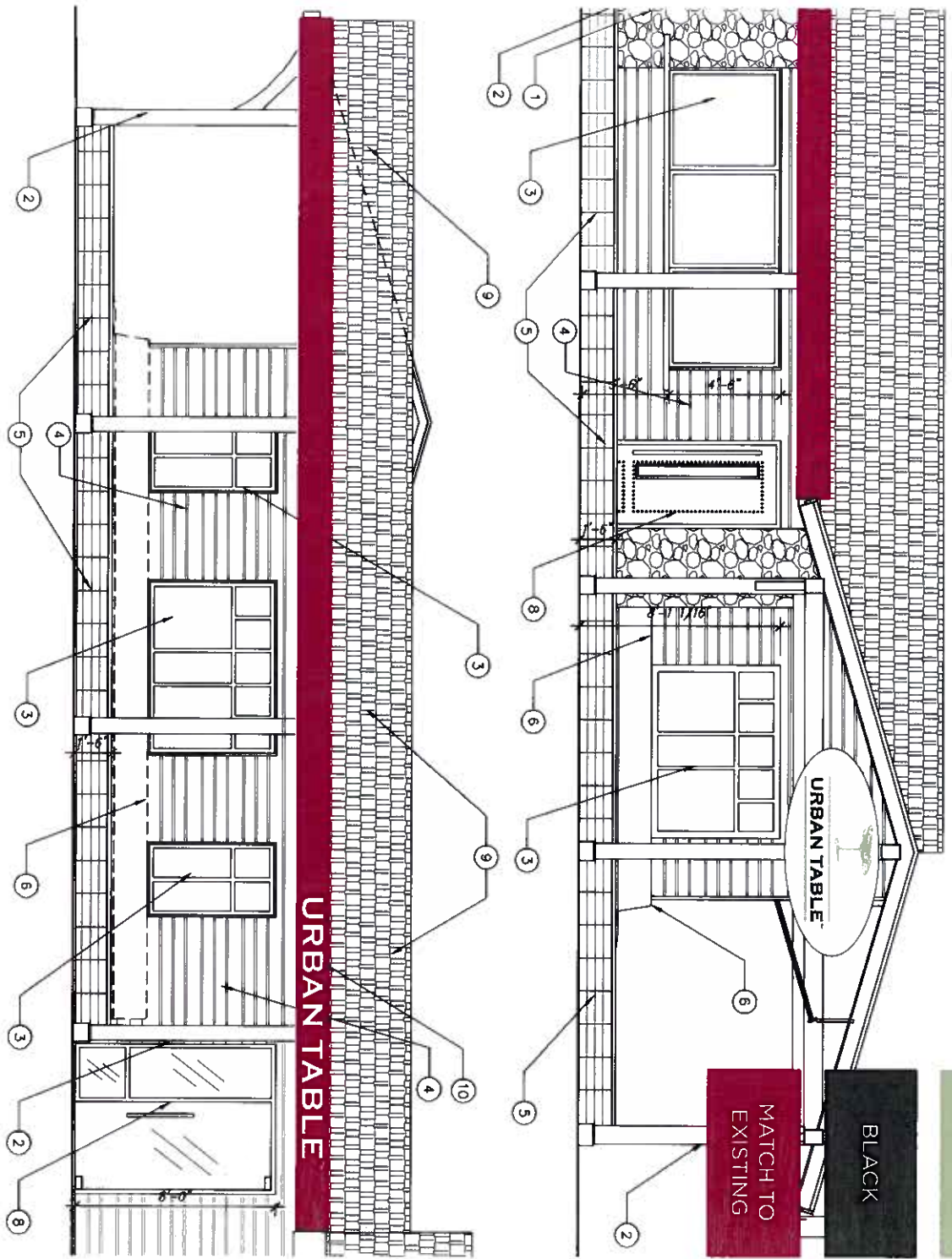
As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

