

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

- I. ROLL CALL
- II. APPROVAL OF PC MINUTES - MAY 3, 2011
- III. PUBLIC HEARINGS
 - PC2011-04 Request for Conditional Use Permit for Drive-Thru
8200 Mission Road
Zoning: C-2
Applicant: Cedarwood Development
- IV. NON-PUBLIC HEARINGS
 - PC2011-108 Request for Site Plan Approval - CVS
8200 Mission Road
Zoning: C-2
Applicant: Cedarwood Development
 - PC2011-107 Request for Site Plan Approval
6510 Mission Road
Zoning: R-1a
Applicant: Homestead Country Club
 - PC2011-109 Request for Site Plan Approval
3921 West 63rd Street
Zoning: R-1a
Applicant: Selective Site Consultants for T-Mobile
- 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

*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
May 3, 2011

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 3, 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: 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; Al Herrera, Council Liaison; Jim Brown, City Building Official and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Randy Kronblad asked that his comments in the third paragraph on page 4 of the minutes be revised to reflect that the overall site be reviewed in light of Village Vision and how it will develop over time. Nancy Vennard asked that the companies of the individuals making the presentation on Corinth Square be identified. Randy Kronblad moved for the approval of the minutes of April 5, 2011 with the corrections noted. The motion was seconded by Marlene Nagel and passed unanimously.

PUBLIC HEARINGS

Chairman Ken Vaughn noted there are two public hearings on the agenda and reviewed the procedures to be followed. Bob Lindeblad recused himself for the first public hearing on PC2011-02 as he is a member of the church providing the site for the requested day care program.

PC2011-02 Request for Special Use Permit for Day Care Program
4805 West 67th Street

Traci Mann, Program Director and Ron Johnson, Executive Director for the Kansas City Autism Training Center (KcATC) presented their request for approval to operate a child care center in the Faith Lutheran Church located at 4805 W. 67th 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 and winter breaks and during the summer. 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.

Ron Williamson stated 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.

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.

Mr. Williamson noted in keeping with past actions of the Planning Commission, staff recommends the initial permit be issued for three years with subsequent renewals for five-year periods.

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.

No members of the public were present to address the Commission on this application and the public hearing was closed at 7:10 p.m.

Ken Vaughn confirmed the applicant had received staff comments and agreed to the recommended conditions for approval.

The Planning Commission reviewed the following findings on this application:

- 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.

- 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.

Having found favorably on the findings of fact, Randy Kronblad moved the Planning Commission recommend the Governing Body approve PC2011-01 for a Special Use Permit for the KcATC Child Care Program at 4805 West 67th Street 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.

The motion was seconded by Marlene Nagel and passed by a vote of 5 to 0.

Bob Lindeblad returned to the meeting. Ken Vaughn recused himself from PC2011-03 as he is a member of the church requesting the Special Use Permit. Bob Lindeblad, as Vice-chairman assumed the Chair.

**PC2011-03 Request for Special Use Permit for Storage Facility
5400 West 75th Street**

Allan Schrunk, 4200 West 74th Street, presented the application for 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 Khaki Green in color. The building is to be used for the storage of playground equipment. Also present was the Day Care Program Director.

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

Ron Williamson confirmed the shed would be placed back fifteen feet from the curb and that landscaping will be planted to screen the shed.

Marlene Nagel confirmed the footprint of the shed is not of sufficient size to negatively impact stormwater flow.

No members of the public were present to address the Commission on this application and the public hearing was closed at 7:20 p.m.

Vice-Chair Bob Lindeblad led the Commission in a review of the following findings of fact:

- 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 75th 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.

- 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 the drainage. The 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.

Having found favorably on the findings of fact, Marlene moved the Planning Commission recommend the Governing Body approve PC2011-03 for a Special Use Permit for the installation of a 10' x 12' storage building at 5400 West 75th Street subject to the following conditions:

1. That the proposed storage building setback a minimum of 15 feet 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.

The motion was seconded by Nancy Vennard and passed by a vote of 5 to 0.

Vice-Chairman Bob Lindeblad led the Commission in a review of the following site plan 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.

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.

Nancy Wallerstein moved the Planning Commission approve the site plan as submitted for PC2011-03 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.

The motion was seconded by Nancy Vennard and passed by a vote of 5 to 0.

Ken Vaughn returned to the Chair.

NON-PUBLIC HEARINGS

PC2011-106 Request for Site Plan Approval
8232 Mission Road

Alan Gaylin, 6530 Linden Road, Kansas City, Missouri, addressed the Commission for site plan approval for outside seating the new restaurant, Urban Table, he is opening at southeast corner of the main complex in the Corinth Square Shopping Center. He stated it would be a multi-use facility serving breakfast, lunch and dinner as well as having a carry-out option. Mr. Gaylin noted there will be heaters installed above the patio area making it available for use most of the year.

Ron Williamson stated 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.

Mr. Williamson noted 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.

Ron Williamson added that approval of the proposed signage will need to be addressed in the site plan approval as the shopping center has not yet revised their sign standards. Mr. Gaylin stated the signage will be in the same location as the existing signage for "ET

Boutique” using the existing sign with a white background and dark lettering “URBAN TABLE” with their logo.

The Planning Commission reviewed the following criteria:

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.

Randy Kronblad expressed concern with safe egress through the patio area. Bob Lindeblad responded that this was not a Planning Commission issue and would be addressed by the Building Official and the Fire Inspector.

Nancy Vennard noted that clearance in front of the patio is often reduced by the vehicles extending over the curb and suggested that perhaps parking bumper guards could be installed that would prevent the overhanging over the curb in the patio areas.

Bob Lindeblad moved the Planning Commission approve the site plan as submitted for PC2011-106 for the Urban Table at 8232 Mission Road 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.

The motion was seconded by Randy Kronblad and passed by a vote of 6 to 0.

OTHER BUSINESS

Presentation by Lane4 on Corinth Square

Dennis Enslinger announced that CVS plans to submit for approval by the Planning Commission at the June meeting. He noted he had also spoken with Homestead Country Club who want to add platform tennis courts on their property. Mr. Enslinger noted this is an appropriate use under their Special Use Permit and zoning and asked if the Commission wanted to authorize staff to do the review and approval or have them submit a formal application for site plan approval.

Nancy Wallerstein expressed concern with the potential increase of stormwater run-off caused by the additional courts.

Bob Lindeblad asked the dimension of the courts. Mr. Enslinger responded there would be two 20' x 10' courts. Mr. Lindeblad noted these would be above ground structures and stated he felt they should come before the Planning Commission.

Ron Williamson added that the courts would be lit. Nancy Vennard confirmed that the neighbors would be notified.

The Commission members requested that the submittal include scaleable drawings and photographs taken from the edge of their property to get a perception of the visual impact on adjacent properties.

Nancy Vennard questioned the signage at the Meadowbrook property. Mr. Enslinger stated the signage is allowed under the current sign regulations as a temporary sign without a permit from the City. He noted that staff is limited in their ability to enforce the current regulations and would like to see them reconsidered at some point in the future.

Ken Vaughn welcomed Al Herrera who was appointed by Mayor Shaffer to serve as the Council Liaison to the Planning Commission for the coming year.

ADJOURNMENT

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 7:40 p.m.

Ken Vaughn
Chairman

Bob Lindeblad
Vice-Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: June 7, 2011 Planning Commission Meeting

Project # 010002401

Application: PC 2011-04

Request: Conditional Use Permit for a Drive-thru Window for CVS on the southwest corner of Somerset Drive and Mission Road

Property Address: 8200 Mission Road

Applicant: Cedarwood Development

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

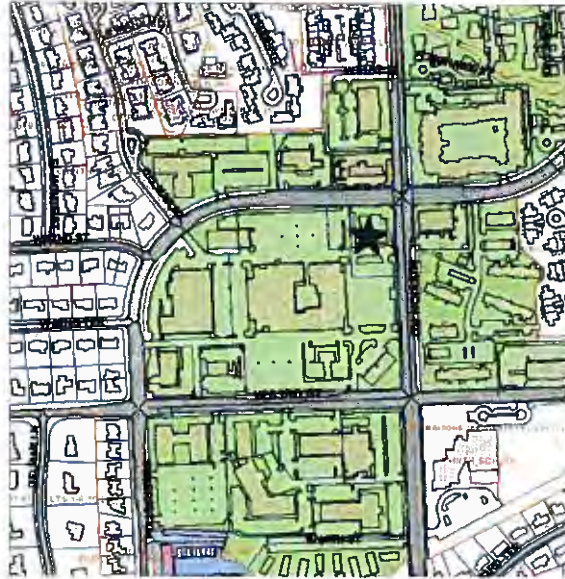
Legal Description: Metes and Bounds

Property Area: 17.9 acres

Related Case Files: PC-2011-108 Site Plan Approval for CVS Pharmacy
PC 2011-106 Site Plan Approval for Urban Table
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

General Location Map



Aerial Map



COMMENTS:

CVS is proposing to redevelop the property on the southwest corner of Somerset Drive and Mission Road for a new drugstore. The existing Tippins Restaurant building will be removed and a new building will be constructed. Having a drive-thru at drugstores is a major issue and CVS attempts to have a drive-thru at every location. The existing store does not currently have a drive-thru. The property is Zoned C-2 General Business District and a Conditional Use Permit is required for the drive-thru. The applicant is also required to obtain site plan approval for the drugstore and this application should be considered in tandem with the site plan approval (PC 2011-108). The existing CVS store is approximately 7,000 sq. ft. and the new store will be 11,945 sq. ft.

This is the second application by the developer—Cedarwood—on behalf of CVS. The original application was considered by the Planning Commission at its October 2008, meeting. At that time Corinth Center was owned by Highwoods and currently it is owned and managed by Lane4. The application was continued several times so that the Staff could meet with the applicant to develop a plan that was consistent with Village Vision. Staff met with the applicant and its consultants several times and the plan was revised several times. The plan submitted for the March 2009 Planning Commission meeting was what the applicant determined to be the best effort to meet Village Vision. The applicant requested a continuation and ultimately withdrew both the Conditional Use Permit and Site Plan Application. The decision process for the applicant is complicated because there are three partners involved: Lane4 (the property owner); Cedarwood Development, Inc. (the developer); and CVS Pharmacy (the tenant).

The site plan for the proposed CVS building is not very different from what was proposed in 2009. The drive thru is located on the northwest corner of the building and the entrance to the drugstore is on the southeast corner of the building. One row of parking and a driveway have been eliminated along Mission Road so the building is approximately 44 feet closer to Mission Road than proposed in 2009.

The applicant held a neighborhood meeting in accordance with the Planning Commission's Citizen Participation Policy on May 18, 2011. Approximately 20 people attended the meeting. The primary consensus of the attendees were the building was not integrated into the center, the signs were too large and the building materials need to reflect the materials specifically the irregular stone pattern used in all the buildings in the center.

FACTORS OF 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 of use regulations, yard regulations, and use limitations.**

The proposed drive-thru window complies with the zoning regulations.

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

The proposed drive-thru will be on the north side of the building adjacent to Somerset Drive and will not adversely affect the welfare or convenience of the public. However, it should be pointed out that the proposed plan is not consistent with Village Vision which is the City's Comprehensive Plan. This factor cannot be totally evaluated until the Traffic Impact study review has been completed.

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 proposed drugstore will be located in the northeast corner of Corinth Square Shopping Center. There is a service station on the north side of Somerset Drive and a bank on the east side of Mission Road. This is a change from one business use to another within a shopping center and it will not cause substantial injury to the value of the other property in the area.

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 conditional 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.**

The proposed building is 11,945 square feet with 64 parking spaces. The building is one story with its highest point approximately 22 feet at the top of the parapet wall. Village Vision calls for a two-story building at this location that directly abuts the two streets. The location of this building on the site changes the traffic pattern and may create problems for the future redevelopment. The Traffic Impact Study did not address internal circulation as requested. The property owner is in the process of developing a master a plan for the redevelopment of the center and this project may create some circulation problems that will be difficult to work around in the future. The size of the building, however, is not an issue. It should be pointed out that the proposed plan virtually eliminates all the mature trees and landscaping at the intersection of Mission Road and Somerset Drive.

Landscaping and the proposed screening wall will be addressed on the site plan.

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

The square footage is increasing from 8,495 sq. ft. (Tippins) to 11,945 sq. ft. (CVS). This is an increase of 3,450 sq. ft. of building which at 3.5 spaces per 1,000 sq. ft. of building will require 12 additional parking spaces.

Corinth Center provides 1,238 parking spaces which exceeds the required parking of 1,094 and has more than ample parking to meet the needs of this addition.

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

Since this is a redevelopment project, utilities are already available at the site. Drainage will be discussed under the site plan, but more area will be impervious on the proposed plan so there will be more stormwater runoff.

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.

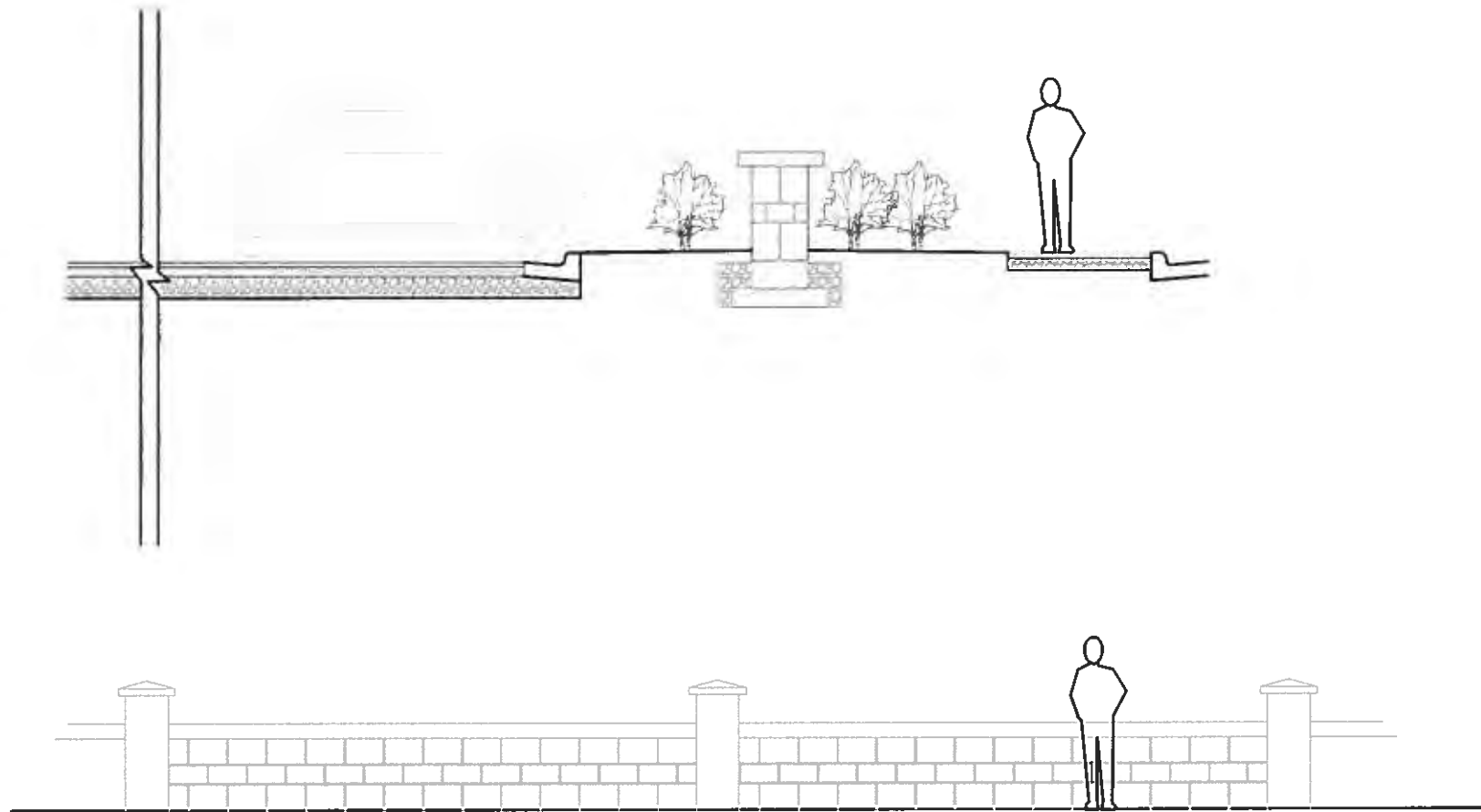
The existing access off Somerset Drive will be moved approximate 125 feet to the west where it will be offset approximately 28' from the Intrust Bank driveway on the north side of Somerset Drive. The north south drive from Somerset Drive to 83rd Street will no longer be in direct alignment. Both the existing accesses from Mission Road will be closed and a new access will be created off Mission Road in the middle of the center. One access off Mission Road should benefit the Mission Road traffic and provide less confusion within the center. The applicant was requested to analyze internal traffic circulation due to the access changes, but has not done so. An analysis of the internal traffic circulation will be done when the Traffic Impact Study is complete.

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.

There should not be any hazardous materials or obnoxious odors associated with this project. There could, however, be some noise associated with the use, primarily cars. This might be mitigated by landscaping and the construction of a screening wall.

RECOMMENDATION

It is the opinion of Staff that the proposed Conditional Use Permit for a drive-thru window is not consistent with Village Vision. The findings of fact for the proposed Conditional Use Permit to allow a drive-thru window for the CVS Drugstore do not support approval; therefore, it is recommended that the Planning Commission deny the Conditional Use Permit or continue it until the applicant redesigns the site in accordance with Village Vision.



SCREENWALL

CONDITIONAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC2011-04

Filing Fees: 100

Deposit: 500

Date Advertised: 5/17

Date Notices Sent: ^

Public Hearing Date: 6/17/11

APP # 0002074

APPLICANT: CEDARWOOD DEVELOPMENT INC PHONE: 330-836-9971

ADDRESS: 1765 MERRIMAN RD, ARROW, MO ZIP: 64213

OWNER: PV RETAIL PARTNERS, LLC PHONE: 816-268-9102

ADDRESS: 8200 MISSION, P. VILLAGE, KS ZIP: 66208

LOCATION OF PROPERTY: SWC MISSION & SOMMERSET

LEGAL DESCRIPTION: SEE SITE PLAN

ADJACENT LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>COMMERCIAL</u>	<u>C-2</u>
South	<u>COMMERCIAL</u>	<u>C-2</u>
East	<u>COMMERCIAL</u>	<u>C-2</u>
West	<u>COMMERCIAL</u>	<u>C-2</u>

Present Use of Property: VACANT RESTAURANT IN CORINTH SQ. S.C.

Please complete both pages of the form and return to:

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

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

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

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

If Yes, what length of time? _____

SIGNATURE: Brian M. Grassa

DATE: 5-4-11

BY: BRIAN M. GRASSA

TITLE: DIRECTOR OF DEVELOPMENT

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

Proposed CVS Pharmacy to be located at the Southwest Corner of Mission & Somerset

**Conditional Use Permit Application
Supporting Justifications**

1. Is deemed necessary for the public convenience at that location? Yes – The proposed pharmacy will contain a drive-thru facility for the drop-off and pick-up of prescription medicine. This drive-thru facility allows customers the convenience and safety of fulfilling their prescription needs without subjecting themselves to weather, interaction with shopping center traffic or the challenge of co-mingling with the healthy public when the customer themselves may be ill or have ill family members with them. Lastly, those customers with physical impediments will be able to obtain prescriptions in a safe and controlled manner.
2. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected? Yes – The proposed drive-thru is located outboard of the shopping center and opposite the public entryway to the store. This will ensure that the vehicular traffic is well segregated from the pedestrian areas of the shopping center. Adequate stacking for the drive-thru is also segregated from the pedestrian areas of the site.
3. Is found to be generally compatible with the neighborhood in which it is proposed? Yes – The pharmacy with drive-thru is located within an existing retail shopping center (Corinth Square) which has other business's with drive-thru facilities.
4. Will comply with the height and area regulations of the district in which it is proposed? Yes – The design of the building is in keeping with the general zoning regulations of the district it is located in.
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 uses from any injurious effect? Yes – the parking for the proposed CVS is located internal to the shopping center along Somerset and screen walls, enhanced landscaping have been proposed along the roadway to create a transitional buffer from the public road to the internal parking area.
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided? Yes – The proposed CVS is located within a currently developed shopping center (Corinth Square) and will have all the required infrastructure improvements necessary to satisfy codes and regulations.

**CITY OF PRAIRIE VILLAGE, KANSAS
NOTICE OF HEARING**

The Planning Commission of the City of Prairie Village, Kansas will hold a Public Hearing at their regular meeting on Tuesday, June 7, 2011, at 7:00 p.m. in the Council Chamber of the Municipal Building, 7700 Mission Road, Prairie Village, Kansas. The subject of the Public Hearing is:

**APPLICATION PC 2011-04 - Request for a Conditional Use Permit for the installation of a drive-up window for a drug store at 8200 Mission Road
Zoning: C-0 (General Business District)
In accordance with Section 19.30.055C of the Prairie Village Zoning Ordinance
Applicant: Cedarwood Development**

The property generally described as follows: Southwest Corner of Somerset and Mission Road in Prairie Village, Kansas.

The proposed drive-up window will be located on the northwest corner of the building. Plans are available in the City Clerk's office for review by interested parties.

At the time of the scheduled public hearing, all interested persons may present their comments. Prior to the date of the scheduled hearing, additional information regarding the proposed application may be reviewed in the Office of the Secretary of the Planning Commission at the Municipal Building. Comments may be submitted in writing to the Planning Commission addressed to the City of Prairie Village, 7700 Mission Road, Prairie Village, Kansas 66208. If you have a disability and need assistance to participate in any city meeting or program, contact the City Clerk at 381-6464 or TDD 1-800-766-3777.

Ken Vaughn
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: June 7, 2011 Planning Commission Meeting

Project # 010002401

Application: PC 2011-108

Request: Site Plan Approval for a New CVS Pharmacy on the Southwest Corner of Somerset Drive and Mission Road

Property Address: 8200 Mission Road

Applicant: Cedarwood Development

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 2011-04 Conditional Use Permit for Drive Thru Window at CVS
PC 2011-106 Site Plan Approval for Urban Table
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

General Location Map



Aerial Map



COMMENTS:

The site is located on the southwest corner of Somerset Drive and Mission Road in Corinth Square on what was previously Tippin's Restaurant. The center is Zoned C-2 General Business District and is not a planned district. The applicant is requesting site plan approval and approval of a Conditional Use Permit for a drive through to construct a CVS Pharmacy. The proposed building is 11,945 square feet and is larger than Tippin's, which was 9,410 square feet. Staff is recommending that the Planning Commission address the site plan first, and if it is approved, then address the Conditional Use Permit for the associated drive-through.