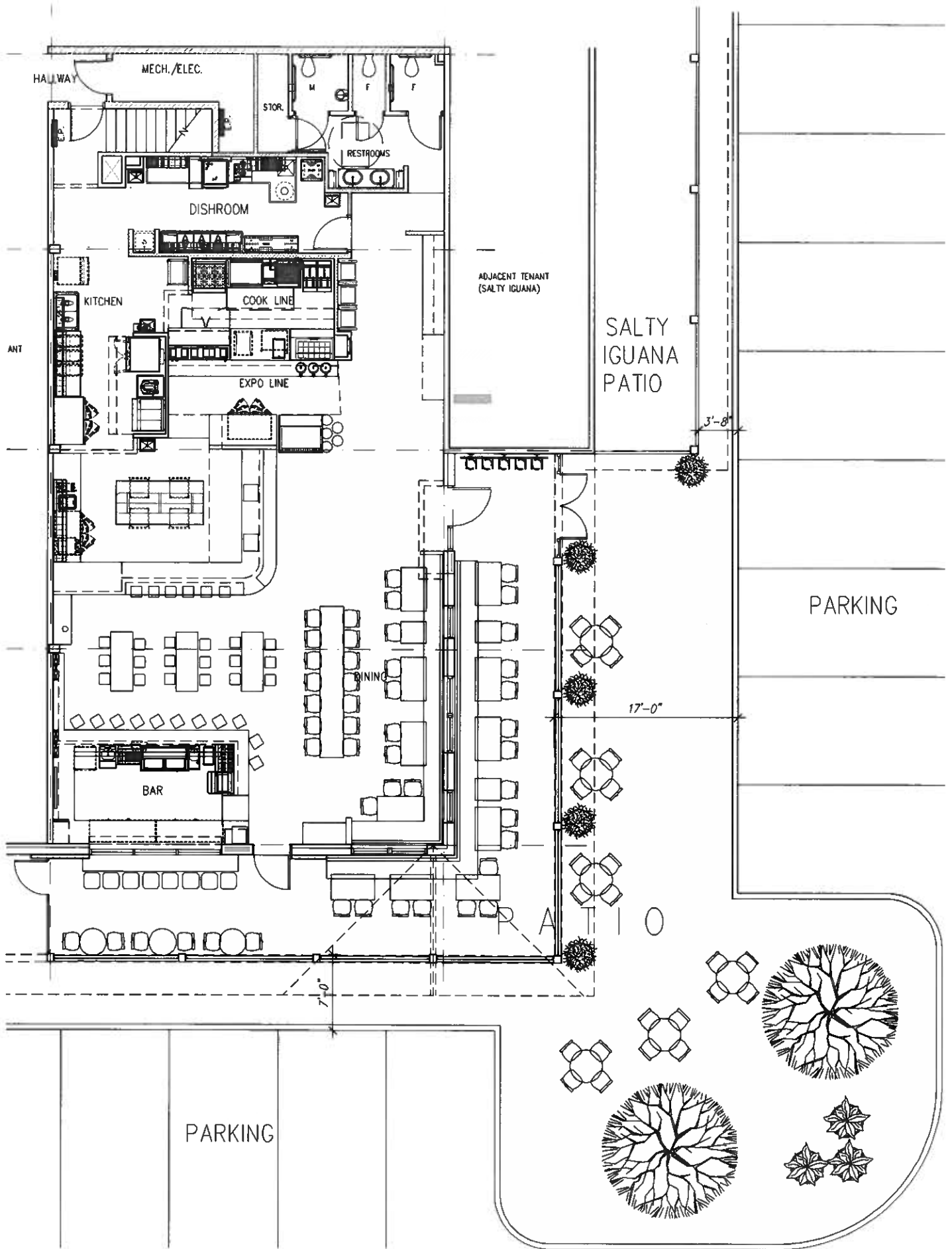
APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will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