Chapter 7. Center Redevelopment–Corinth Square of the Village Vision was devoted to the future redevelopment of Corinth Square. This is the first redevelopment effort at Corinth Square since Village Vision was adopted and its recommendations must be addressed when considering the approval of this site plan. To paraphrase Village Vision, Corinth Square presents an opportunity to create a "signature" site or a special place which will be an attractive destination. The City has very few opportunities to increase property values and revenue and Corinth Square was identified as an area that has that potential.

The Village Vision recommends that Corinth Square be redeveloped in a "town center" configuration with retail on the first floor and residential on the second floor along the 83rd Street and Mission Road frontages. This is illustrated on page 7.7 of the Village Vision (see Attachment "A"). It should be emphasized that the plan stresses bringing buildings to the streets rather than separating the buildings from the streets with areas of parking and driveways.

This issue has been called to the attention of the owners of Corinth Center and it has been pointed out that if they disagree with Village Vision, they need to prepare a Master Plan for the Center and request an amendment to Village Vision. Some conceptual ideas have been presented, but the Master Plan has not been developed to a level necessary to pursue an amendment to Village Vision.

The plan submitted by CVS is for a typical suburban pad site and the building is a standard structure with some stone facing. CVS, Walgreens and others have developed properties in other locations that have the amenities desired in Village Vision. The building is still the standard CVS box with a new external design. The proposed building elevations do not relate to Corinth Center and need additional consideration. This will be discussed in more detail later in this staff report.

The approval of this site plan is very significant in that it will set the tone for the redevelopment of Corinth Square. Redevelopment will occur incrementally and it is important that each of the increments fit well and support the overall plan.

The proposed site plan is very similar to the one considered by the Planning Commission in 2009. The building has been moved closer to Mission Road because one row of parking and a driveway have been removed. Also, the building has been moved further south so that the 15' green space along Somerset Drive will be maintained. The access on Somerset Drive will be moved further west, but the major change is that both access points will be closed on Mission Road and a new access will be created midway between Somerset Drive and 83rd Street. Also, because of this change, parking, landscape islands and circulation have been redesigned for the area between the CVS location and Johnny's. Additional green space and landscape have been added along Mission Road.

All the mature trees and landscaping will be removed at the intersection of Mission Road and Somerset Drive. Only two existing Japanese tree lilacs along Somerset Drive will be saved. This will have a significant impact on

the appearance of the Center. If the applicant desires to use the plan as presented rather than follow Village Vision, it would be more desirable to retain the mature plants to screen the back of the building and drive-thru.

Staff performed a preliminary review of the application on May 10 and forwarded nearly two pages of comments on the site plan and building elevations to the applicant and his team. Staff met with the applicant and its design team on May 16 and reviewed the comments. The applicant agreed to submit revised plans by May 20. The Stormwater Management Plan was submitted as well as the Traffic Impact study; however, the Traffic Impact Study did not include an internal circulation analysis as requested because of the change in the access from Somerset Drive and Mission Road. A revised site plan has been submitted but no redesigned building elevations have been submitted.

The applicant held a neighborhood meeting in accordance with the Planning Commission's Citizen Participation Policy on May 18, 2011, and approximately 20 people attended. Questions were asked regarding the building primarily relating to the height, signage and choice of materials. It was the consensus of the group that the building needs to reflect the irregular stone pattern used throughout the center and the scale of other buildings so that it is an integrated element in the shopping center. The applicant responded that the building would be studied in more detail.

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

A. The site is capable of accommodating the buildings, parking area, and drives for the appropriate open space and landscape.

The proposed site is 63,409 square feet or 1.46 acres. The footprint of the proposed building is 11,945 compared to the existing Tippin's building which is 9,410 square feet. The floor area ratio (FAR) is 0.19 where Village Vision recommends 0.70 FAR for the proposed redevelopment. The current FAR of the center is 0.34. The site obviously could accommodate more intense development than what is being proposed.

As a part of the CVS development, the Center is proposing to close the two access points on Mission Road and create a new access approximately half way between 83rd Street and Somerset Drive. As a result of these changes the parking lot has been reconfigured and additional landscaping has been added. In considering the Site Plan for CVS Pharmacy the Planning Commission will also be approving the changes in the parking lot that are outside of the CVS site. Additional islands have been added along with trees which will help breakup the vast pavement areas. This is a start in bringing the parking lots up to an acceptable condition and reinvesting in the aesthetics of the center.

The following are some specific comments regarding the landscape plan:

1. The plants are listed in the table but not keyed to the plan:
2. A detail of the stone screen was submitted, but is not dimensioned and materials are not specified.
3. More detail is needed on the Entry Plaza. The design of the new monument sign needs to be submitted. Also, more detail is needed on the directional signage.
4. The sidewalks along Mission Road and Somerset Drive have been relocated so that approximately five feet of green space can be provided between the curb and the sidewalk.
5. The plan shows 15' of green space between the property line and parking on the CVS site and then it tapers to about ten feet to the south. As this site redevelops, it should meet the current ordinance and therefore 15' of green space should be provided all along Mission Road.

6. Consideration should be given to providing landscaping between the parking area and the building to be consistent with the new design concept for Corinth Center.
7. The electric transformer needs to be identified on the site plan and screened.

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

The property is currently served with all utilities and the proposed improvements will not create the demand for additional utilities. No additional needs are contemplated for water and sewer services.

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

The existing site contains 0.80 acres of green space while the proposed CVS plan contains 0.62 acres of green space. Therefore, the CVS site plan will have approximately 0.18 acres, or 7,840 square feet, more impervious area. The applicant has proposed to accommodate the additional runoff by installing a 2,700 cubic foot underground detention system. Public Works is currently reviewing the storm water management report.

D. The plan provides for safe and easy ingress, egress, and internal traffic circulation.

The existing access off Somerset Drive will be moved approximately 125 feet to the west where it will be offset approximately 28' from the Intrust Bank driveway on the north side of Somerset Drive. The north south drive from Somerset Drive to 83rd Street will no longer be a direct alignment. The access from Mission Road will be closed along with the access just north of Johnny's and a new access will be created off Mission Road in the middle of the center. One access off Mission Road should benefit the Mission Road traffic and provide less confusion with the center. The Traffic Impact Study did not address internal circulation changes that are a result of the relocation of the access points on Somerset Drive and Mission Road. Public Works is currently reviewing the Traffic Impact Study.

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

The plan is a typical suburban pad layout that does not reflect the design concepts that have been set out in Village Vision. There is a lack of pedestrian connectivity between this site and the rest of the center. These are some of the same issues the Planning Commission struggled with when CVS (Eckerd) was proposing to relocate at 83rd and Mission Road several years ago and the previous application at this location. Village Vision recommends the buildings be located next to the streets rather than be separated by a parking lot and driveway. Perhaps the building could be flipped so that the entrance would be at the southwest corner of the building. This would provide better pedestrian access to the main corner of the center and would move the building closer to Mission Road. If the building is not going to abut Mission Road and Somerset Drive then it should provide better pedestrian access to the core of the center and the existing mature landscaping should be retained along Mission Road and Somerset Drive. The plan as presented does not meet either option.

This is a signature project for Corinth Center and it needs to reflect a new design sensitivity not a typical suburban pad site. The applicant has improved the pedestrian access to the center at the intersection of Mission Road and Somerset Drive; however, the Entry Plaza needs further details. The wall, sign, seating and landscaping all need to be dimensioned and materials specified.

CVS and Walgreens both have used other floor plans to provide alternative layouts for locations that need a more creative solution. The new CVS Pharmacy on the southeast corner of 95th Street and Mission Road and

the CVS Pharmacy at 127th Street and Antioch Road are examples of layouts that could be modified and used in this location. The new Walgreens that is being built in the old Yahooz Restaurant site at Roe Avenue and Town Center Drive also is using a drive-thru that does not wrap around the building (see Attachment "B").

Some other comments are as follows:

1. Islands also need to be included on the west parking bays south of the entrance off Somerset Drive.
2. Sidewalks should be on both sides of the new entrance to the center.
3. The plan should also include the pedestrian linkage from Johnny's to the main core of the center.

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

The proposed building is a standard CVS building which is not consistent with Village Vision. The building should be two stories and the architectural design should be setting the tone for the future redevelopment at Corinth Square. The facades are not aesthetically pleasing and this building, at this location, needs to be five-sided architecture. There also is more signage on the building than is permitted and the color is overpowering. The CVS has been involved with other sites in other locations that have similar issues and the applicant should present other alternative designs that they have used in other locations for consideration by the Planning Commission.

While it is difficult to review design because it is not in compliance with Village Vision, here are some specific comments:

1. If it is not going to meet the goals of Village Vision, the building needs to reflect the low slung design of Corinth Center, incorporate the building materials used in the other buildings in the Center, (irregular pattern limestone) and reduce the size of the signage so that it is more in scale with the Center and the building.
2. The CVS/Pharmacy sign is shown on the wall while it should be incorporated into the gable and fascia consistent with the rest of the center. Removal of the wall sign could reduce the height of the structure. In general, the building design needs more study and more detail shown on the plans.
3. The elevations need to be renamed north, south, east and west so that it is easier for anyone reviewing the plans.
4. Signage needs to be specifically addressed. What are the graphics proposed for the windows?
5. Secondary signs are indicated but no design or text is shown. They should be deleted.
6. The choice of materials needs more thought, i.e., glass block, stucco, zinc standing seam roof, clay tile roof, etc.
7. It appears that the architectural lights on the columns are red. A more subtle color should be chosen which is compatible with the rest of the center.
8. The stone piers supporting the wood columns are at different heights which seems inconsistent.
9. The canopy should cover all the pedestrian walkway on the Front and Left Side Elevations.
10. The electric service connection on the Rear Elevation needs to be relocated or hidden from view.
11. Additional thought needs to be given to breaking up the façade on the Right Side Elevation.
12. The entry tower arcade does not appear to be in scale with the building.

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

As previously pointed out, there is a Chapter in Village Vision devoted to the redevelopment of Corinth Square and this plan is not in compliance with the goals, objectives and recommendations setout in that document. Alternative site plans and building designs need to be presented that are in conformance with the recommendations of Village Vision, or the applicant needs to submit a Plan Amendment to change Village Vision to a different concept.

RECOMMENDATIONS:

It is the recommendation of Staff that the Planning Commission consider the Site Plan and continue it to a future meeting so that the applicant can address the following issues:

1. Redesign the site plan so that it incorporates the concepts setout in the Village Vision regarding building location circulation, pedestrian access, F.A.R., etc. and show pedestrian connectivity both internally and externally.
2. Provide other options for building design that are unique to this location rather than standard buildings. Use five-sided architecture and ensure that all façades will be aesthetically pleasing. Also explore a two story building with residential on the second floor.
3. Prepare a revised set of drawings that reflect the comments in the staff report and the recommendations of the Planning Commission.
4. Address internal traffic circulation.

Legend:

- 1-Mixed-use
- 2-Stacked Flats and Townhomes
- 3-Public Plaza
- 4-Parking Garage
- 5-Retail



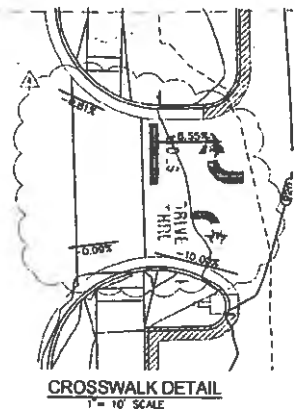
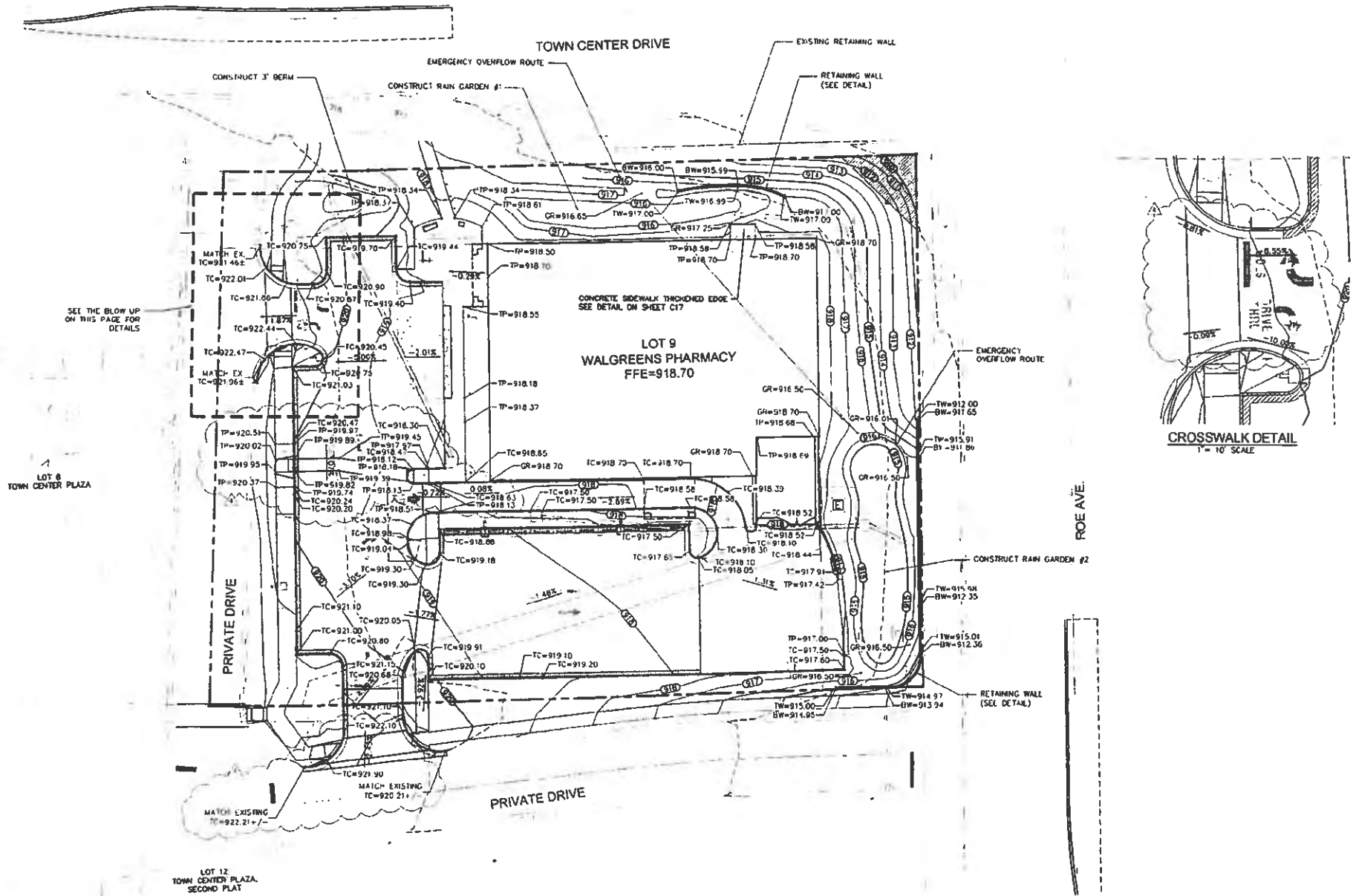
Proposed Corinth site plan and land use.

Proposed Land and Building Use

The site is in a strategic location at the center of the City, and should be redeveloped as a mix of office, retail, and residential uses in a “town center” configuration, which includes multi-story structures. As shown in the above illustration, the more intensive office or residential and retail uses (retail on the first floor and office/residential on the second floor) should be located along the 83rd Street and Mission Road frontage (1). Residential townhomes with parking occupying part of the first level and stacked flats are located adjacent to the existing single-family neighborhood (2) and office uses across Somerset Drive. A highly visible public plaza is situated at the intersection of 83rd Street and Mission Road (3). A free-standing specialty retail (bank or restaurant use with outdoor seating) could be located at the intersection of Somerset Drive and Mission Road (5). The existing grocery could be relocated along 83rd Street to improve its visibility and orientation. A multi-level parking garage is shown at the center of the site surrounded by a set of mixed use or “liner” buildings (4).

The table below quantifies how the land is used on the site. This includes approximately 290,000 square feet of office and retail space and 132 townhomes and flats (units above retail). The amount of retail and office space is 45 percent greater than the existing land use, and the *configuration* of these uses is also significantly different. The proposed floor-to-area ratio (FAR) is .70, while the current ratio is only .34. See sidebar on page 7.3 for an explanation of FAR.

ATTACHMENT "B"



SEE THE BLOW UP ON THIS PAGE FOR DETAILS

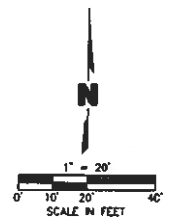
LOT 8 TOWN CENTER PLAZA

LOT 12 TOWN CENTER PLAZA SECOND PLAT

NOTE:
ALL SIDEWALKS AND CROSSWALKS ON PUBLIC AND PRIVATE PROPERTY ARE TO HAVE NO MORE THAN A 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE PER ADA REQUIREMENTS

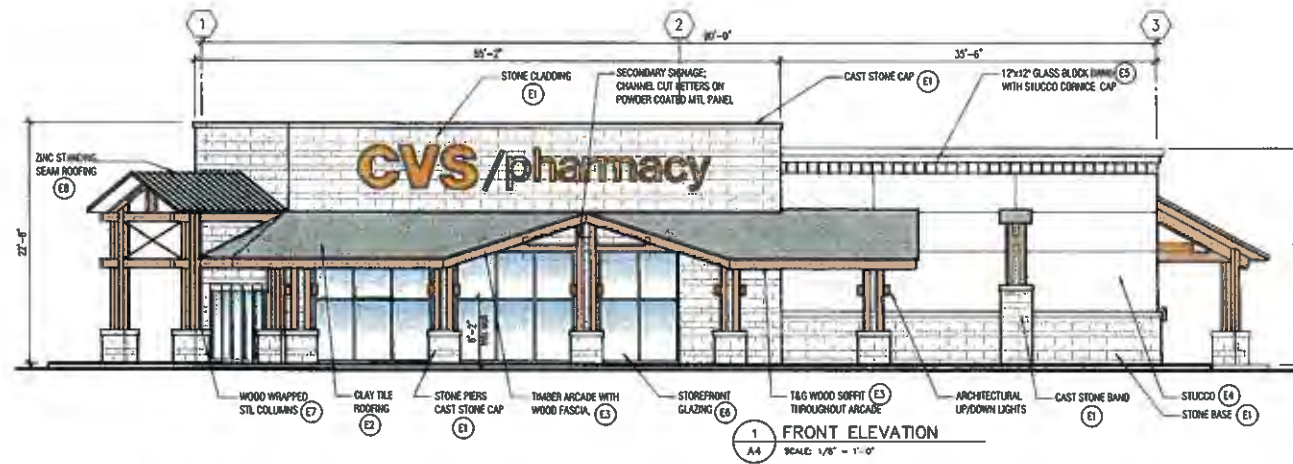
LEGEND

- TC 920.55 x TOP OF CURB SPOT ELEVATION
- TP 988.55 x TOP OF PAVEMENT SPOT ELEVATION
- TW 920.55 x TOP OF RETAINING WALL
- BW 968.55 x BOTTOM OF RETAINING WALL
- GR 988.55 x FINISHED GRADE ELEVATION
- EXISTING CONTOURS
- FINISHED GRADE CONTOURS
- PROPOSED CURB & GUTTER
- PROPOSED "DRY" CURB & GUTTER

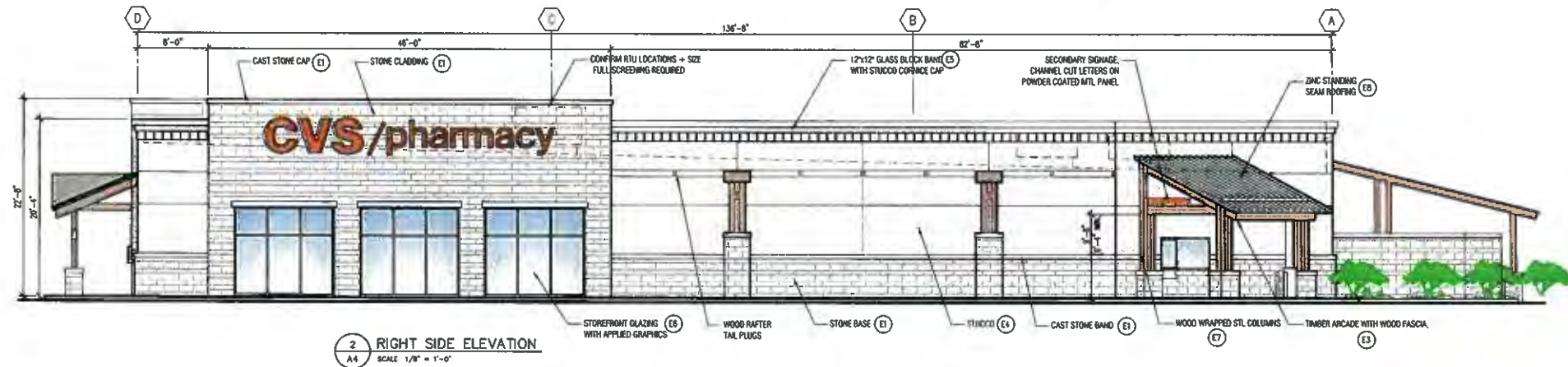








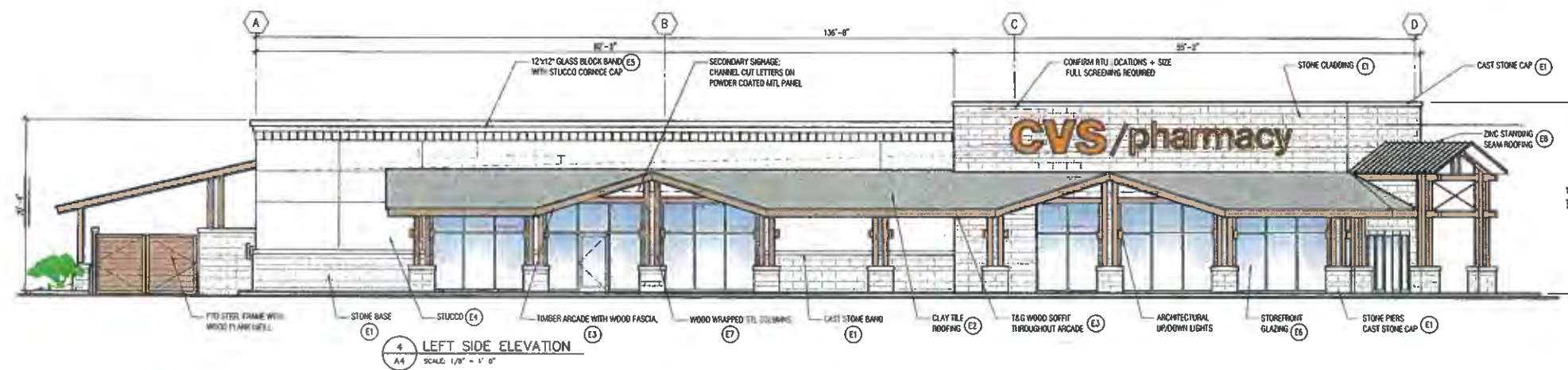
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL / DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR
E1	STONE VENEER	US STONE - SPLIT RUBBLE VENEER MIX	PRAIRIE SHELL, COTTONWOOD, SILVERDALE MIX
E2	CLAY TILE ROOFING	LUDOWICI CLAY TILE ROOFING LUDOWISKA	AGED CEDAR
E3	WOOD	CLEAR CEDAR OR DOUGLAS FIR	STAINED AND SEALED
E4	STUCCO	TRADITIONAL STUCCO SAND FINISH	COLOR TO MATCH SW 6119
E5	BACKLIT GLASS BLOCK BAND	CLEAR 12"x12" GLASS BLOCK	COLOR TO BE DETERMINED
E6	ALUM STOREFRONT	KAWNEER - TRIFAB 400 OR EQ VERACON - 1" VEL-55 OR EQ	MEDIUM BRONZE
E7	STEEL VERTICAL FRAMING		COLOR TO MATCH E6
E8	ZINC STANDING SEAM ROOF		

CVS
pharmacy

NORTH-TYPE B-11945-LEFT
CHAMFER DRIVE-THRU
WALK-IN COOLER

STORE NUMBER: 5261

SUMERSET DR. & MISSION RD.
PRAIRIE VILLAGE, KANSAS

PROJECT TYPE: FFS

DEAL TYPE: RELOC ???

CS PROJECT NUMBER: 47908

ARCHITECT OF RECORD

CONSULTANT:

DEVELOPER:

CDI DEVELOPMENT SERVICES, LLC
1765 MERRIMAN RD.
AKRON, OH 44313

TEL (330) 836-9971
FAX (330) 836-4591

SEAL:

REVISIONS:

PRELIM. REVIEW	04-22-11
2ND REVIEW	05-06-11

CVS PROJECT MANAGER: S.C.

DRAWING BY: C.A.I.

PROTO DATE: 03.23.11

JOB NUMBER: 02-08-0058

TITLE:

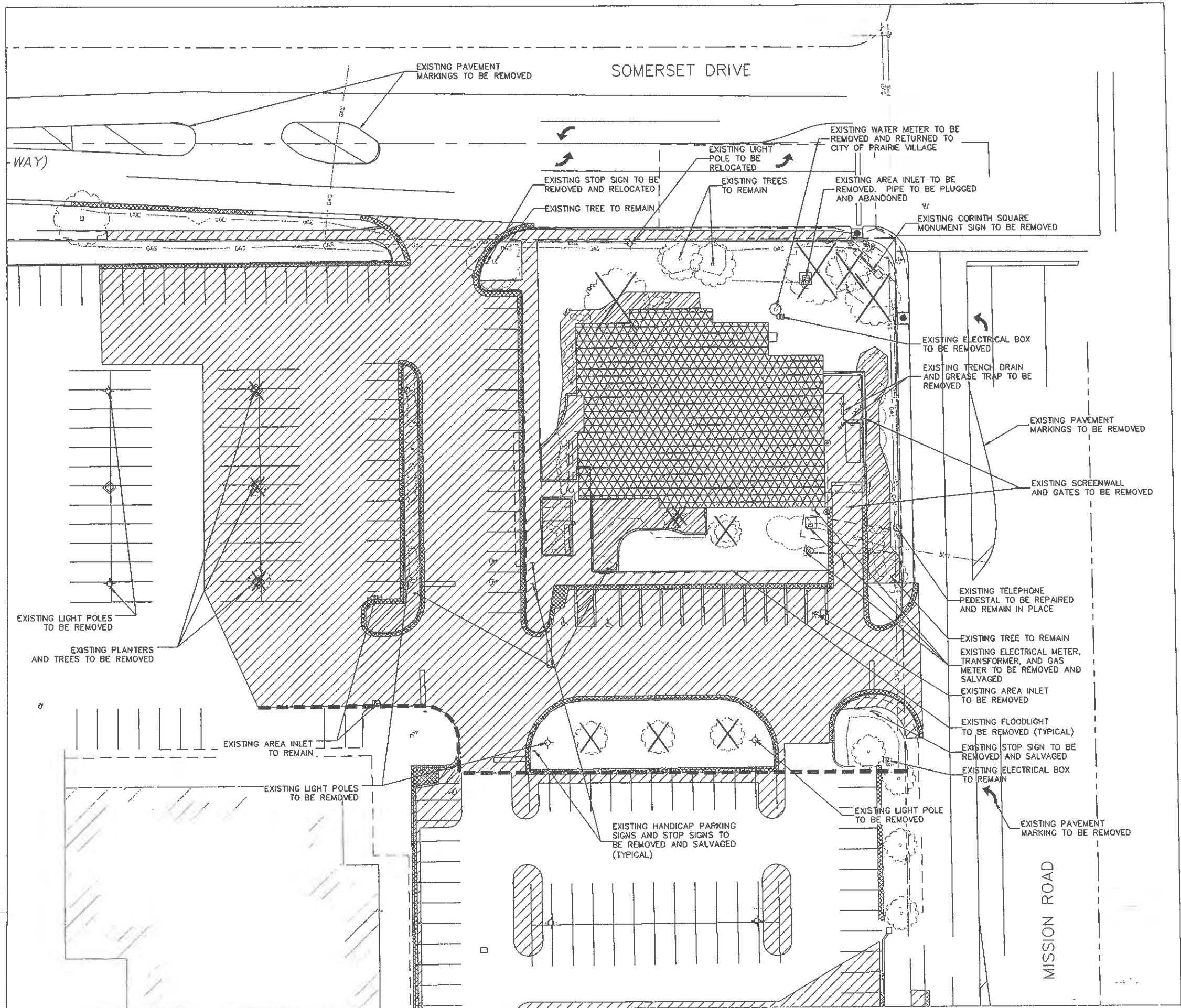
EXTERIOR ELEVATIONS

SHEET NUMBER:

A4.4

COMMENTS:

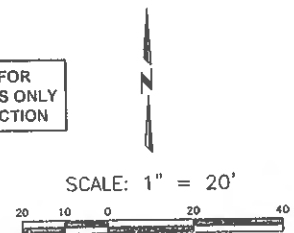
FILE NAME: S:\2011\2011091\CAD\Planning\11091 Demolition Plans.dwg LAST SAVED BY: Kevin Spore SAVED DATE: 5/6/2011 11:15 AM PLOTTED: 5/6/2011 11:16 AM



Legend

- PAVEMENT TO BE REMOVED
- CURB & GUTTER TO BE REMOVED
- PLANTERS AND LANDSCAPING TO BE REMOVED
- BUILDING TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING FLOOD LIGHT TO BE REMOVED
- EXISTING LIGHT POLE
- CVS PROJECT LIMITS

THIS DOCUMENT FOR
PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION



Civil Engineering
Landscape Architecture
Community Planning
Surveying

Landplan Engineering, P.A.
Lawrence, MO • Kansas City, MO • Junction City, KS
Blue Springs, MO

CVS/
pharmacy

STORE NUMBER: 5261

816 Main + Bottom
Prairie Village, KS 66208
Dial Type: In-calls

CDARWOOD
DEVELOPMENT, INC.

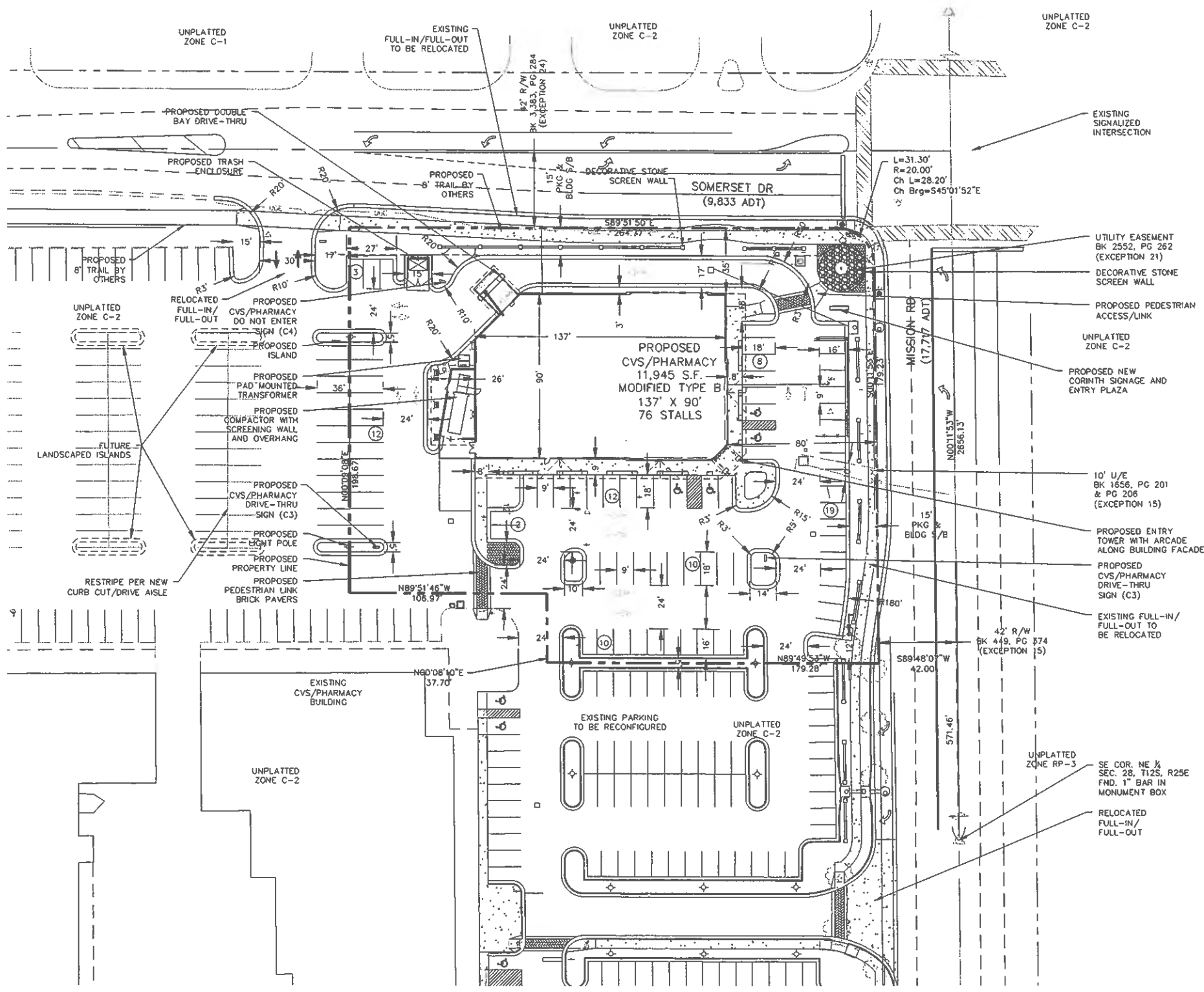
CVS/Pharmacy
Site Improvements
Demolition Plan
8200 Mission Road
Prairie Village, Kansas 66208

REV	DATE	DESCRIPTION

DATE:	May 6, 2011
PROJECT NO.:	2008512
DESIGNED BY:	LPE
DRAWN BY:	APB
CHECKED BY:	PAR

ISSUE	SHEET NO.
A	1
OF 10 SHEETS	

FILE NAME: S:\SDSKPROJ\2008\612\Phase III\Planning\06612-10yevu.dwg LAST SAVED BY: Kevin Spore SAVED DATE: 5/27/2011 12:34 PM PLOTTED: 5/27/2011 1:18 PM



Location Map



Legal Description

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHICH IS NORTH 00°11'53" WEST, 571.46 FEET ALONG THE EAST LINE, AND SOUTH 89°48'07" WEST, 42.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MISSION ROAD; AS NOW ESTABLISHED; THENCE NORTH 89°49'53" WEST, 179.28 FEET; THENCE NORTH 00°08'10" EAST, 37.70 FEET; THENCE NORTH 89°51'46" WEST, 106.97 FEET; THENCE NORTH 00°09'08" EAST, 198.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOMERSET DRIVE AS NOW ESTABLISHED; THENCE SOUTH 89°51'50" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 264.77 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 28.20 FOOT CHORD BEARING SOUTH 45°01'52" EAST, AN ARC DISTANCE OF 31.30 FEET TO SAID WEST RIGHT-OF-WAY LINE OF MISSION ROAD; THENCE SOUTH 00°11'53" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 217.04 FEET TO THE POINT OF BEGINNING. CONTAINS 1.456 ACRES, MORE OR LESS.

General Notes

- OWNER: JEFF BERG LANE4 PROPERTY GROUP, INC 4705 CENTRAL STREET KANSAS CITY, MO 64112
- LAND PLANNER/ENGINEER: LANDPLAN ENGINEERING, P.A. 1310 WAKARUSA DRIVE LAWRENCE, KANSAS 66049
- DEVELOPER: CEDARWOOD DEVELOPMENT, INC. 1765 MERRIMAN RD. AKRON, OH 44313
- TYPICAL SOIL TYPES: GRUNGY SILT LOAM, THAT HAS 1 TO 3 PERCENT SLOPES.
- TOPOGRAPHIC INFORMATION FROM LANDPLAN ENGINEERING, P.A. 2008.
- EXISTING LAND USE: RESTAURANT/RETAIL
- PROPOSED LAND USE: RETAIL/COMMERCIAL
- EXISTING ZONING: C-2
- PROPOSED ZONING: C-2
- THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20091C0207 F. JUNE 17, 2002. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
- THE CITY OF PRAIRIE VILLAGE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
- ALL ON SITE LIGHTING TO MATCH EXISTING SHOPPING CENTERS LIGHTING (I.E. HEIGHT, INTENSITY, AND BULB TYPE)
- THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDING AND FACILITIES.
- ACCESSIBLE SPACES ARE TO BE SIGNED AND STENCILED.
- CONNECT TO EXISTING SANITARY SEWER AND EXISTING WATER.

Legend

- PROPOSED CONCRETE PAVEMENT
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- SIGN
- PROPOSED ACCESSIBLE PARKING STALLS

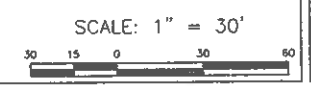
Existing Shopping Center Summary

AREA (SQ. FT.)		AREA (SQ. FT.)	
EXISTING BUILDINGS	197,314	PROPOSED BUILDING	200,737
EXISTING PAVEMENT	453,504	PROPOSED PAVEMENT	457,442
EXISTING IMPERVIOUS	650,818	PROPOSED IMPERVIOUS	658,178
EXISTING PERVIOUS	127,599	PROPOSED PERVIOUS	120,238
PROPERTY AREA	778,417	PROPERTY AREA	778,417
EXISTING SHOPPING CENTER PARKING	1,036 SPACES	PROPOSED SHOPPING CENTER PARKING	1,061 SPACES

Site Specific Summary

AREA (SQ. FT.)		AREA (SQ. FT.)	
EXISTING BUILDINGS	8,522	PROPOSED BUILDING	11,945
EXISTING PAVEMENT	36,478	PROPOSED PAVEMENT	41,076
EXISTING IMPERVIOUS	45,000	PROPOSED IMPERVIOUS	53,021
EXISTING PERVIOUS	18,149	PROPOSED PERVIOUS	10,388
PROPERTY AREA	63,409	PROPERTY AREA	63,409
REQUIRED PARKING (1 PER 250 S.F.)			48 SPACES
REQUIRED ADA PARKING			3 SPACES
PROVIDED ADA PARKING			4 SPACES
TOTAL PARKING PROVIDED			76 SPACES

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Civil Engineering
 Landscape Architecture
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 Landplan Engineering, P.A.
 1310 Wakarusa Drive
 Lawrence, KS 66049
 Phone: (781) 251-2544
 Fax: (781) 251-2544
 www.landplaneng.com

CVS/pharmacy
 STORE NUMBER: 5281
 800 Midway + Somerset
 Prairie Village, KS 66208
 Dual Type Retailers
 CEDARWOOD DEVELOPMENT, INC.
 1765 MERRIMAN RD. AKRON, OH 44313
 1-800-521-1111 1-800-521-1111
 www.cedarwooddevelopment.com

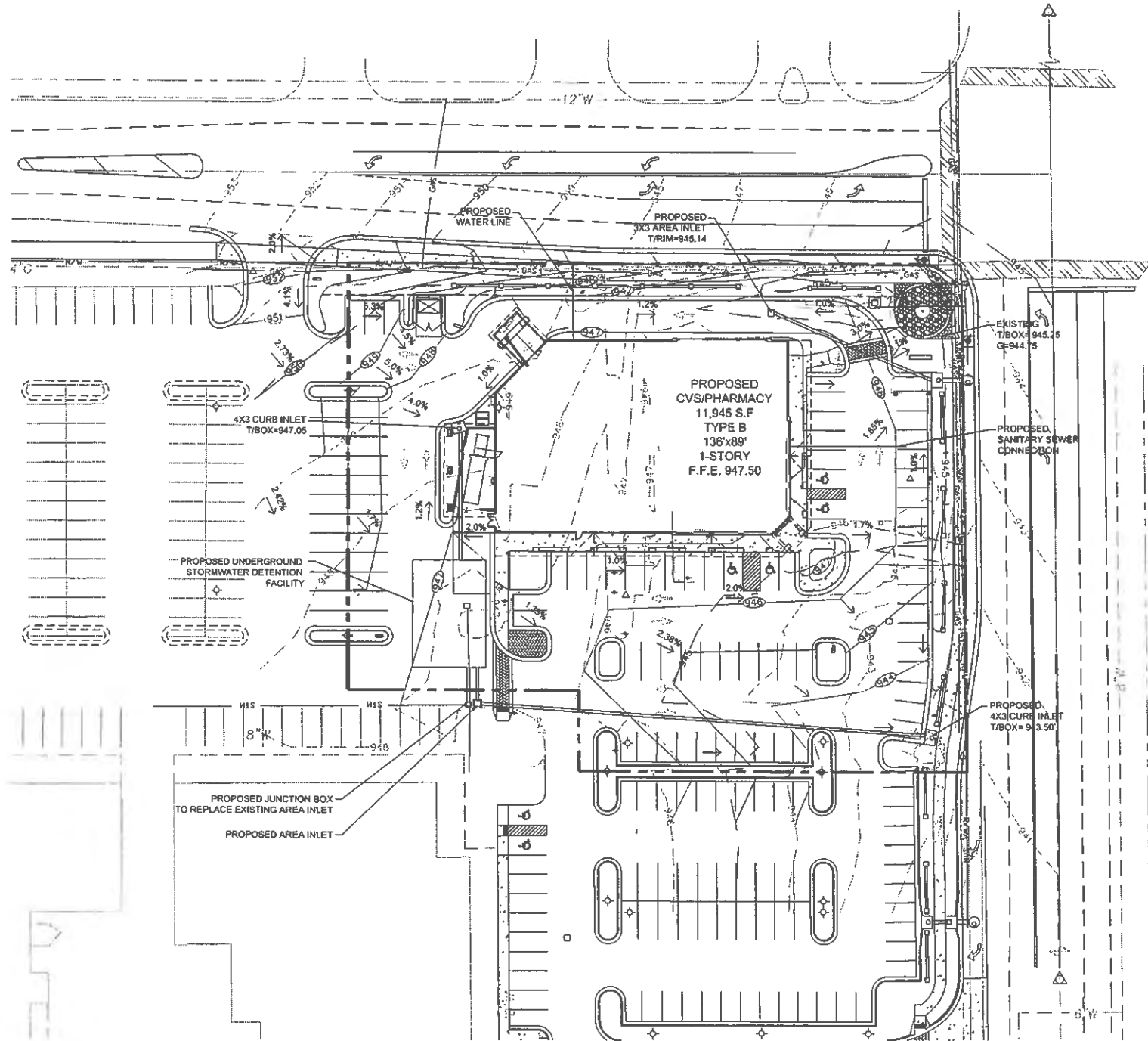
CVS/Pharmacy
 Site Improvement Plan
 Site Layout Plan
 8200 Mission Road
 Prairie Village, Kansas 66208

REV	DATE	DESCRIPTION
1	05.27.2011	PER CITY COMMENTS

DATE: May 6, 2011
 PROJECT NO.: 2008,612
 DESIGNED BY: LPE
 DRAWN BY: APB
 CHECKED BY: PAN

SHEET NO. 2
 OF 10 SHEETS

FILE NAME: S:\SDSK\PROJ\2008\612\Phase II\Plan\0612 -Grading & Utilities.dwg LAST SAVED BY: Kew Spore SAVED DATE: 6/27/2011 12:30 PM PLOTTED: 6/27/2011 12:32 PM



Legend

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF STORMWATER FLOW
- TOP OF PAVEMENT ELEVATION
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- SIGN

Civil Engineering
 Landscape Architecture
 Community Planning
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Landplan Engineering, P.A.
 Lawrence, KS • Kansas City, MO • Junction City, OR
 Blue Springs, MO

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CVS/
pharmacy

STORE NUMBER: 5261
 940 Mission & 82nd
 Prairie Village, KS 66208
 CVS Retail Store
 Civil Type Retail Store

CEDARWOOD
DEVELOPMENT, INC.