Al P. Gaylin 4/1/11  
Applicant's Signature/Date

Al P. Gaylin 4/1/11  
Owner's Signature/Date

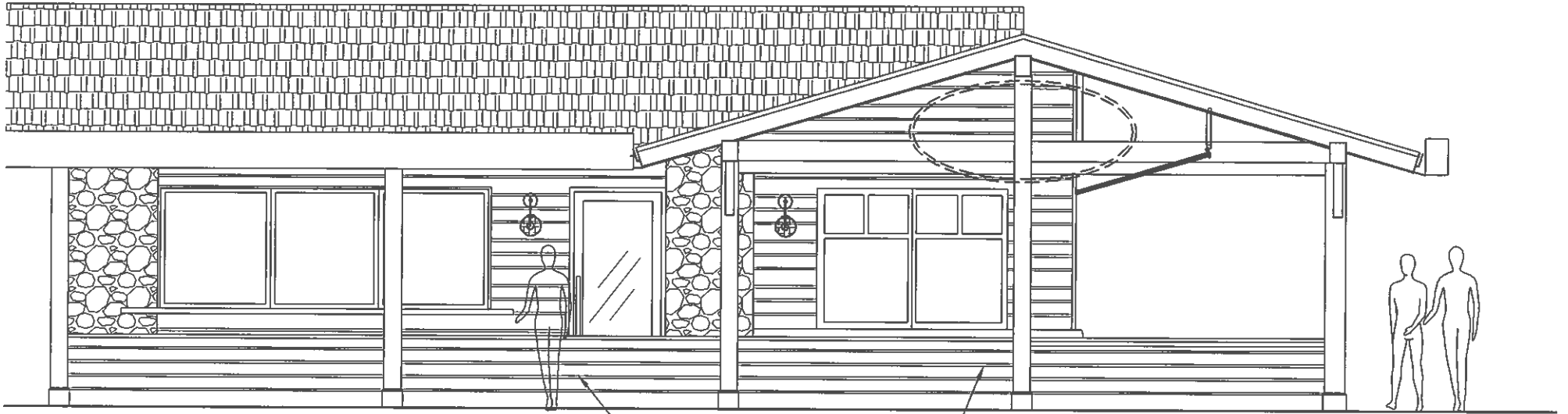
MAIN EXTERNAL ID SIGNAGE 1





# URBAN TABLE - PATIO PLAN

8232 Mission Road Prairie Villane KS



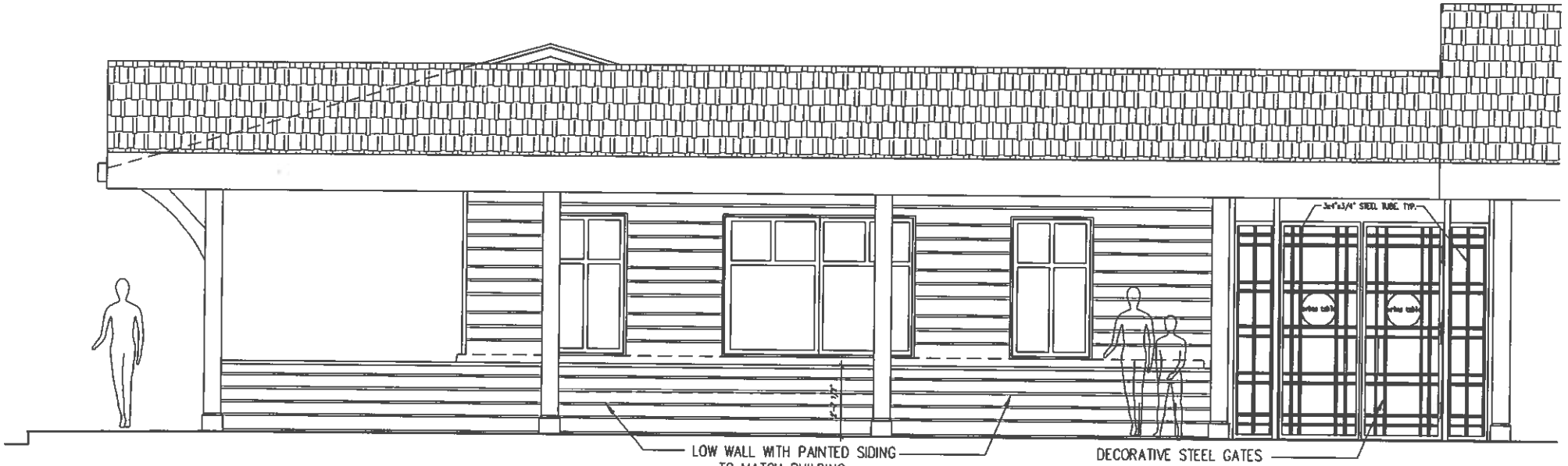
LOW WALL WITH PAINTED SIDING  
TO MATCH BUILDING