1100 WESTBROOK BLVD. SUITE 200
 LAWRENCE, KS 66044
 785.842.1111
 www.cedarwooddevelopment.com

CVS/Pharmacy
Site Improvements
Grading & Utility Plan
 8200 Mission Road
 Prairie Village, Kansas 66208

REV	DATE	DESCRIPTION
1	05.27.2011	REV CITY COMMENTS

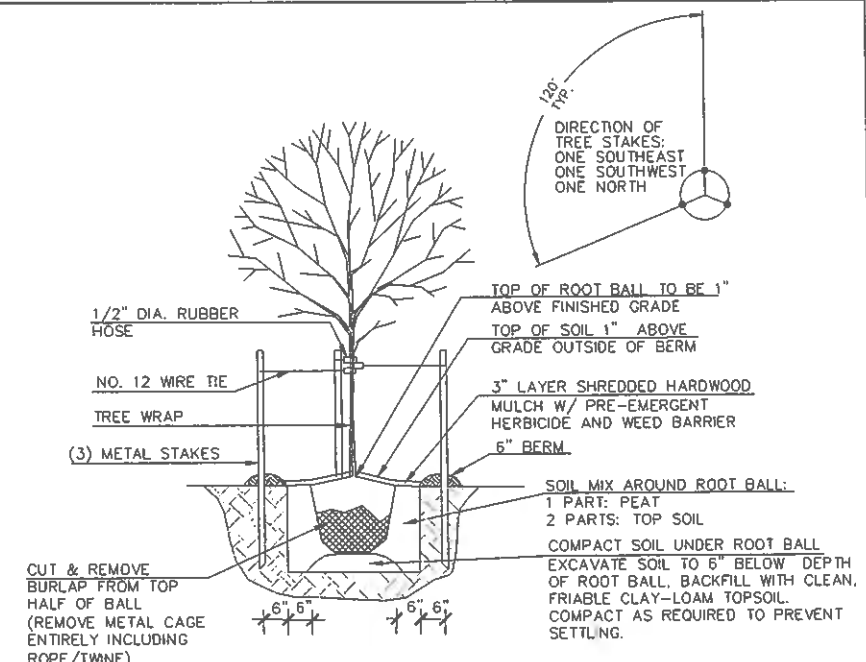
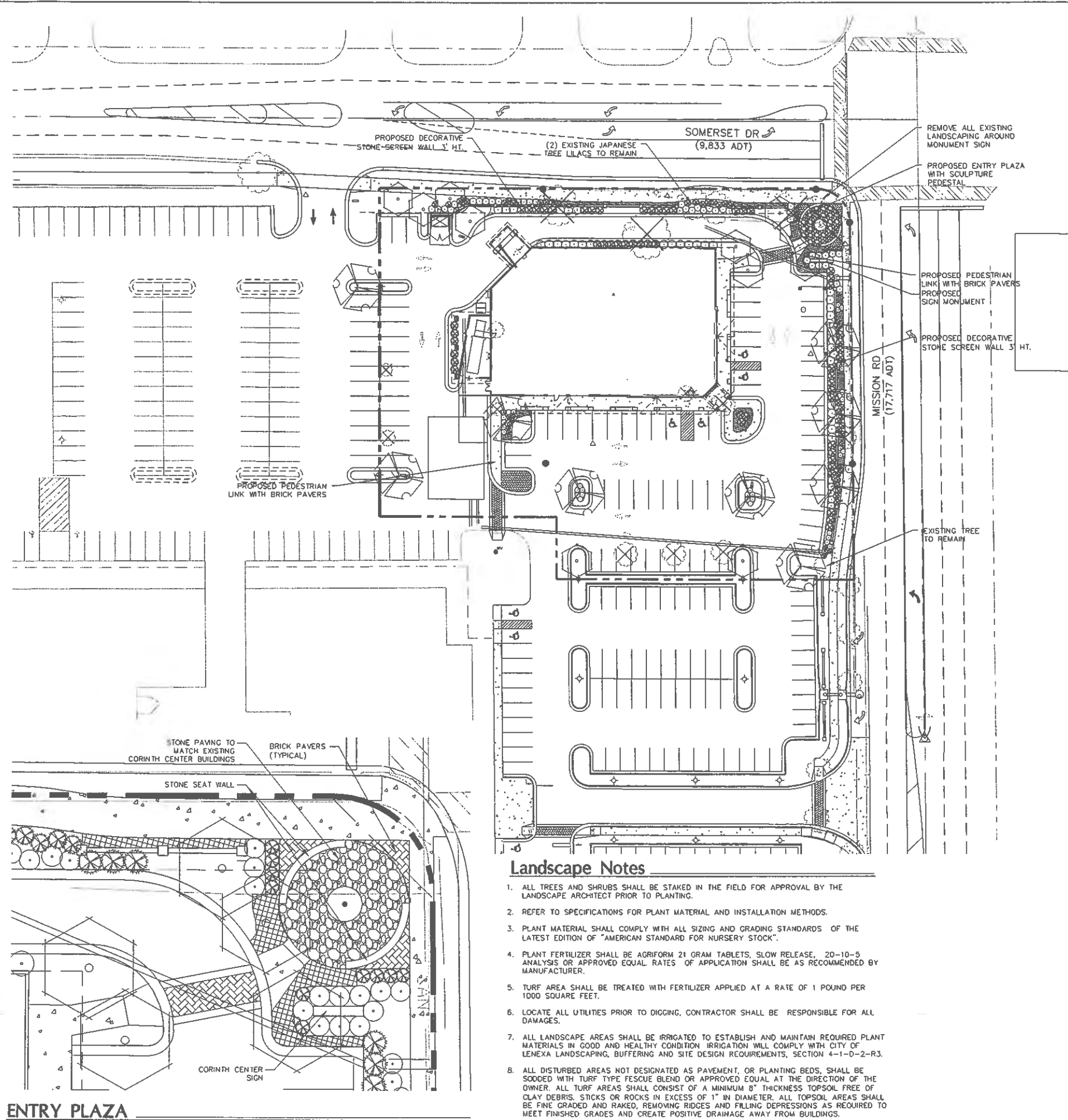
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SCALE: 1" = 30'

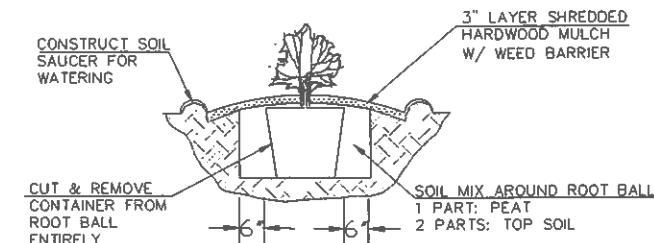
DATE: May 6, 2011
 PROJECT NO.: 2006,612
 DESIGNED BY: LPE
 DRAWN BY: APB
 CHECKED BY: PAM

ISSUE: **A**
 SHEET NO.: **3**
 OF 10 SHEETS

FILE NAME: S:\SDSK\PROJ\2008.612\Phase III\Planning\08612-landscape.dwg LAST SAVED BY: Kevin Spore SAVED DATE: 5/27/2011 12:46 PM PLOTTED: 5/27/2011 12:47 PM



Tree Planting Detail



Shrub Planting Detail

Landscape Summary

SYMBOL	KEY	QTY.	NAME	SIZE	CONC.
(Tree symbol)		3	EXISTING TREE TO REMAIN		
(Tree symbol)			EXISTING TREE TO BE REMOVED		
			ALL EXISTING SHRUBS WITHIN CVS/PHARMACY LEASE LIMITS ARE TO BE REMOVED		
		9	SHADE TREES		
AR			OCTOBER GLORY - ACER RUBRUM 'OCTOBER GLORY'	2" CAL	B&B
GT			SHADEMASTER HONEYLOCUST - GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'		
		11	ORNAMENTAL TREES		
CR			JAPANESE TREE LILAC - SYRINGA RETICULATA	1.5" CAL	B&B
CC			EASTERN REDBUD - CERCIIS CANADENSIS		
MS			RAINFIRE CRABAPPLE - MALUS SPECIES 'RAINFIRE'		
		113/114	DECIDUOUS/EVERGREEN SHRUBS		
SB			COLD FLAME SPIREA - SPIREA BUMALDA 'COLDFLAME'	3 GAL	CONT.
CA			NEW JERSEY TEA - CEANOTHUS AMERICANUS		
EA			DWARF WINGED BURNING BUSH - EUONYMUS ALATUS 'COMPACTUS'		
BT			ROSY CLOW BARBERRY - BERBERIS THUNBERGII VAR. ATROPURPUREA 'ROSY CLOW'		
TO			DENSE YEW - TAXUS X DENSIFORMIS		
SJ			SKYROCKET JUNIPER - JUNIPERUS SCOPULORUM 'SKYROCKET'		
JS			TAM JUNIPER - JUNIPERUS SABINA 'TAMARISCIFOLIA'		
JH			BLUE RIDG JUNIPER - JUNIPERUS HORIZONTALIS 'WILTONII'		
BG			GREEN MOUNTAIN BOXWOOD - BUXUS X 'GREEN VELVET'		
BM			WINTERGREEN BOXWOOD - BUXUS MICROPHYLLA 'WINTER GREEN'		
		480 S.F.	PERENNIALS		N/A
			DAFFODILS - YELLOW AND ORANGE IN COLOR	3.5" POT	N/A
			DAYLILIES - RED AND PURPLE IN COLOR		
			UMEROCK RUBY COREOPSIS - COREOPSIS SP. 'UMEROCK RUBY'	3.5" POT	N/A
			RAINFIRE DROPSAID - SPOROBOLUS-HETEROLEPIS		

Landscape Notes

- ALL TREES AND SHRUBS SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- REFER TO SPECIFICATIONS FOR PLANT MATERIAL AND INSTALLATION METHODS.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
- PLANT FERTILIZER SHALL BE AGRIFORM 21 GRAM TABLETS, SLOW RELEASE, 20-10-5 ANALYSIS OR APPROVED EQUAL RATES OF APPLICATION SHALL BE AS RECOMMENDED BY MANUFACTURER.
- TURF AREA SHALL BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 1 POUND PER 1000 SQUARE FEET.
- LOCATE ALL UTILITIES PRIOR TO DIGGING, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED TO ESTABLISH AND MAINTAIN REQUIRED PLANT MATERIALS IN GOOD AND HEALTHY CONDITION IRRIGATION WILL COMPLY WITH CITY OF LENEXA LANDSCAPING, BUFFERING AND SITE DESIGN REQUIREMENTS, SECTION 4-1-D-2-R3.
- ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT, OR PLANTING BEDS, SHALL BE SODDED WITH TURF TYPE FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- ALL PLANTING BEDS SHALL BE INSTALLED WITH WEED CONTROL BARRIER, NON-WOVEN FABRIC, POLYPROPYLENE OR POLYESTER, 3 OZ / SQ YD MIN.

ENTRY PLAZA

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SCALE: 1" = 30'

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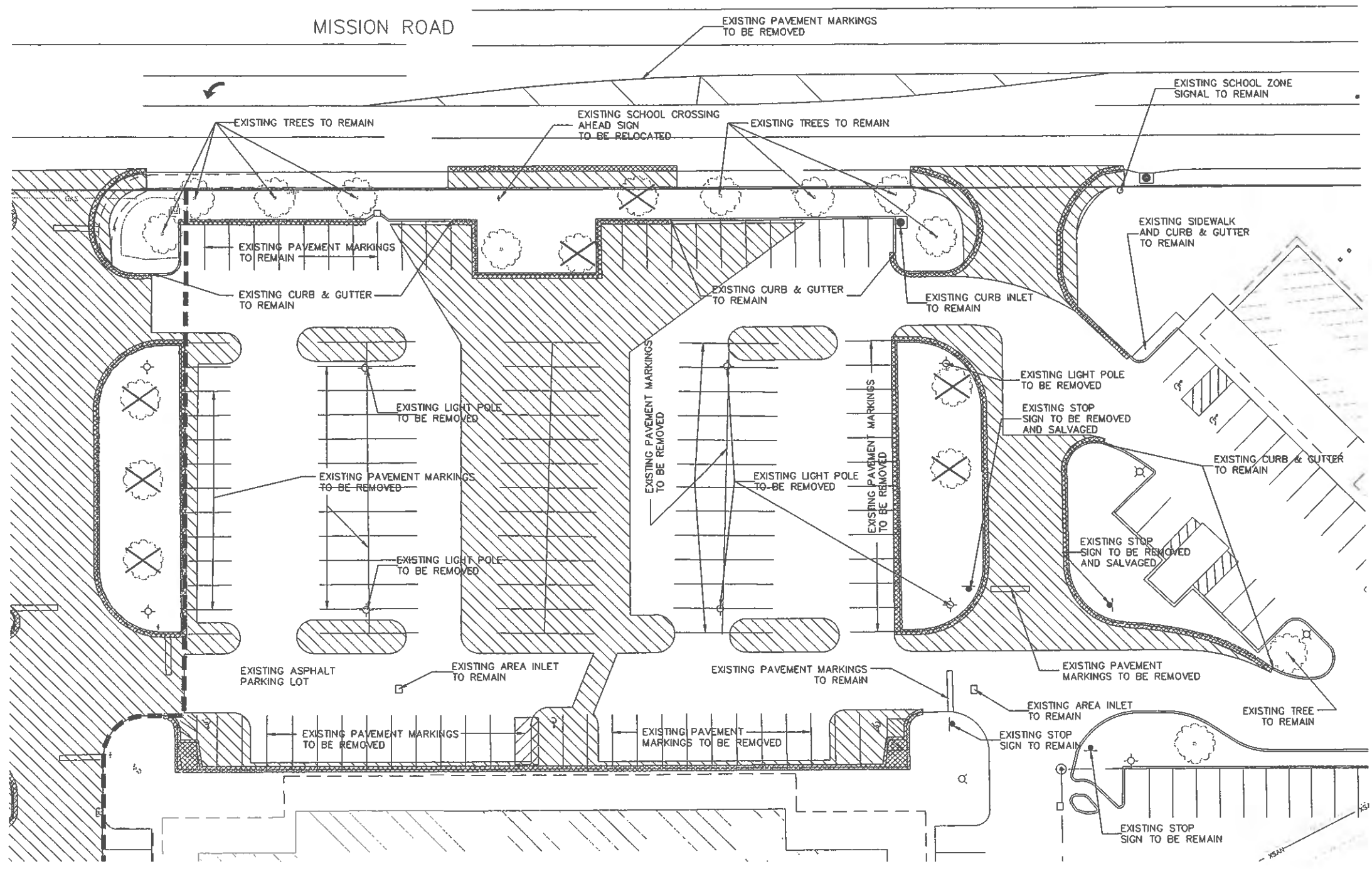
Landplan Engineering, P.A.
 14000 E. 151st St., Suite 100
 Overland Park, KS 66204
 Phone: (913) 241-1111
 Fax: (913) 241-1112
 www.landplaneng.com

CVS/Pharmacy
 Site Improvements
 Landscape Plan
 8200 Mission Road
 Prairie Village, Kansas 66208








DATE: May 4, 2011
 PROJECT NO.: 2008.612
 DESIGNED BY: LPE
 DRAWN BY: APS
 CHECKED BY: PAM

ISSUE SHEET NO.
 A 4
 OF 10 SHEETS

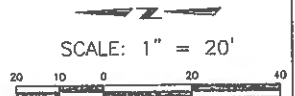
FILE NAME: S:\2011\20111091\CAD\Planning\11091 Demolition Plans.dwg LAST SAVED BY: Kelly Spore SAVED DATE: 5/6/2011 11:20 AM



Legend

-  PAVEMENT TO BE REMOVED
-  CURB & GUTTER TO BE REMOVED
-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO REMAIN
-  EXISTING LIGHT POLE
-  EXISTING SIGN
-  PROJECT LIMITS

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Landplan Engineering, P.A.
Landscape Architecture
Community Planning
Surveying

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Lawrence, KS 66044-2124
Tel: (781) 221-2124
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LANE
PROPERTY GROUP

1001 North Street, Ste. 200
Lawrence, KS 66044
Tel: 781-221-2124
Fax: 781-221-2124
Web: www.lane-property.com

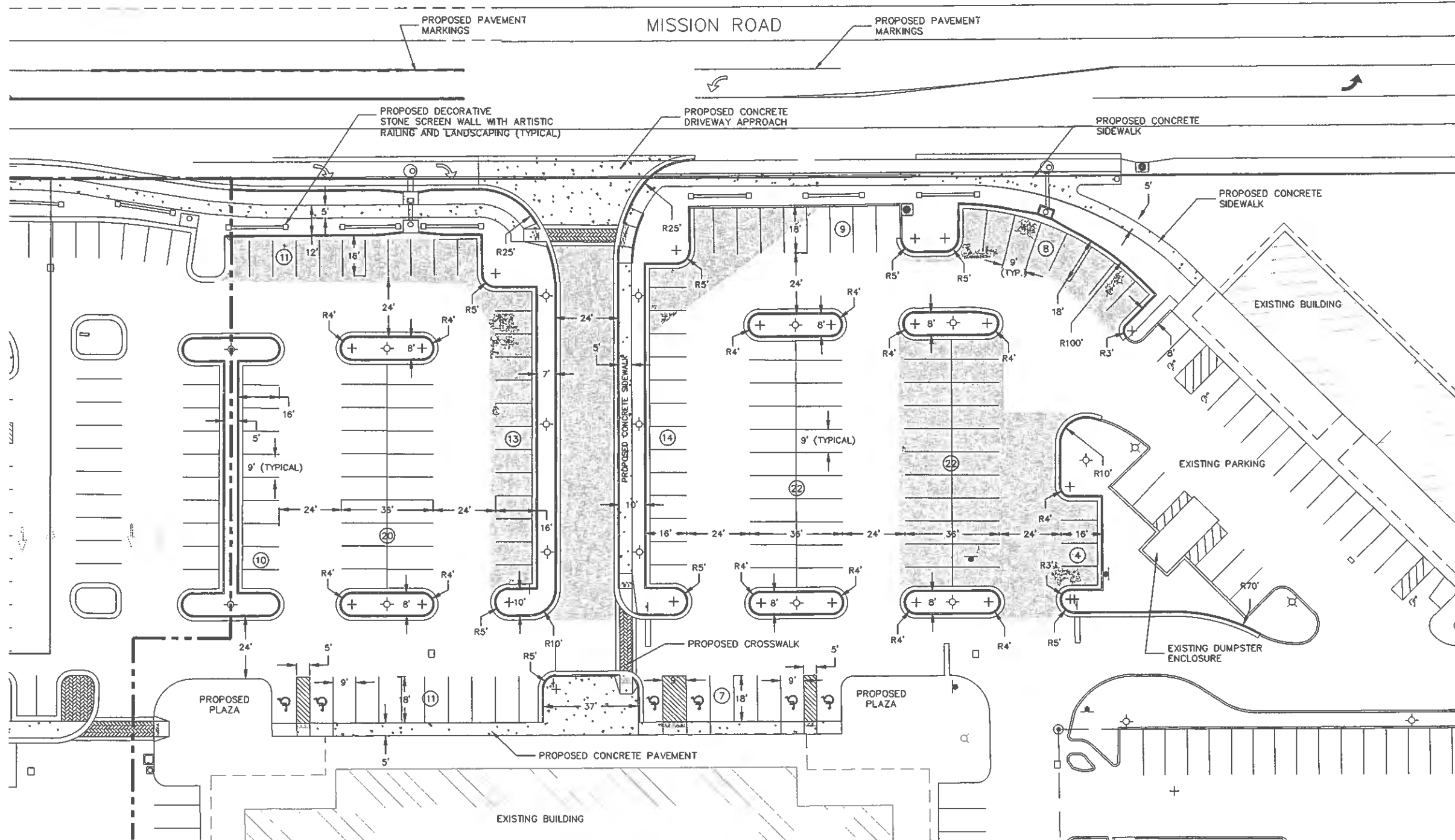
**Corinth Retail Center
Site Improvements
Parking Lot Demolition Plan
Somerset Drive & Mission Road
Prairie Village, Kansas**

REV.	DATE	DESCRIPTION

DATE: May 6, 2011
PROJECT NO.: 2011.1091
DESIGNED BY: LPE
DRAWN BY: KDS
CHECKED BY: PALM

ISSUE: **A** SHEET NO.: **6**
of 10 SHEETS

FILE NAME: S:\2011\2011091\CAO\Planning\11091_Site_Layout_Plan.dwg LAST SAVED BY: Keli Spore SAVED DATE: 5/27/2011 12:53 PM PLOTTED: 5/27/2011 12:57 PM



Existing Shopping Center Summary

AREA (SQ. FT.)		AREA (SQ. FT.)	
EXISTING BUILDINGS	197,314	PROPOSED BUILDING	200,737
EXISTING PAVEMENT	453,504	PROPOSED PAVEMENT	457,442
EXISTING IMPERVIOUS	650,818	PROPOSED IMPERVIOUS	658,179
EXISTING PERVIOUS	127,589	PROPOSED PERVIOUS	120,238
PROPERTY AREA	778,417	PROPERTY AREA	778,417
EXISTING SHOPPING CENTER PARKING	1,036 SPACES	PROPOSED SHOPPING CENTER PARKING	1,061 SPACES

Parking Summary

(WITHIN THE IMPROVED AREA)	
TOTAL EXISTING PARKING STALLS	147
EXISTING ACCESSIBLE STALLS	3
TOTAL PROPOSED PARKING STALLS	151
PROPOSED ACCESSIBLE STALLS	6

Green Space Summary

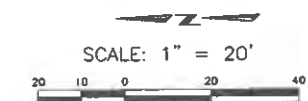
(WITHIN THE IMPROVED AREA)	
TOTAL EXISTING GREEN SPACE	14,200 S.F.
TOTAL PROPOSED GREEN SPACE	13,800 S.F.

Legend

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- SIGN
- PROPOSED ACCESSIBLE PARKING STALLS

DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED

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LANE 4
PROPERTY GROUP

1001 Liberty Street, 3rd Floor
Kansas City, Missouri 64113
Tel: 816.488.1412
Fax: 816.488.1411
Web: www.lane4group.com

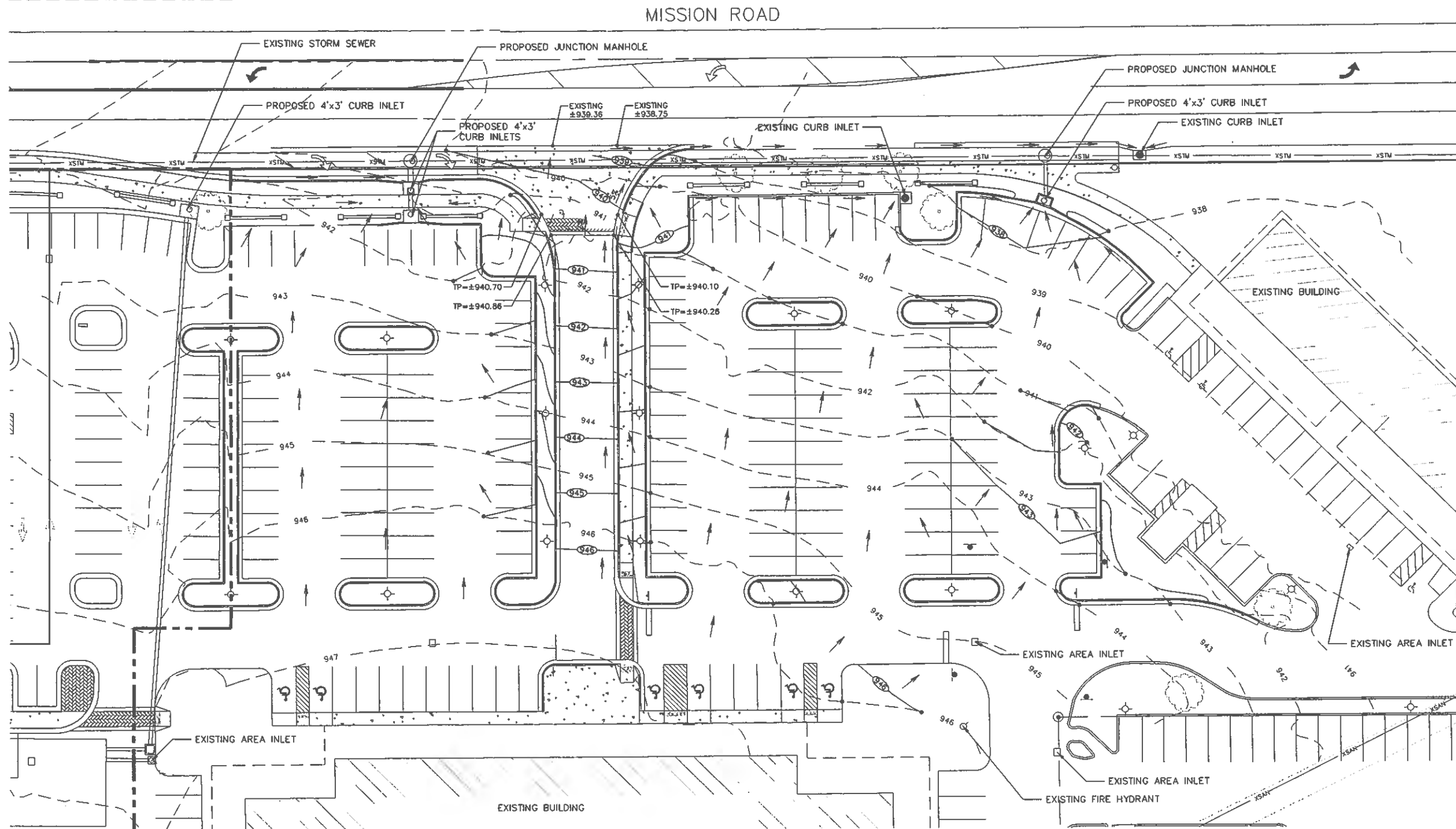
**Corinth Retail Center
Site Improvements
Parking Lot Site Layout Plan
Somerset Drive & Mission Road
Prairie Village, Kansas**

REV	DATE	DESCRIPTION
1	05/27/2011	FEED CITY COMMENTS

DATE:	May 8, 2011
PROJECT NO.:	2011.1091
DESIGNED BY:	LPE
DRAWN BY:	KOS
CHECKED BY:	PAM

ISSUE	SHEET NO.
A	7
OF 10 SHEETS	

FILE NAME: S:\2011\2011091\CAD\Planning\11091 Grading & Utility Plan.dwg LAST SAVED BY: Kevin Spore SAVED DATE: 5/27/2011 1:12 PM PLOTTED: 5/27/2011 1:13 PM



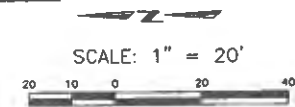
Benchmarks

- A CHISELED "□" ON THE CENTER OF THE FRONT FACE OF A 5'x4' CONCRETE CURB INLET IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SOMERSET DRIVE AND MISSION ROAD. ELEVATION = 945.01 FT. A.M.S.L. DATUM: JOHNSON COUNTY VERTICAL CONTROL NETWORK
- A CHISELED "□" ON THE SOUTHWEST CORNER OF A 6'x4' CONCRETE CURB INLET ON THE WEST SIDE OF THE SOUTH ENTRANCE TO CLARIDGE COURT APARTMENTS. ELEVATION = 937.93 FT. A.M.S.L. DATUM: JOHNSON COUNTY VERTICAL CONTROL NETWORK
- AN ALUMINUM DISK STAMPED "BM 856" ON THE TOP OF A 12-INCH WIDE CONCRETE HEADWALL AT THE SOUTHWEST CORNER OF A CONCRETE BOX CULVERT ON THE SOUTH SIDE OF SOMERSET DRIVE 0.2 MILES EAST FROM THE INTERSECTION OF SOMERSET DRIVE AND MISSION ROAD. ELEVATION = 929.12 FT. A.M.S.L. DATUM: JOHNSON COUNTY VERTICAL CONTROL NETWORK

Legend

- 944 - EXISTING CONTOUR
 - 944 - PROPOSED CONTOUR
 - - - - DIRECTION OF STORMWATER FLOW
 - TP - TOP OF PAVEMENT ELEVATION
 - ○ - PROPOSED LIGHT POLE
 - ○ - EXISTING LIGHT POLE
 - p - SIGN
- EXISTING CONTOUR INFORMATION PROVIDED BY:
JOHNSON COUNTY AUTOMATED INFORMATION MAPPING SYSTEM (AIMS)

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LANE 4
PROPERTY GROUP

LANE 4 Property Group, Inc.
1001 W. 12th Street, Suite 100
Lawrence, KS 66044
Tel: 785.843.1411
Fax: 785.843.1411
Web: www.lane4group.com

Corinth Retail Center
Site Improvements
Grading & Utility Plan
Somerset Drive & Mission Road
Prairie Village, Kansas

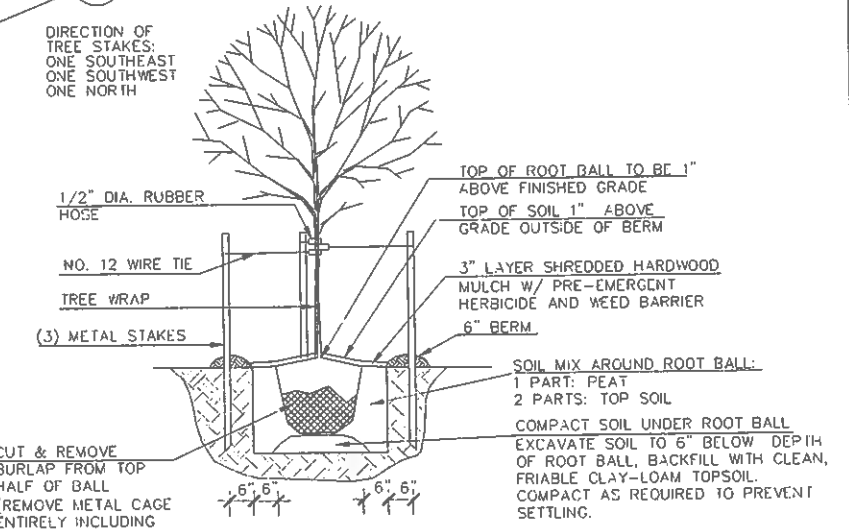
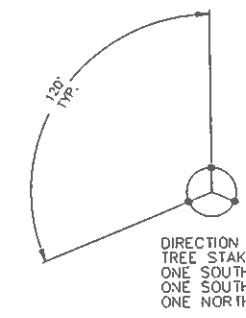
REV	DATE	DESCRIPTION
1	05/27/2011	PER CITY COMMENTS

DATE:	May 9, 2011
PROJECT NO.:	2011.1091
DESIGNED BY:	LPE
DRAWN BY:	ADM
CHECKED BY:	PAM

ISSUE	SHEET NO.
A	8
OF 10 SHEETS	

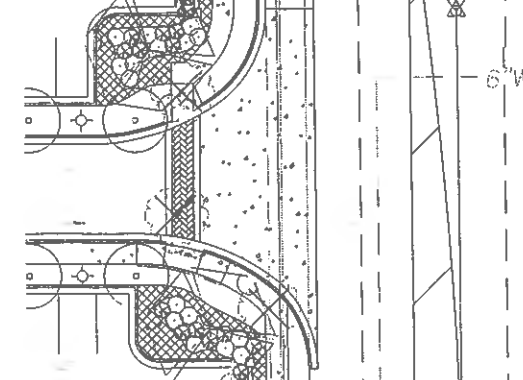
Landscape Summary

SYMBOL	KEY	QTY.	NAME	SIZE	CONC.
	0		EXISTING TREE TO REMAIN		
			EXISTING TREE TO BE REMOVED		
	10		SHADE TREES		
UP			LACEDARK ELM - ULMUS PARVIFOLIA 'LACEDARK'	2" CAL MIN.	B&B
QR			NORTHERN RED OAK - QUERCUS RUBRA		
GT			SHADEMASTER HONEYLOCUST - GLEDITSIA TRIACANTHOS 'SHADEMASTER'		
	16		ORNAMENTAL TREES		
SR			JAPANESE TREE LILAC - SYRINGA RETICULATA	1.5" CAL MIN.	B&B
MS			RAINFIRE CRABAPPLE - MALUS SPECIES 'RAINFIRE'		
	12		COLUMNAR TREES		
SB			BOWHALL MAPLE - ACER RUBRUM 'BOWHALL'	1.5" CAL MIN.	B&B
	92/83		DECIDUOUS/EVERGREEN SHRUBS		
SB			GOLD FLAME SPIREA - SPIREA BUMALDA 'GOLDFLAME'	3 GAL.	CONT.
CA			NEW JERSEY TEA - CEANOTHUS AMERICANUS		
EA			DWARF WINGED BURNING BUSH - EUONYMUS ALATUS 'COMPACTUS'		
BT			CRIMSON PYGMY BARBERRY - BERBERIS THUNBERGII VAR. ATROPURPUREA 'CRIMSON PYGMY'		
TD			DENSE YEW - TAXUS X DENSIFORMIS		
JS			BROADMOOR JUNIPER - JUNIPERUS SABINA 'BROADMOOR'		
JH			BLUE RUG JUNIPER - JUNIPERUS HORIZONTALIS 'WILTONI'		
BG			GREEN MOUNTAIN BOXWOOD - BUXUS X 'GREEN VELVET'		
BM			WINTERGREEN BOXWOOD - BUXUS MICROPHYLLA 'WINTER GREEN'		
N/A	790 S.F.		PERENNIALS		N/A
			DAFFODILS - YELLOW AND ORANGE IN COLOR	3.5" POT	N/A
			DAYLILIES - RED AND PURPLE IN COLOR		
			1-MEROCK RUBY COREOPSIS - COREOPSIS SP '1-MEROCK RUBY'		



Tree Planting Detail

9. ALL PLANTING BEDS SHALL BE INSTALLED WITH WEED CONTROL BARRIER, NON-WOVEN FABRIC: POLYPROPYLENE OR POLYESTER, 3 OZ / SQ YD MIN.

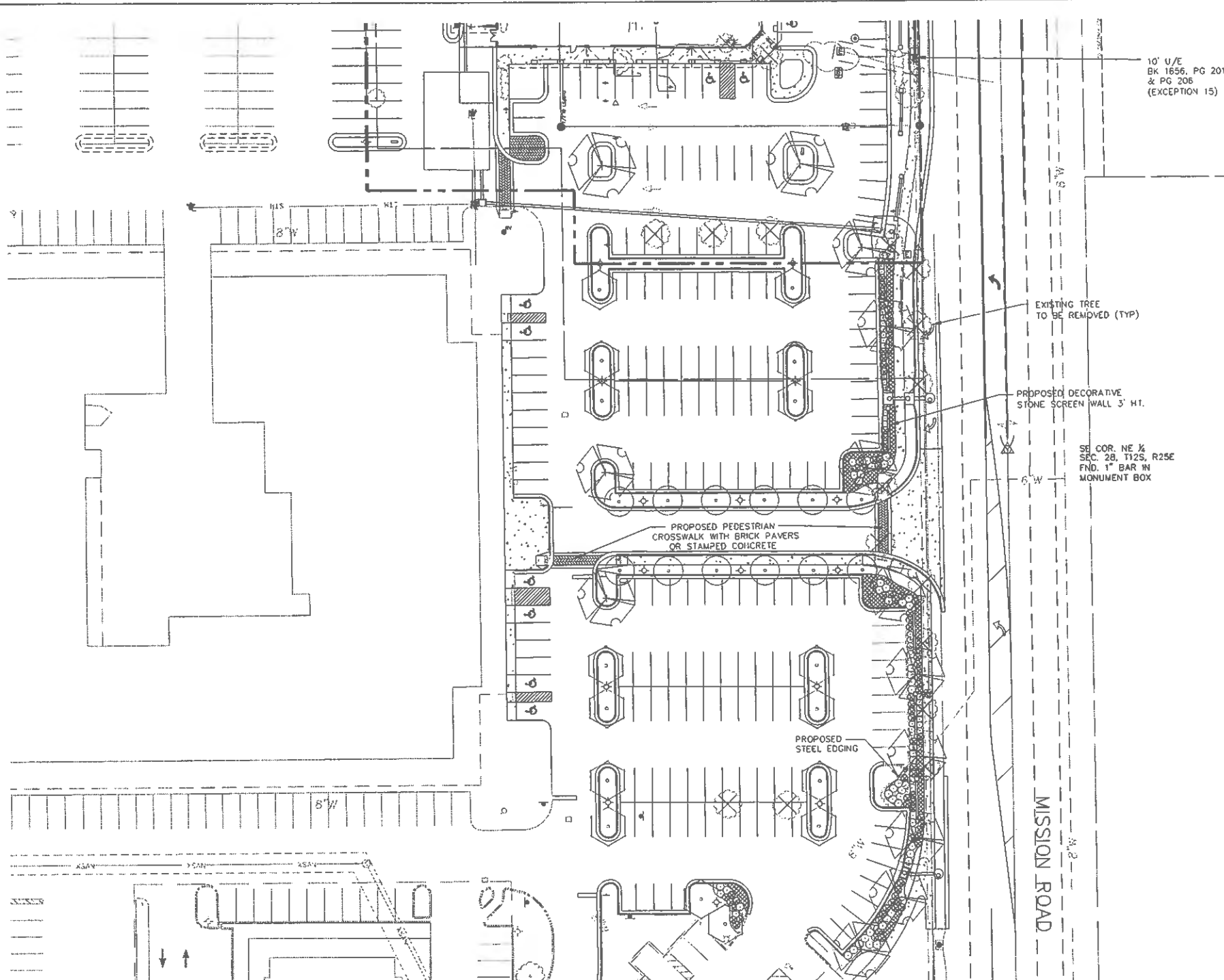


Entrance Detail

Shrub Planting Detail

Landscape Notes

- ALL TREES AND SHRUBS SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING
- REFER TO SPECIFICATIONS FOR PLANT MATERIAL AND INSTALLATION METHODS.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
- PLANT FERTILIZER SHALL BE AGRIFORV 21 GRAM TABLETS, SLOW RELEASE, 20-10-5 ANALYSIS OR APPROVED EQUAL. RATES OF APPLICATION SHALL BE AS RECOMMENDED BY MANUFACTURER.
- TURF AREA SHALL BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 1 POUND PER 1000 SQUARE FEET.
- LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED TO ESTABLISH AND MAINTAIN REQUIRED PLANT MATERIALS IN GOOD AND HEALTHY CONDITION. IRRIGATION SHALL COMPLY WITH CITY OF LENEXA LANDSCAPING, BUFFERING AND SITE DESIGN REQUIREMENTS, SECTION 4-1-D-2-R3.
- ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT, OR PLANTING BEDS, SHALL BE SODDED WITH TURF TYPE FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS.



Civil Engineering
 Landscape Architecture
 Community Planning
 Surveying

Landplan Engineering, P.A.
 1800 Commerce, Suite 400
 Lenexa, KS 66151
 Phone: (816) 261-4112
 Fax: (816) 261-4114
 Email: info@landplan.com

LANE 4
 PROPERTY GROUP

LANE 4 Property Group, Inc.
 1800 Commerce, Suite 400
 Lenexa, KS 66151
 Phone: (816) 261-4112
 Fax: (816) 261-4114
 Email: info@lane4.com

Corinth Retail Center
 Site Improvements
 Parking Lot Landscape Plan
 Somerset Drive & Mission Road
 Prairie Village, Kansas

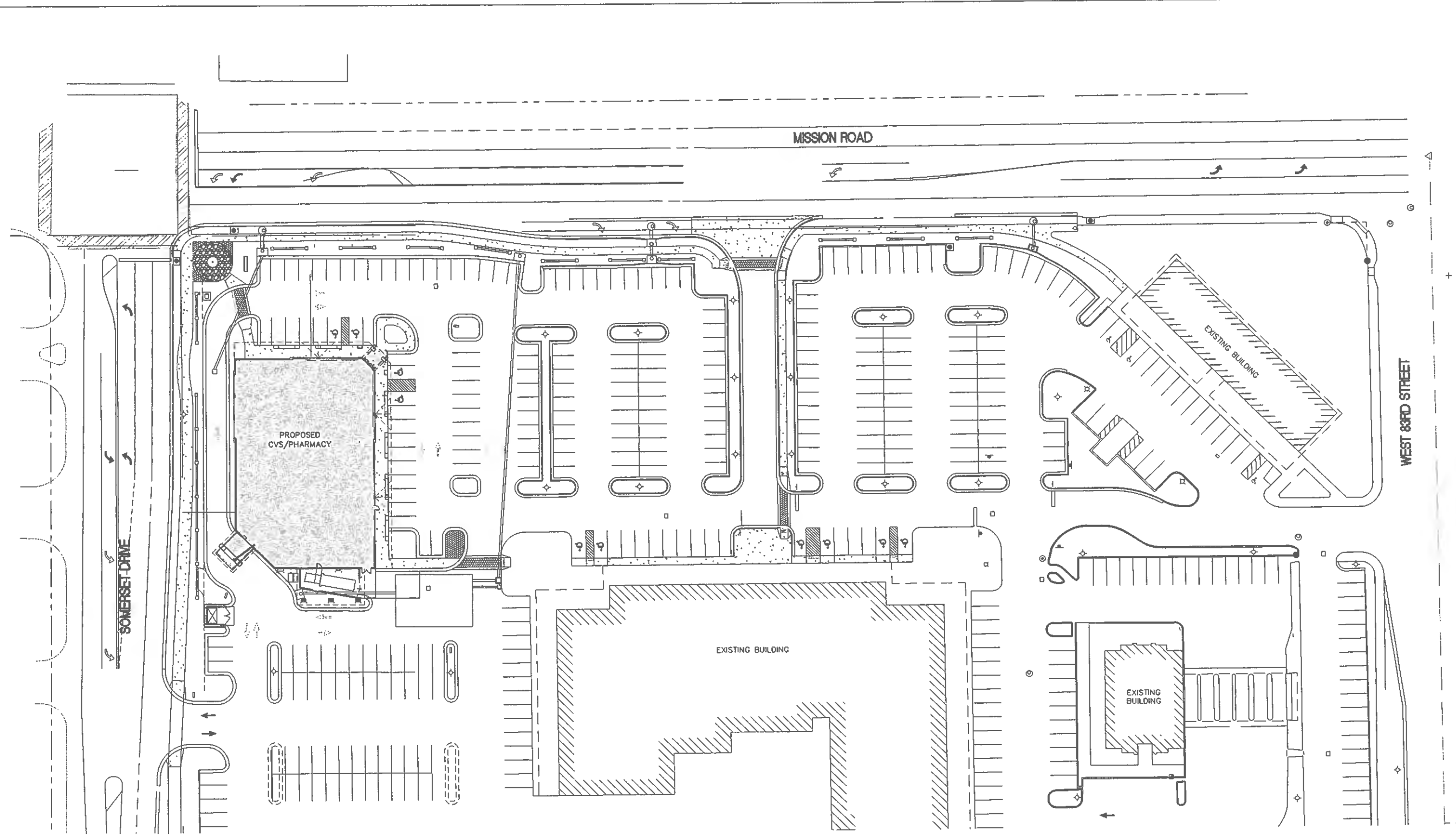
REV.	DATE	DESCRIPTION
1	05/27/2011	PER CITY COMMENTS

THIS DOCUMENT FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

SCALE: 1" = 30'

DATE:	May 6, 2011
PROJECT NO.:	2011.1091
DESIGNED BY:	LPE
DRAWN BY:	PAM
CHECKED BY:	PAM
ISSUE:	A
SHEET NO.:	9
OF 10 SHEETS	

FILE NAME: S:\2011\2011091\CAD\Planning\11091 Composite Plan.dwg LAST SAVED BY: Kevin Spore SAVED DATE: 5/27/2011 1:24 PM PLOTTED: 5/27/2011 1:25 PM



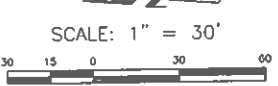
Existing Shopping Center Summary

AREA (SQ. FT.)		AREA (SQ. FT.)	
EXISTING BUILDINGS	197,314	PROPOSED BUILDING	200,737
EXISTING PAVEMENT	453,504	PROPOSED PAVEMENT	457,442
EXISTING IMPERVIOUS	650,818	PROPOSED IMPERVIOUS	658,179
EXISTING PERVIOUS	127,599	PROPOSED PERVIOUS	120,238
PROPERTY AREA	778,417	PROPERTY AREA	778,417
EXISTING SHOPPING CENTER PARKING	1,036 SPACES	PROPOSED SHOPPING CENTER PARKING	1,061 SPACES

Legend

- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- SIGN
- PROPOSED ACCESSIBLE PARKING STALLS