# URBAN TABLE - East Elevation

8232 Mission Road, Prairie Village KS

SUMMER

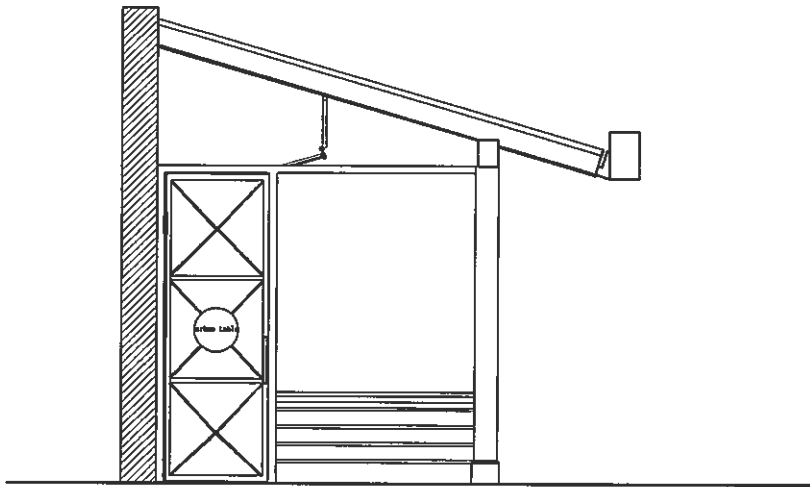




# URBAN TABLE - West Elevation

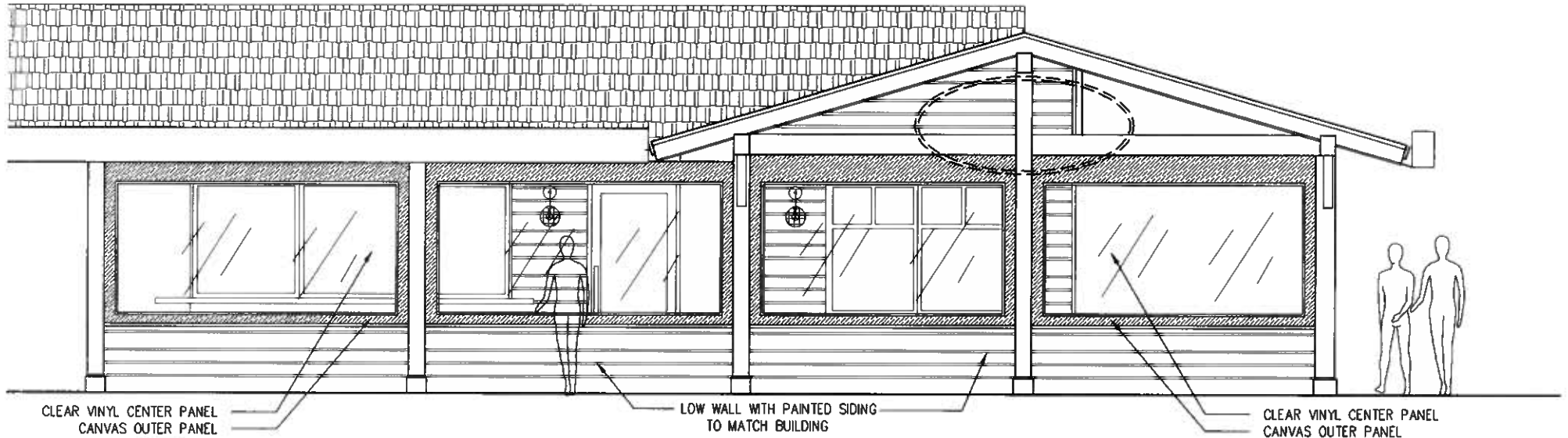
8232 Mission Road, Prairie Village KS

SUMMER



# **URBAN TABLE - Patio End Elevation**

8232 Mission Road, Prairie Village KS



# URBAN TABLE - East Elevation

8232 Mission Road, Prairie Village KS

WINTER



CLEAR VINYL CENTER PANEL  
CANVAS OUTER PANEL

LOW WALL WITH PAINTED SIDING  
TO MATCH BUILDING

DECORATIVE STEEL GATES

3/4\"/>

# URBAN TABLE - East Elevation

8232 Mission Road, Prairie Village KS

WINTER