THIS DOCUMENT FOR
PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION



Landplan Engineering, P.A.
Landscape Architecture
Community Planning
Surveying

1000 N. Leaning Tower Blvd.
Suite 400
Lawrence, KS 66044
Tel: (785) 842-1122
Fax: (785) 842-1124
www.landplaneng.com

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LANE4
PROPERTY GROUP

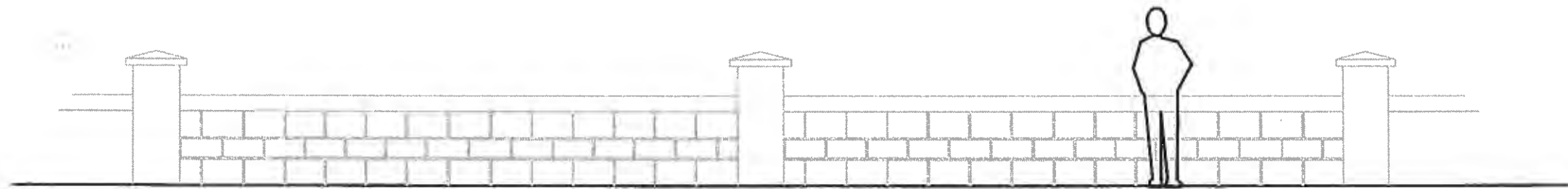
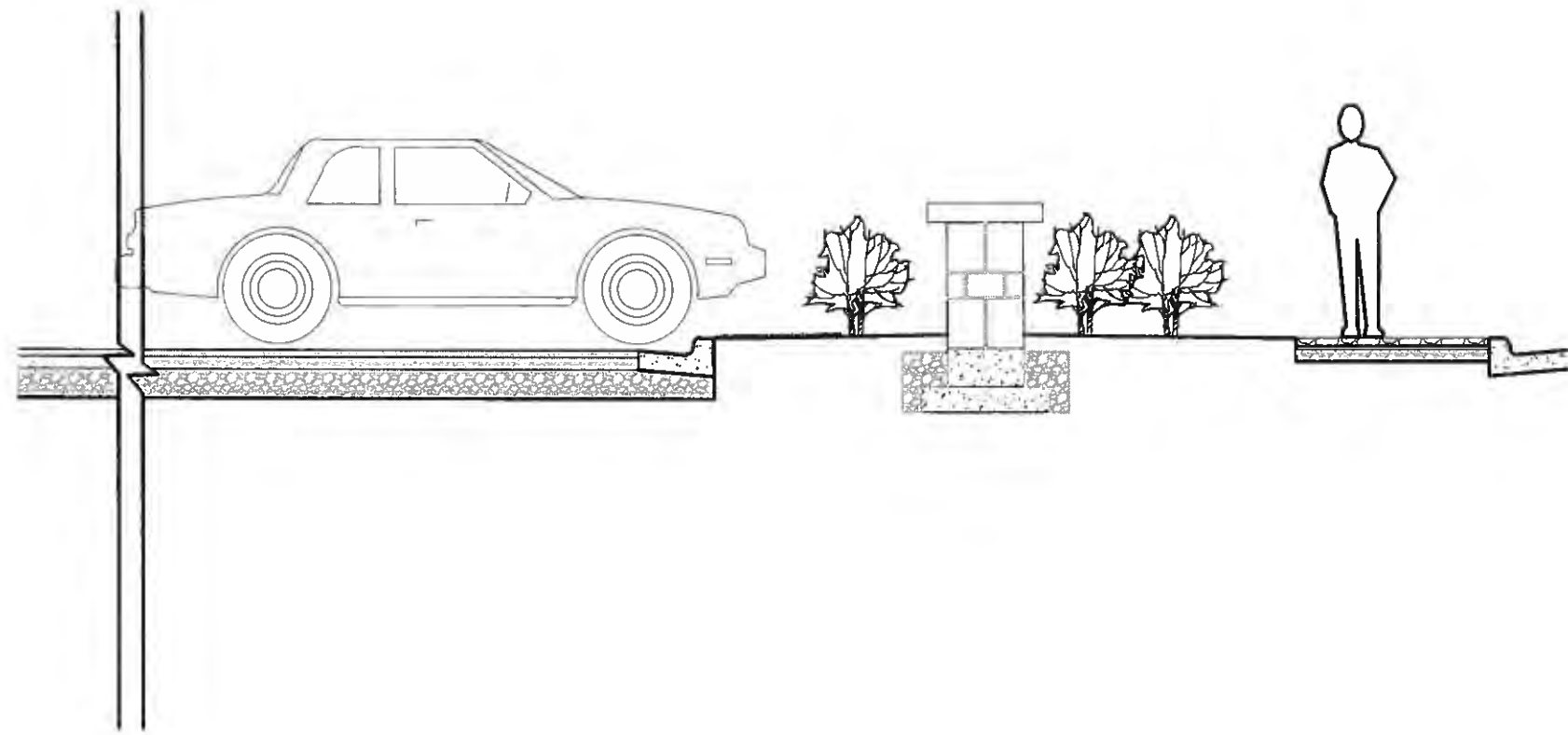
LANE4 Property Group, Inc.
1000 N. Leaning Tower Blvd., Suite 400
Lawrence, KS 66044
Tel: (785) 842-1122
Fax: (785) 842-1124
www.lane4group.com

**Corinth Retail Center
Site Improvements
Composite Plan
Somerset Drive & Mission Road
Prairie Village, Kansas**

REV	DATE	DESCRIPTION
1	05.27.2011	PER CITY COMMENTS

DATE: May 6, 2011
PROJECT NO.: 2011.1091
DESIGNED BY: LPS
DRAWN BY: HDS
CHECKED BY: PAM

ISSUE: **A**
SHEET NO.: **10**
OF 10 SHEETS



SCREENWALL

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: June 7, 2011 Planning Commission Meeting

Project # 010002401

Application: PC 2011-107

Request: Site Plan Approval for the Installation of Two Platform Tennis Courts

Property Address: 6510 Mission Road

Applicant: Homestead Country Club

Current Zoning and Land Use: R-1A Single-Family Residential District-Country Club

Surrounding Zoning and Land Use:

- North:** R-1A Single-Family Residential Dwelling – Single Family Dwellings
- West:** R-1A Single-Family Residential Dwelling – Single Family Dwellings
- South:** R-1A Single-Family Residential Dwelling – Single Family Dwellings
- East:** Residential Mission Hills

Legal Description: Lot 1 and Lot A Block II, Indian Fields

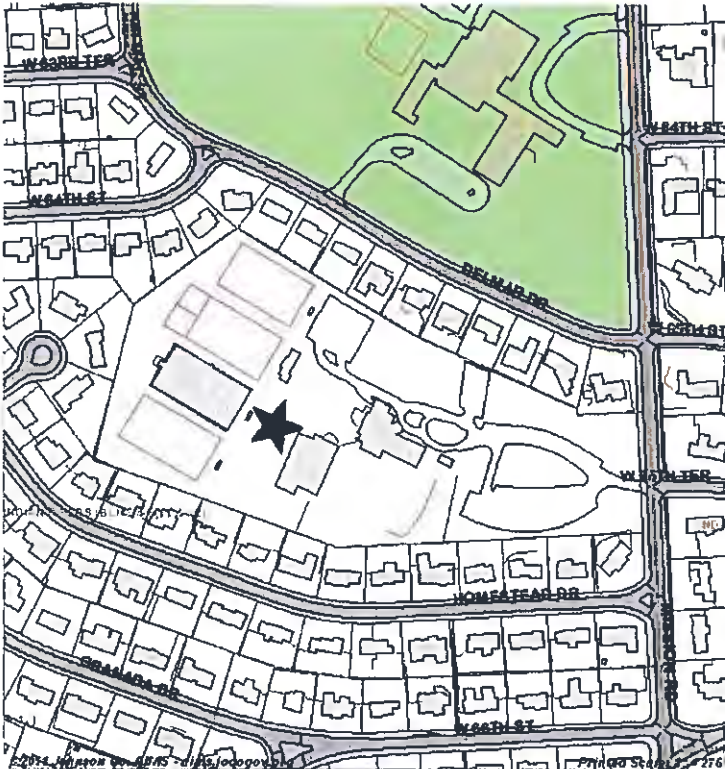
Property Area: 14.48 Acres

Related Case Files:

- PC 1988 - 109 Site Plan Approval for Addition to Tennis Pro Shop
- PC 1992 - 102 Addition to Four Seasons Building
- PC 1996-107 Site Plan Approval for Air Supported Structure Pavilions
- PC 2001-107 Site Plan Approval for New Swim and Tennis

Attachments: Application, Site Plan, Project Photos

General Location Map



Aerial Map



COMMENTS:

Homestead Country Club is requesting Site Plan Approval to install two platform tennis courts. The courts are proposed to be located in the area between the existing covered tennis courts and the fitness center.

Platform tennis is primarily a doubles sport that is played year around. The game is played on an elevated aluminum deck $\frac{1}{4}$ the size of tennis court and is surrounded by a 12' high superstructure with taut, 16-gauge "chicken wire" fencing which allows play off the walls, as in racquetball and squash. The court is 44' long and 20' wide on a deck with a playing area 60' by 30'.

The base of a platform tennis court is usually enclosed, allowing for a heating system beneath the deck (propane, natural gas or kerosene.) The heating system melts ice off the aggregate deck surface, allowing athletes to play outdoors in all weather conditions. Most courts have lighting systems for winter so the game can be enjoyed year-round. The proposed courts for Homestead will be lighted and skirted.

Platform tennis paddles are made of a composite material with aerodynamic holes drilled in the head. Paddles are approximately 18" long. The spongy, rubber ball measures 2.5" in diameter. A flocking material on its exterior keeps the ball from skidding.

The American Platform Tennis Association (APTA) was found in 1934 and has created the Official Rules of Platform Tennis. APTA also promotes the sport and oversees national tournaments.

In the Kansas City area, platform tennis courts are located at The Carriage Club and the Kansas City Country Club. Each has two courts.

When the air-inflated structure was approved for Homestead, hours of operation were a condition of approval. The hours were 6:00 am to 10:00 pm, Monday-Friday, and 8:00 am to 10:00 pm, Saturday and Sunday. This condition should also apply to the platform tennis courts.

The applicant held a neighborhood meeting on May 12, 2011 and eight property owners were in attendance. The questions were mainly about the construction, drainage and landscape screening. One neighbor requested that the south side of the courts be screened with evergreens near the courts so they would still maintain their open view. Homestead agreed to further research this issue and has taken it to the Board.

In accordance with section 19.32.030, the Planning Commission shall give consideration to the following criteria in approving or disapproving the site plan:

- 1. The site is capable of accommodating the buildings, parking areas, and drives with appropriate open space and landscape.**
The site is approximately 14.5 acres in area and is adequate in size to accommodate the proposed structure. No additional parking areas and drives have been proposed. The proposed structure will be approximately 200' from the

south property line, 340' from the west property line and 340' from the north property line. The platform tennis courts will not be visible from Mission Road which is to the east. Neighbors to the south have requested that evergreen screening be provided on the south side of the courts.

2. **Utilities are available with adequate capacity to serve the proposed development.**
The property is currently served with all utilities and the only change will be the addition of some electrical line in order to light the courts. No additional needs are contemplated for water and sewer services.
 3. **The plan provides for adequate management of storm water runoff.**
The platform is set on 21 twelve inch piers and the platform is designed so that water drains through it to the ground. Therefore very little impervious surface will be created and the site should adequately handle the storm water.
 4. **The plan provides for safe and easy ingress, egress and internal traffic circulation.**
No change is being proposed in the current egress to the property or in the traffic circulation. No new parking is proposed or anticipated as part of this project.
 5. **The plan is consistent with good planning and site engineering design principles.**
The proposed platform tennis courts have been located between two existing facilities on the site - the tennis courts on the west and the fitness center on the east. To the north is a children's playground and south is open lawn area. The proposed location should have a minimum negative impact on neighboring properties. The addition of some evergreen landscaping on the south side of the courts should mitigate the concerns of the property owners along Homestead Drive. The light poles are approximately 20' tall and the light fixture is a shoebox design that diverts light down. The applicant has submitted a photo metric lighting plan that meets the outdoor lighting ordinance, which is 0.0 foot candles at the property line.
 6. **An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.**
The proposed platform tennis courts are not of the same design as facilities in the surrounding neighborhood but they are similar to the existing tennis courts at Homestead Country Club. As stated earlier, platform tennis courts are currently in existence at The Carriage Club and the Kansas City Country Club where they are close to residences.
 7. **The plan represents an overall development pattern that is consistent with the comprehensive plan (Village Vision) and other adopted planning policies.**
One of the primary objectives of the comprehensive plan is to encourage the reinvestment in the community to maintain the quality of life in Prairie Village. The Homestead Country Club is one of the unique amenities that sets Prairie Village apart from competing areas south of I-435 and the City should support the Club in order to maintain its competitive position. This application is consistent with the comprehensive plan in encouraging reinvestment in the community.
-

RECOMMENDATION:

It is the recommendation of the Staff that the Planning Commission approve the site plan for the installation of two platform tennis courts at Homestead Country Club subject to the following conditions:

- 1) That the platform tennis courts will be located as shown on the site plan submitted.
 - 2) That the outdoor lighting be in compliance with the outdoor lighting ordinance.
 - 3) That the applicant prepare a landscape plan to provide evergreen screening in the south side of the courts and submit it to Staff for review and approval. The landscaping shall be installed prior to the time the courts are open for use.
 - 4) That the base of the courts be skirted with a material that is compatible with the court design.
 - 5) That the hours of operation shall be 6:00 am to 10:00 pm, Monday-Friday, and 8:00 am to 10:00 pm, Saturday and Sunday.
-

Existing Courts Kansas City Country Club

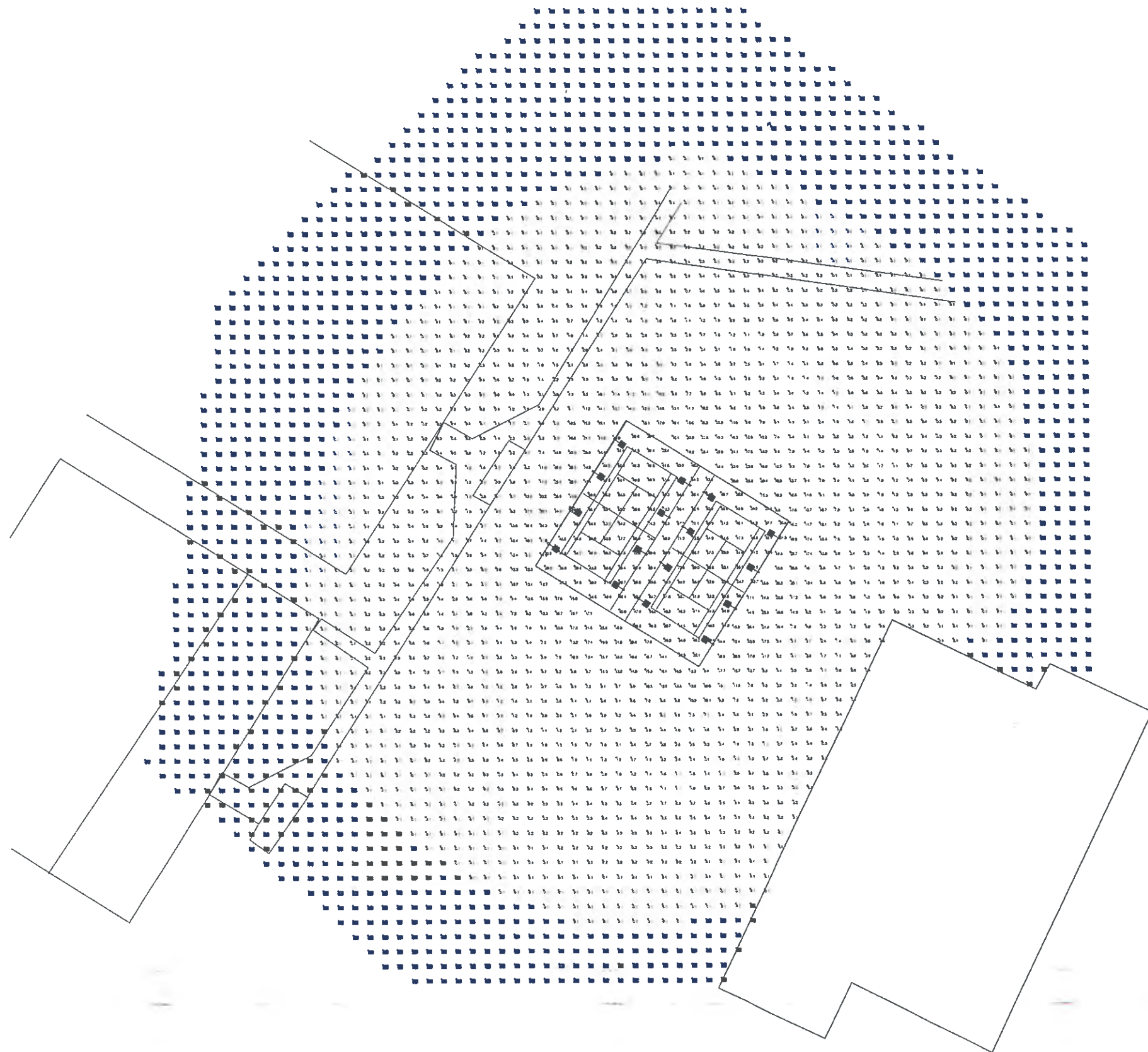


Looking South



Looking East





FIXTURE MOUNTING HEIGHT: 24' AFG
 TILT ANGLE: 0° ABOVE HORIZONTAL
 ISOLINES AT .1 FC
 POLES BY OTHERS
 CUSTOMER DESIGN
 HIGHLIGHTED POINTS AT 0 FC

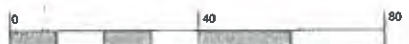
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts
—■	16	A	SINGLE	40000	0.750	AC2640-M (400W FSMH)	450

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
COURTS_Top_1_1	51.20	74.4	27.3	1.88	2.73
SITE	1.57	28.9	0.0	N.A.	N.A.

Date: 5/20/2011 Scale: 1"=20' Layout by: MARK JANAKY
 Project Name: HOMESTEAD COURTS - R2 Customer No: #92326

Filename: V:\CommonAppEng\Working\Mj\110516RG1MDJR2.AGI
 Footcandles calculated at grade using mean lumen values

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaires test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.



STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, BWR, Planning Consultant
DATE: June 7, 2011 Planning Commission Meeting

Project # 010002401

Application: PC 2011-109

Request: Site Plan approval for a wireless communication equipment installation

Property Address: 3921 W. 63rd Street, Consolidated Fire District No. 2

Applicant: SSC Inc. on behalf of T-Mobile

Current Zoning and Land Use: R-1a Single-family Residential District - existing use is a fire station

Surrounding Zoning and Land Use: North is R-1b Single-family Residential District – church and single family; south, east and west R-1a Single-family Residential District – the use is a middle school.

Legal Description: Indian Fields, Lot 3, BLK A

Property Area: 1.25 acres

Related Case Files: PC 97-110 – Site Plan Approval for Fire Station
PC 2010-03 – Special Use Permit for a wireless communications facility
PC 2010-115 Site Plan Approval for AT&T

Attachments: Application, proposed plans, current photos

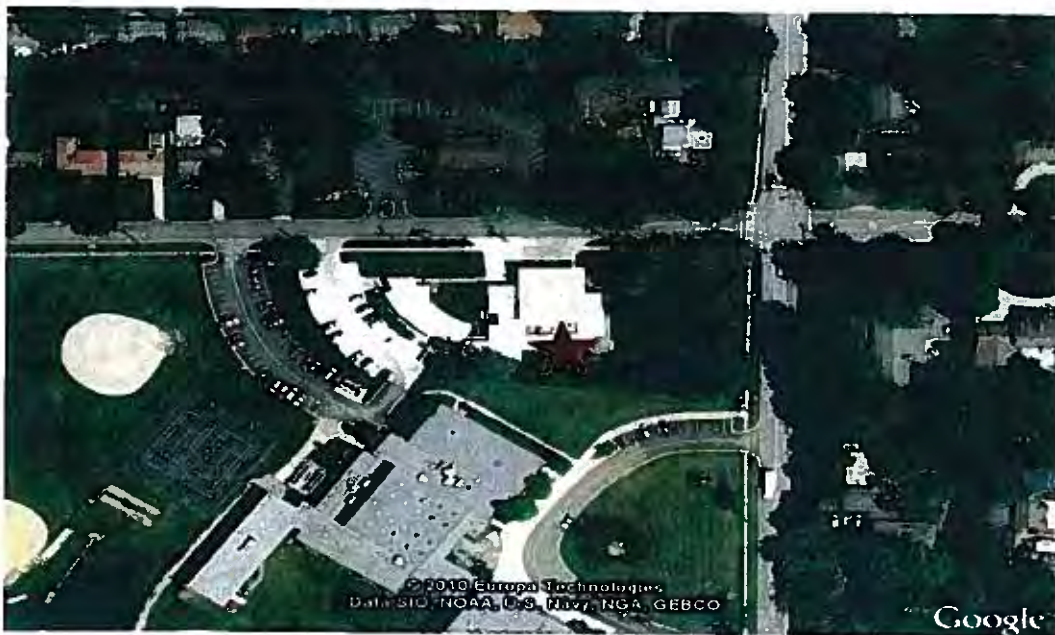
LOCHNER, BWR Division

903 East 104th Street | Suite 900 | Kansas City, Missouri 64131-3451 | P 816.363.2696 | F 816.363.0027

engineering | planning | architecture



General Location Map



Aerial Map

STAFF COMMENTS:

On May 4, 2010, the Planning Commission held a public hearing for a Special Use Permit to allow a wireless communications facility to be located at Fire District #2 Station, 3921 W. 63rd Street. The Planning Commission recommended favorably and on June 7, 2010 the City Council approved the Special Use Permit. The wireless communications facility was approved for Verizon and two additional carriers with the condition that each additional carrier would be required to submit a site plan for approval by the Planning Commission. AT&T submitted a site plan approval application and it was approved by the Planning Commission in December 2010.

T-Mobile will be the third carrier for the colocation site. Both Verizon and AT&T have used two center-lines on the monopole while T-Mobile will only use one. T-Mobile is only using G-3 data transmission at this location so only one centerline is required. The pole was designed for six center-lines which means there is still one left at 95'. It is possible that a fourth carrier could locate on this site, however, the Special Use Permit would need to be amended and the equipment would need to fit within the equipment compound.

The T-Mobile request will use the 105' center-line and the equipment will be installed between the monopole and the AT&T equipment box. Enough space has been planned to allow a fourth carrier between AT&T and T-Mobile. The fourth carrier will not have much space so it will be one that has a smaller equipment box such as Clearwire. The T-Mobile equipment box will be mounted on a rack rather than being mounted on a pad. It appears that the rack poles will be slightly less than ten feet in height which will be below the height of the ten foot screening wall.

Since a neighborhood meeting was held as part of the Special Use Permit, a neighborhood meeting was not required for this application.

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 capability of the site to accommodate the equipment compound was addressed in the approval of the Special Use Permit.

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

Adequate utilities are available to serve this location.

C. The plan provides for adequate management of storm water runoff.

Public Works has reviewed and approved a storm water management plan for the entire equipment compound as a part of the Special Use Permit Application. (PC 2010-03)

D. The plan provides for safe and easy ingress, egress and internal traffic circulation.

The proposed site will utilize the existing fire station driveway and parking lot for circulation which will adequately serve the proposed use.

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

The details of the overall design of the equipment compound were worked out on the initial submittal by Verizon.

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

A 10-foot tall brick screening has been constructed around the perimeter of the equipment compound using the same materials that match the existing fire station. This wall is tall enough to screen the PPC Rack proposed by T-Mobile.

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

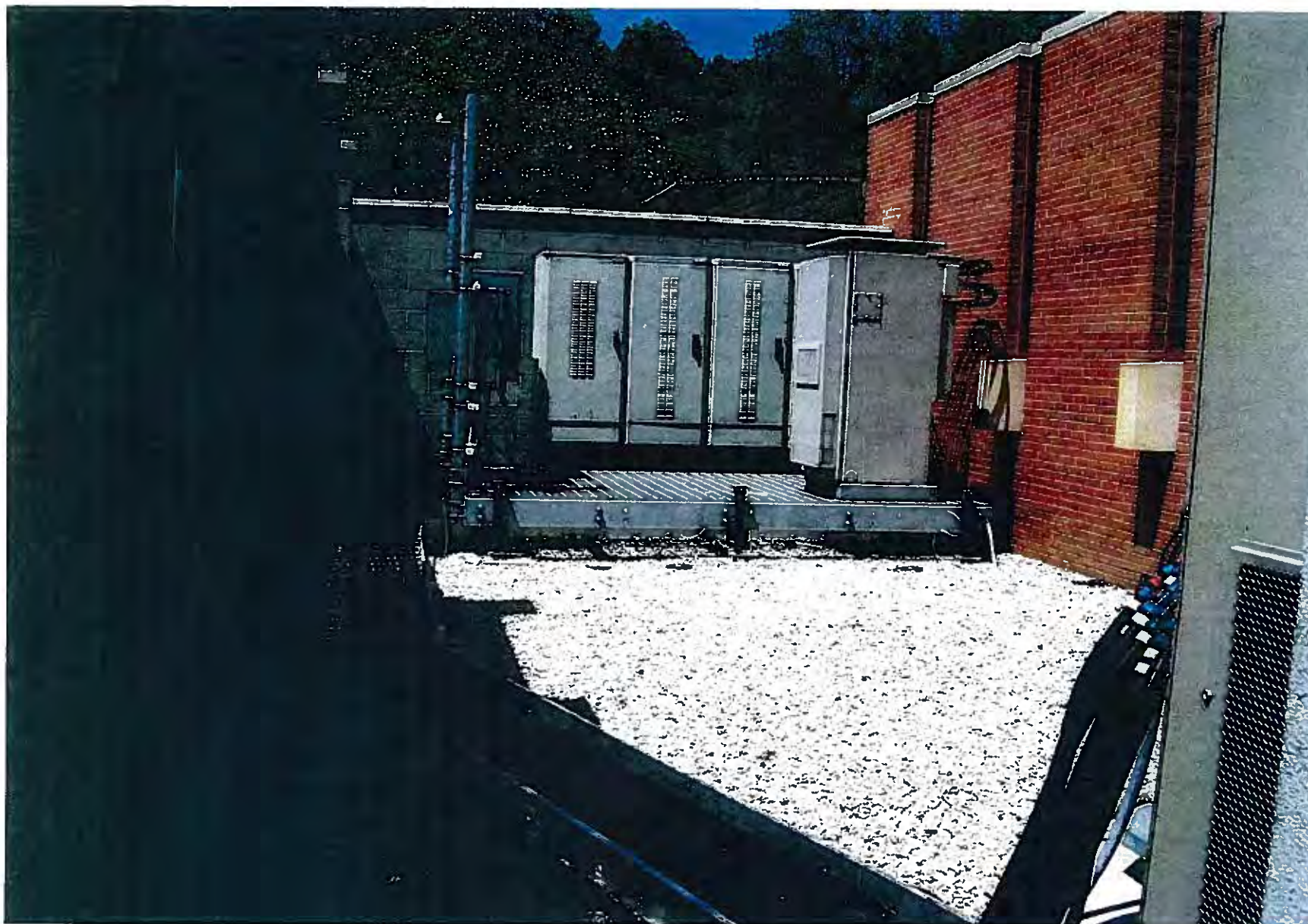
Wireless communications are not specifically addressed in Village Vision. Generally it falls into maintaining and improving infrastructure.

RECOMMENDATION:

It is the recommendation of the Staff that the Planning Commission approve this Site Plan for T-Mobile subject to the following conditions:

1. That all antennas and wiring be contained within the monopole.
2. That all equipment and supporting structure shall be screened by the 10' wall.
3. That T-Mobile and any subsequent entity maintain compliance with all the conditions of approval of the Special Use Permit (2010-03).









May 6, 2011

VIA HAND DELIVERY

Dennis Enslinger, Assistant City Administrator
Joyce Hagen Mundy, City Clerk
City of Prairie Village
Prairie Village, Kansas 66208
(913)381-6464

Re: T-Mobile Central LLC (T-Mobile) (A5D0114) – site plan application for wireless antenna installation (collocation on existing stealth installation) at 3921 West 63rd Street, Prairie Village Kansas

Dear Dennis and Joyce:

Attached is an application for site plan approval for a new wireless facility on the existing pole at the Consolidated Fire District No 2 of Northeast Johnson County administrative offices. Please find attached hereto the following documents:

1. Completed City of Prairie Village, Kansas site plan application form.
2. Ten (10) sets of plans showing T-Mobile's proposed configuration on the property.

It is our understanding that no application fee is due at the time of site plan application, but that an invoice will be delivered to us at the conclusion of the process for fees incurred by the City in processing the application.

This is a proposed collocation site in a densely populated and high traffic area at the intersection of Mission Road and 63rd Street. The site will provide wireless coverage to businesses and residents in this region of Prairie Village. The site will meet the objectives of the City in encouraging collocation on existing structures when possible. See Prairie Village Ordinance No. 2189, Section II, codified at Prairie Village Municipal Code ("Code"), Section 19.33.010.

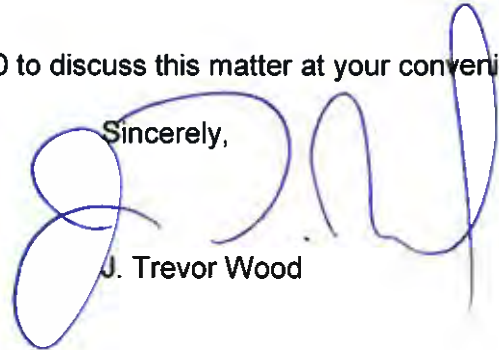
T-Mobile intends to utilize concealed panel antennas at the site to implement coverage for its data service, which will provide enhanced coverage features to Prairie Village.

T-Mobile will lease space from the Fire District on the ground and at the 105' centerline on the tower. T-Mobile's ground equipment will be entirely concealed behind the screen wall, and nothing about the appearance of the tower will change. Thus, the site should meet the definition of "stealth telecommunications facility" set out in Section 19.33.015.1 of the Code. The location of T-Mobile's antennas is depicted on sheet A-2 of the attached plans.

With the filing of this application, we would like your support at the City Planning Commission's June 7, 2011 meeting that T-Mobile has met the criteria for the approval of the site plan attached.

Please contact me at (913) 438-7700 to discuss this matter at your convenience.

Sincerely,

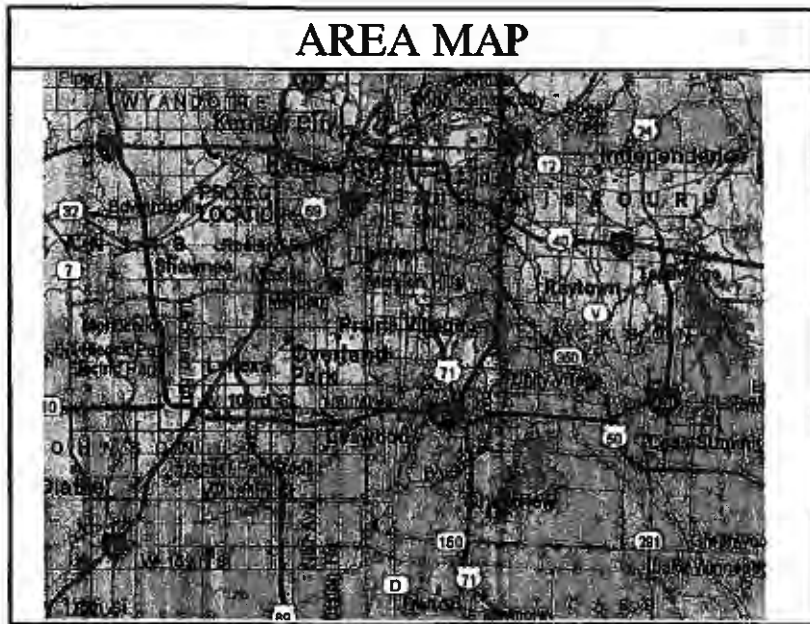


J. Trevor Wood

Attachments

Cc:

Garth Adcock, T-Mobile
Jerrod Foutes, SSC, Inc.
Ron Williamson, BWR



PROJECT INFORMATION

PROJECT ADDRESS: 3921 WEST 63RD STREET
PRAIRIE VILLAGE, KANSAS 66208

PROPERTY OWNER: CONSOLIDATED FIRE DISTRICT NO. 2
3921 WEST 63RD STREET
PRAIRIE VILLAGE, KANSAS 66208

LESSOR: VERIZON WIRELESS
10740 NALL AVENUE, SUITE 400
OVERLAND PARK, KANSAS 66211

STRUCTURAL INFORMATION: LATITUDE: 39° 00' 52.692" N
LONGITUDE: 94° 37' 52.427" W
GROUND ELEV: 943' AMSL
TOWER HT: 150'-0" AGL
ANTENNA CL: 105'-0" AGL

APPLICANT: T-MOBILE
12980 S. FOSTER STREET, SUITE 200
OVERLAND PARK, KANSAS 66213

DRAWING INDEX

PAGE NUMBER	TITLE DESCRIPTION	REVISION	RESPONSIBLE ENGINEER
T-1	TITLE SHEET	C	MLO
	TOPOGRAPHIC SURVEY (BY OTHERS)		
A-1	SITE PLAN	C	MLO
A-2	TOWER ELEVATION & ANTENNA DETAILS	C	MLO



CONSULTING TEAM

ENGINEER: SSC, INC.
8500 WEST 110TH STREET, SUITE 300
OVERLAND PARK, KANSAS 66210
PHONE: (913) 438-7700
FAX: (913) 438-7777

M.L. OWENS - LEAD ENGINEER
S.D. KEISLING - LEAD ELECTRICAL
D.C. PELLAND - LEAD DESIGNER

T-Mobile USA, INC.

SITE NAME:
KCYC TOMAHAWK

SITE NUMBER:
A5D0114

8500 W. 110th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700 Fax: 913-438-7777

DESIGNER: D.C. PELLAND
LEAD EE: S.D. KEISLING
LEAD CE/SE: M.L. OWENS

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	03/01/11	ISSUED FOR LEASE EXHIBIT	DCP
B	04/01/11	RESUBMITTED FOR LEASE EXHIBIT	DCP
C	05/12/11	RESUBMITTED FOR LEASE EXHIBIT	DCP

DRIVING DIRECTIONS

DRIVE TO DIRECTIONS AS FOLLOWS:
FROM THE T-MOBILE OVERLAND PARK, KANSAS OFFICE, TAKE W 130TH STREET EAST TO METCALF AVE (0.3 MI). TAKE METCALF AVE SOUTH (0.6 MI) TO W 135TH STREET. TAKE W 135TH STREET WEST (0.3 MI) TO US-89. TAKE US-89/1-35 NORTH (10.1 MI) TO SHAWNEE MISSION PARKWAY. TAKE SHAWNEE MISSION PARKWAY EAST (2.5 MI) TO NALL AVENUE. TAKE NALL AVENUE SOUTH (0.08) TO W 63RD STREET. TAKE W 63RD STREET EAST (1.0 MI) TO SITE. ARRIVE AT SITE ON SOUTHWEST CORNER OF THE INTERSECTION OF W 63RD STREET & MISSION ROAD.

APPROVALS

 MLO SSC RF	5/16/11 DATE
 S.D. KEISLING RF	5/17/11 DATE
TELCO	DATE
T-MOBILE	DATE
OPERATIONS	DATE
REAL ESTATE	DATE

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- INTERNATIONAL BUILDING CODE
- INTERNATIONAL MECHANICAL CODE
- ANSI/TIA-222 STRUCTURAL STANDARD
- NFPA 780 - LIGHTNING PROTECTION CODE
- UNIFORM PLUMBING CODE
- NATIONAL ELECTRICAL CODE

EQUIPMENT

EQUIPMENT FURNISHED AND/OR INSTALLED BY:

DESCRIPTION	FURNISHED	INSTALLED
ANTENNAS	T-MOBILE	CONTRACTOR
FLEXI CABINET	T-MOBILE	T-MOBILE
COAX	T-MOBILE	CONTRACTOR
COAX HANGERS	CONTRACTOR	CONTRACTOR
CONNECTORS	T-MOBILE	CONTRACTOR
LDF4 ANTENNA JUMPER	CONTRACTOR	CONTRACTOR
PPC	T-MOBILE	CONTRACTOR

NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

STATE OF KANSAS
CERTIFICATE OF AUTHORIZATION #E-571
RESPONSIBLE ENGINEERS:
MLO MICHAEL L. OWENS 18817 STRUCTURAL/CIVIL
SDK SHELTON D. KEISLING 13854 ELECTRICAL
TMS TERRANCE M. SUPER 9250 ELECTRICAL

SITE NAME
KCYC TOMAHAWK

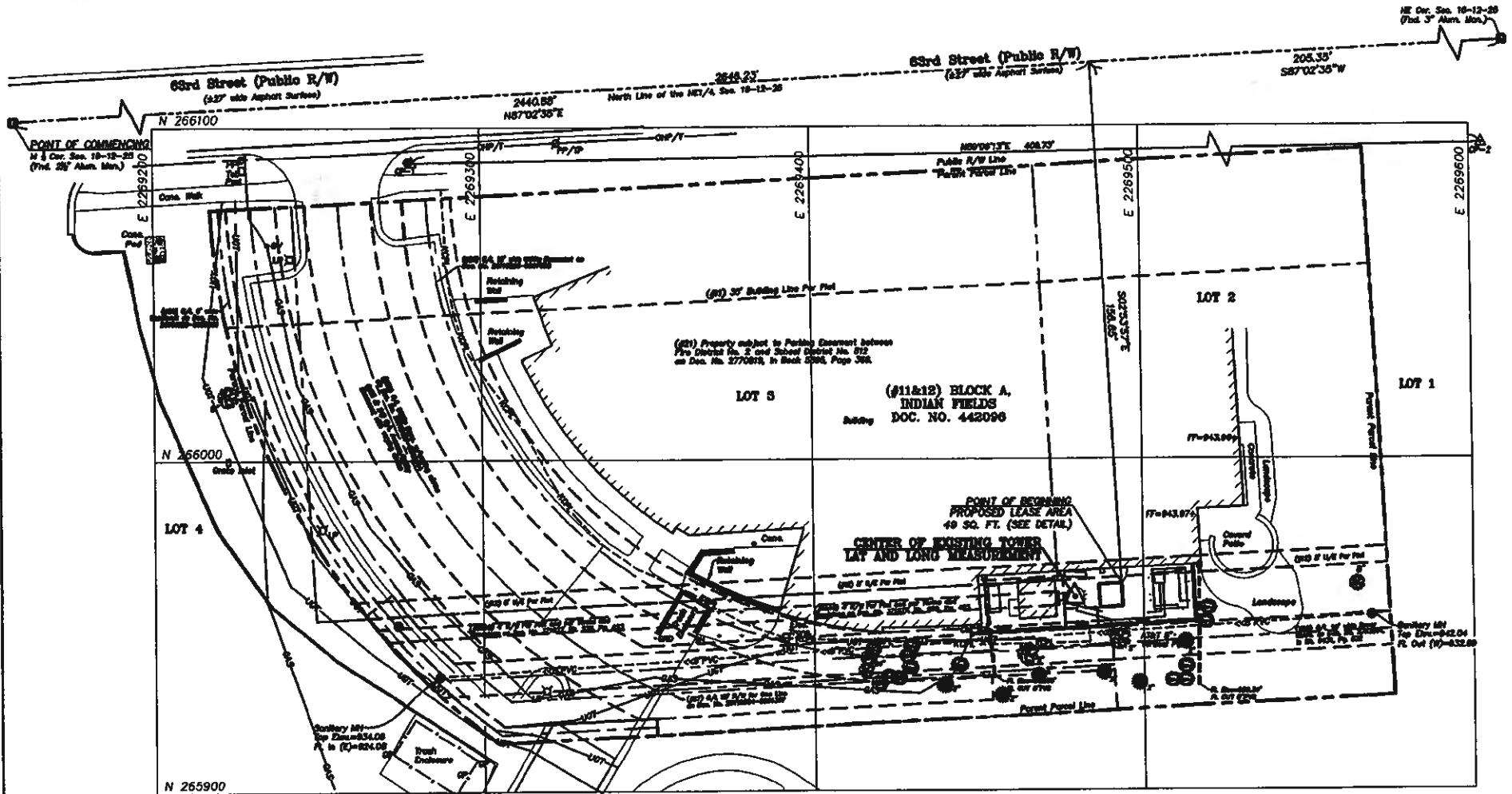
SITE NUMBER
A5D0114

SITE ADDRESS
3921 WEST 63RD STREET
PRAIRIE VILLAGE, KANSAS
66208

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

TOMAHAWK/A5D0114
PART OF THE NE 1/4,
SEC. 16, T. 12S, R. 25E,
IN JOHNSON COUNTY, KANSAS



Note: Kansas State Plane Coordinates
 North Zone Conversion
 1 Meter = 3.28083333 Feet
 Project Grid Factor = 0.99992530

Project Coordinates:
 CP-1 (Set 3/4" Iron Bar w/Red Cap)
 N 286089.312
 E 226979.145
 ELEV. = 636.73ft

CP-2 (Set 3/4" Iron Bar w/Red Cap)
 N 286089.582
 E 226979.830
 ELEV. = 647.58ft

BENCH MARK
 Top of 3/4" Iron Bar w/Red Cap at CP-1
 Elevation = 636.73ft

EXISTING MONOPOLE TOWER DATA
 Grid Coordinate
 N 30052.140m
 E 591984.611m

Center of Tower
 Lot 30052.892" North
 Long 943752.427" West

Ground Elevation = 643ft
 Top of Tower = 1093ft

PROPERTY DESCRIPTION: PROPOSED LEASE AREA
 A 7 foot by 7 foot Lease Area situated in a tract of land lying in the Northeast Quarter of Section 16, Township 12 South, Range 25 East, Johnson County, Kansas, more particularly described as follows:
 COMMENCING at the North Quarter Corner of said Section 16 (Thd. 2 1/2" Alm. Mon.); thence North 87°05'23" East along the North line of said Northeast Quarter, a distance of 2440.88 feet; thence having said North line, South 02°33'57" East, a distance of 158.85 feet to the POINT OF BEGINNING of said Lease Area; thence continuing South 02°33'57" East, a distance of 7.00 feet; thence South 87°06'03" West, a distance of 7.00 feet; thence North 02°33'57" West, a distance of 7.00 feet; thence North 87°06'03" East, a distance of 7.00 feet to the POINT OF BEGINNING. Containing 49 square feet.



T-Mobile

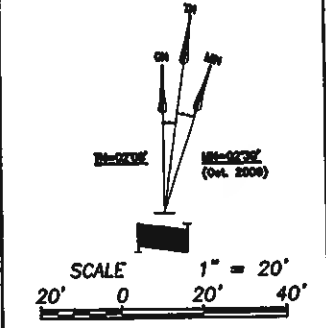
SSC
 6600 W. 110th Street, Suite 300
 Overland Park, Kansas 66210
 Phone: 913-438-7700
 Fax: 913-438-7777

LOVELACE & ASSOCIATES
 Land Surveying - Land Planning
 Telecommunications Surveying
 609 E. 3rd Street, Leawood, Missouri 64063
 Phone: (816) 947-9977 Fax: (816) 947-9979

SURVEY COORDINATED BY:
 LOVELACE AND ASSOCIATES, LLC
 P.O. BOX 688
 LEWIS SUMMIT, MO 64083
 TELEPHONE: 816-347-8897
 FAX: 816-347-8878

SURVEY PROVIDED BY:
 LOVELACE AND ASSOCIATES, LLC
 P.O. BOX 688
 LEWIS SUMMIT, MO 64083
 TELEPHONE: 816-347-8897
 FAX: 816-347-8878

SURVEY PROVIDED FOR:
 SSC
 6600 W. 110th St.,
 Suite 300
 Overland Park, KS 66210
 TELEPHONE: 913-438-7700

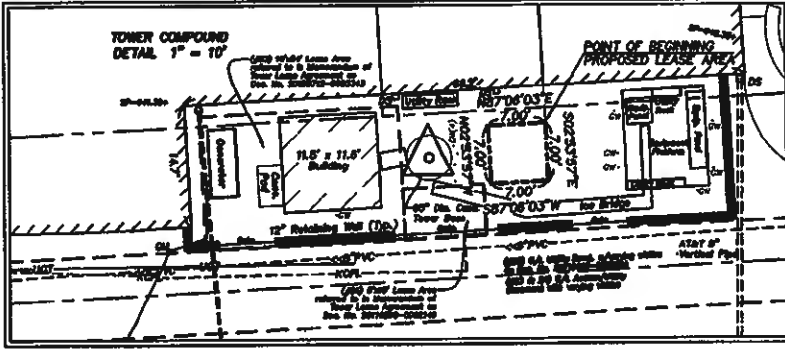


FLOOD NOTE:
 According to my interpretation of Community Panel No. 200910004 F of the Flood Insurance Rate Map for Johnson County, Kansas, dated June 17, 2002, the subject property is in Flood Zone 'X', i.e. 'areas determined to be outside 500-year floodplain'.



SITE ID: A5D0114
 SITE NAME: TOMAHAWK
 SITE LOCATION: PRairie Village, JOHNSON COUNTY, KANSAS
 LA PROJECT NO.: 11103
 DRAWN BY: A.C.T.
 CHECKED BY: J.B.L.
 DATE: 05-08-11
 FIELDWORK DATE: 05-04-11

SHEET NUMBER
1 OF 1



PROPERTY DESCRIPTION: As Provided by Assured Quality Title Company, an agent for First American Title Insurance Company, Commitment No. KJ94514, effective April 8, 2011 at 8:00 a.m.

A tract of land lying in the Northeast Quarter of Section 16, Township 12, Range 25 East, Johnson County, Kansas and also being part of Lot 2, Lot 3, and Lot 4, Block A, Indian Fields, a platted subdivision in the City of Prairie Village, Johnson County, Kansas, said tract being more particularly described as follows:
 Beginning at the Northeast Corner of Lot 2, Block A, Indian Fields, thence South 00 degree 00 minutes 00 seconds West, a distance of 163.00 feet; thence North 80 degree 00 minutes 00 seconds West a distance of 271.32 feet; thence along a curve to the right having an initial tangent bearing of North 59 degree 58 minutes 18 seconds West, a radius of 212.50 feet a distance of 180.52 feet to a point on the North line of said Lot 4, and the South right-of-way line of 63rd Street; thence North 80 degree 00 minutes 00 seconds East along said North line, a distance of 348.92 feet to the point of beginning.
 **163.00 feet Per Kansas Qult Claim Deed Document Number 2770818, Book 5395, Page 385.
 **188.92 feet Per Kansas Qult Claim Deed Document Number 2770818, Book 5395, Page 385.

Property information (record description, easements, etc.) shown herein was provided by Assured Quality Title Company, an agent for First American Title Insurance Company, Commitment No. KJ94514, effective April 8, 2011 at 8:00 a.m.

Schedule B information affecting Lease Area is noted unless shown hereon.

Schedule B information not shown hereon:

(#8) Terms and Provisions as Doc. No. 371577, in Bk. 230, Pg. 423; Assignment of Rights as Doc. No. 2077240, in Bk. 3460, Pg. 606. (Unable to plot assignment)

(#10-12) Shown Hereon.

(#13) Terms and Provisions of Agreement as Doc. No. 443023, in Bk. 56, Pg. 199. (Parent Parcel subject to terms and provisions)

(#14) Sewer Easement as Doc. No. 457042, in Bk. 59, Pg. 560. (Does not affect Lease Area or associated Easements, West of site)

(#15) Sewer Easement as Doc. No. 958288, in Bk. 915, Pg. 601. (Unable to plot due to lack of referenced document as mentioned in title commitment)

(#16) Assignment for Water Distribution System as Doc. No. 958288, in Bk. 915, Pg. 601. (Unable to plot assignment)

(#17) Temporary R/W granted to Mission Township Main Sewer District No. 1, as Doc. No. 1794015 in Bk. 2790, Pg. 682. (Easement has expired and does not affect subject property)

(#18) Temporary R/W granted to Mission Township Main Sewer District No. 1, as Doc. No. 1794014 in Bk. 2796, Pg. 695. (Easement has expired and does not affect subject property)

(#19) Terms and Provisions of the Declaration as Doc. No. 2007891 in Bk. 3313, Pg. 836. (Unable to plot terms and provisions)

(#20) Qult Claim Deed as Doc. No. 2770818, in Bk. 5395, Page 385. (Parent Parcel described within deed)

(#21 & #23-29) Shown Hereon.

Notes:
 Bearings shown hereon are based on Kansas State Plane Coordinate System of 1983 (NAD 83).
 Coordinates were derived using GPS Static Survey methods and post processed data with Magellan/Ashtech receivers and 'Locus System' processor software.
 Set 1/2" iron bar at Lease corners unless otherwise noted.
 The purpose of this survey is to establish and describe a Lease Parcel and associated easements. This is not a boundary survey of the Parent Parcel.
 The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and/or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not warrant or imply a guaranty or warranty as to the exact location or complete inventory of utilities in this area. It shall be the contractor's responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.

CERTIFICATION:
 I HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, LEASE ACCESS EASEMENTS, AND LEASE UTILITY EASEMENTS PREMISES HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OVER SAID LEASE PREMISES TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JEFFREY & LOVELACE KS-LS7328
 DATE: 05-13-11; ADDED A/E

LEGEND

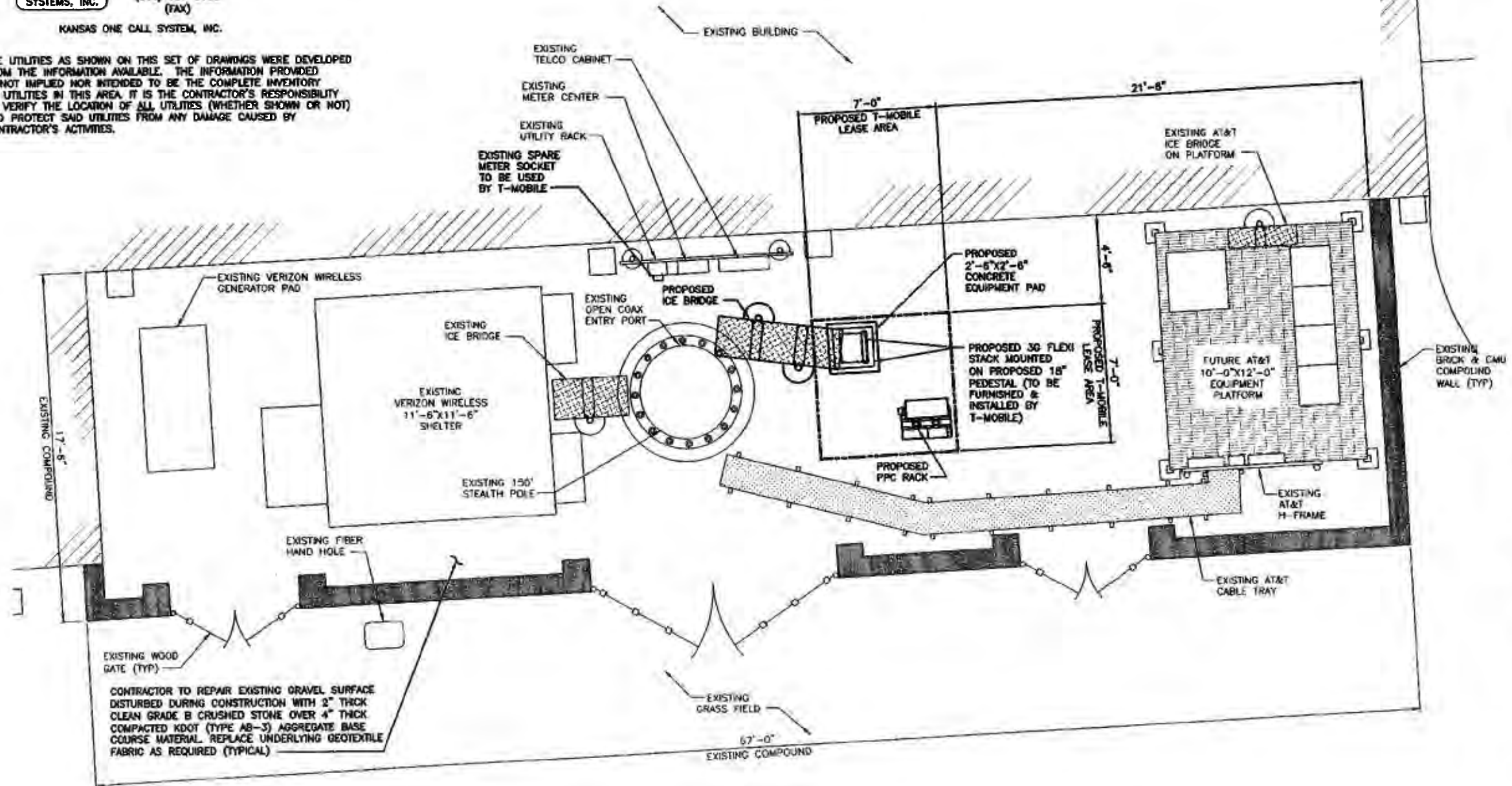
TELEPHONE & POWER POLE	PP/TP	OVERHEAD POWER & TELEPHONE LINE	OP/T
TELEPHONE PEDESTAL	TP	UNDERGROUND TELEPHONE LINE	UT
ANCHOR	▲	GAS LINE	GAS
BENCHMARK	⊕	WATER LINE	WPL
CONTROL POINT	△	MANHOLE (S&L, STORM, TEL.)	⊙
GUARD POST	⊙	BUSH	⊕
SECTION CORNER	⊙	LIGHT POLES	⊕/LP
TOWER POINT	⊕	SPRINKLER HEAD	⊕/SH
TREE (DA.)	⊙	FRESH FLOOR ELEVATION	FF=000.00+
PINE TREE (DA.)	⊙	DOWN SPOUT FROM BUILDING	⊙/DS
GROUND WIRE	-GW	SANITARY SEWER LINE	SS=000.00+
		SPOT ELEVATION	SP=000.00+
		ELECTRIC TRANSFORMER	⊕/ET



CALL BEFORE YOU
DIG - DRILL - BLAST
800-344-7233
(DIG-SAFE)
(316) 887-3753
(FAX)

KANSAS ONE CALL SYSTEM, INC.

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.



CONTRACTOR TO REPAIR EXISTING GRAVEL SURFACE DISTURBED DURING CONSTRUCTION WITH 2" THICK CLEAN GRADE B CRUSHED STONE OVER 4" THICK COMPACTED KDOT (TYPE AB-3) AGGREGATE BASE COURSE MATERIAL. REPLACE UNDERLYING GEOTEXTILE FABRIC AS REQUIRED (TYPICAL)

T-Mobile
USA, INC.



8500 W. 110th Street Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700 Fax: 913-438-7777

DESIGNER: D.C. PELLAND
LEAD EE: S.D. KEISLING
LEAD CE/SE: M.L. OWENS

SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
A	05/08/11	ISSUED FOR LEASE DMBIT	DFP
B	04/19/11	REVISION FOR LEASE DMBIT	DFP
C	05/12/11	REVISION FOR LEASE DMBIT	DFP

NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREE THAT IT WILL NOT BE REPRODUCED, COPIED, LOAN OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

STATE OF KANSAS
CERTIFICATE OF AUTHORIZATION (E-971)
RESPONSIBLE ENGINEERS:
MLO MICHAEL L. OWENS 16817 STRUCTURAL/CIVIL
SKK SHELTON B. KEISLING 13854 ELECTRICAL
THE TERRANCE M. SUPER 9250 ELECTRICAL

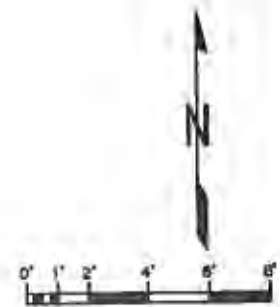
SITE NAME
KCYC TOMAHAWK

SITE NUMBER
A5D0114

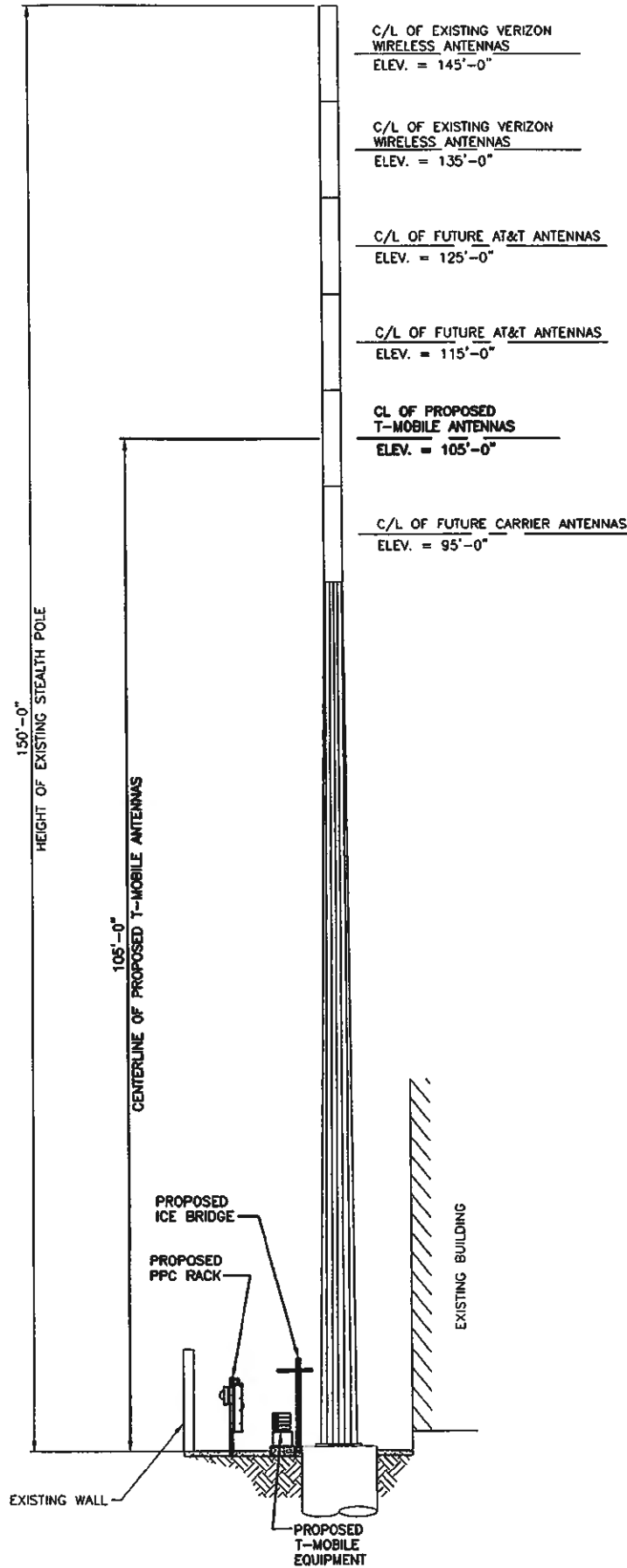
SITE ADDRESS
**3921 WEST 63RD STREET
PRAIRIE VILLAGE, KANSAS
66208**

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



SITE PLAN



TOWER ELEVATION

PCS ANTENNA KEY										
ANTENNA NUMBER	COAX COLOR CODE	BEAM WIDTH	ANTENNA VENDOR	MODEL NO.	AZIMUTH	ELECTRICAL DOWNTILT	MECHANICAL DOWNTILT	HEIGHT TO THE CENTER OF ANTENNA FROM GROUND LEVEL	COAXIAL FEEDER	
									SIZE	LENGTH
A-1 UMTS	RED 1 STRIPE	65°	ANDREW	*	0°	2	0	105'-0"	7/8"	135'
	RED 2 STRIPES								7/8"	135'
	RED 3 STRIPES								7/8"	135'
	RED 4 STRIPES								7/8"	135'
B-1 UMTS	YELLOW 1 STRIPE	65°	ANDREW	*	120°	2	0	105'-0"	7/8"	135'
	YELLOW 2 STRIPES								7/8"	135'
	YELLOW 3 STRIPES								7/8"	135'
	YELLOW 4 STRIPES								7/8"	135'
C-1 UMTS	BLUE 1 STRIPE	65°	ANDREW	*	240°	2	0	105'-0"	7/8"	135'
	BLUE 2 STRIPES								7/8"	135'
	BLUE 3 STRIPES								7/8"	135'
	BLUE 4 STRIPES								7/8"	135'

* TMBXK-6516-R2M

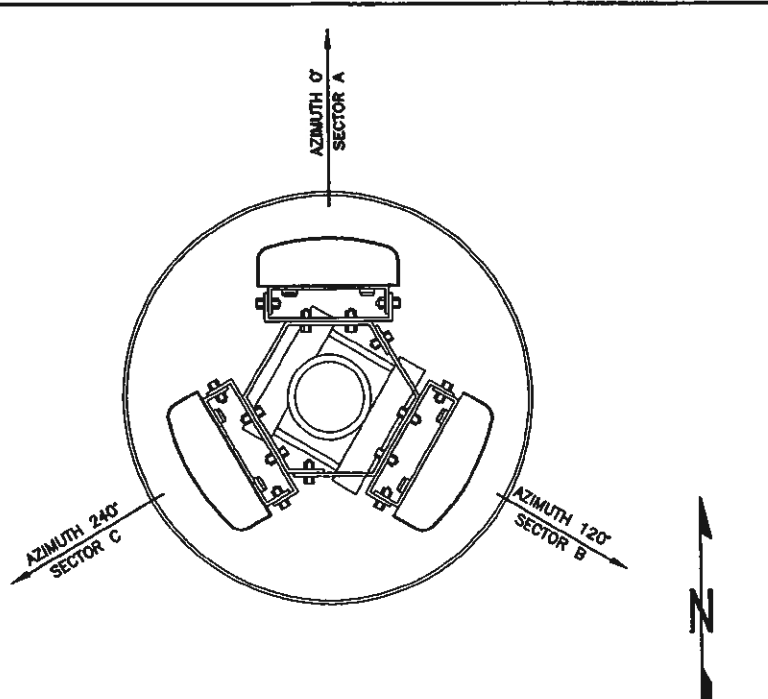
ANTENNA NOTES:

- ANTENNA CONTRACTOR SHALL INSURE ALL ANTENNA MOUNTING PIPES ARE PLUMB
- COAXIAL FEEDER LENGTHS INDICATED ABOVE ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LENGTH BEFORE ORDERING
- COLOR CODING: USE 1 STRIPE FOR MAIN LINE AND 2 STRIPES FOR DIVERSITY LINE. SUBSEQUENT EXPANSION COAX RUNS SHOULD BE LABELED 3 STRIPES, 4 STRIPES, ETC...
- IN ADDITION TO THE COAX COLOR CODE SHOWN IN THE TABLE, ALL UMTS COAX CABLES SHALL BE MARKED WITH AN ADDITIONAL SINGLE GREEN AND WHITE CHECKER STRIPE.
- LINES 1 & 2 TO HAVE TMA's, MOUNTED ON PIPE BEHIND ANTENNAS.
- MULTI PORT ANTENNAS: TERMINATE UNUSED ANTENNA PORTS WITH CONNECTOR CAP & WEATHERPROOF THOROUGHLY. JUMPERS FROM TMA's MUST TERMINATE TO OPPOSITE POLARIZATIONS IN EACH SECTOR.
- CONTRACTOR MUST FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING THE INSTALLATION OF COAXIAL CABLES, CONNECTORS, AND ANTENNAS.

MINIMUM BEND RADIUS:
 LDF4-50A (1/2" HARD LINE) = 5"
 FSJ4-50B (1/2" SUPER FLEX) = 1-1/4"
 AVA5-50A (7/8" HARD LINE) = 10"
 AVA7-50A (1-5/8" HARD LINE) = 15"
 LDF7-50A (1-5/8" HARD LINE) = 20"

LOCATIONS OF ANTENNAS AS SHOWN HAVE BEEN APPROVED BY CLIENT AND/OR CLIENT'S RADIO FREQUENCY ENGINEERS. SSC ASSUMES NO RESPONSIBILITY FOR, NOR HAS SSC PERFORMED ANY INVESTIGATIONS OR STUDIES CONCERNING, THE COMPLIANCE OR NONCOMPLIANCE OF SAID ANTENNA LOCATIONS WITH ANY FCC RADIO FREQUENCY EXPOSURE REGULATIONS.

SSC HAS NOT PERFORMED A STRUCTURAL TOWER ANALYSIS AND HAS NOT BEEN PROVIDED ANY STRUCTURAL TOWER ANALYSIS INFORMATION REGARDING THIS SITE.



NOTES:

ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S STANDARD DETAILS.

NOT TO SCALE

ANTENNA LAYOUT @ ELEVATION 105'-0"

TMA KEY			
ANTENNA SECTOR	VENDOR	MODEL NO.	MOUNTING LOCATION
A	ANDREW	*	BELOW ANTENNA A-1 ON PIPE MOUNT
B	ANDREW	*	BELOW ANTENNA B-1 ON PIPE MOUNT
C	ANDREW	*	BELOW ANTENNA C-1 ON PIPE MOUNT

* ETW200VS12UB

8500 W. 110th Street, Suite 300
 Overland Park, Kansas 66210
 Phone: 913-438-7700 Fax: 913-438-7777

DESIGNER: D.C. PELLAND
 LEAD EE: S.D. KEISLING
 LEAD CE/SE: M.L. OWENS

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	03/08/11	ISSUED FOR LEASE EXHIBIT	DCP
B	04/19/11	REISSUED FOR LEASE EXHIBIT	DCP
C	05/12/11	REISSUED FOR LEASE EXHIBIT	DCP

NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY. THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

STATE OF KANSAS
 CERTIFICATE OF AUTHORIZATION #E-571
 RESPONSIBLE ENGINEERS:
 M.L. MICHEL L. OWENS 18917 STRUCTURAL/CIVIL
 S.D. SHELTON D. KEISLING 13854 ELECTRICAL
 T.M. TERRANCE M. SUPER 6280 ELECTRICAL

SITE NAME
KCYC TOMAHAWK

SITE NUMBER
A5D0114

SITE ADDRESS
 3921 WEST 63RD STREET
 PRAIRIE VILLAGE, KANSAS
 66208

SHEET TITLE
**TOWER ELEVATION
 & ANTENNA DETAILS**

SHEET NUMBER
A-2

March 15, 2011

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

Dear Planning Commission Members,

I have safety concerns about the narrowing of Mission Lane at Tomahawk Road by the new UMB building property.

I have spoken with both Dennis Enslinger and Bruce McNabb about this. They were both kind enough to listen and also to share the rationale behind the road change.

Mr. Enslinger spoke of the vision for Prairie Village to be a walking area with trees and wider sidewalks, and slower moving traffic. Mr. McNabb said the bank was legally obligated to add parking, including the four parking spaces on Mission Lane which cause the narrowing of the street. These four parking spots on Mission Lane allow the bank to comply with land use requirements.

I am requesting that the Planning Commission rescind this requirement for these four spaces, and allow the street to stay at its former width.

When a car will be exiting from one of these four spaces, it will back into oncoming traffic. This is true on other streets around the village, but, in almost all other cases, there is a bit more than the minimum two-lane width on those streets.

If I were traveling northbound at that point, and a car suddenly backed out just far enough to see me coming, my first inclination would be to brake and flinch left into oncoming southbound traffic which has no other place to go but head-on into me. Even a twenty-mile-per hour impact can total a car.

While I agree in general with the overall vision of trees and sidewalks with people strolling along, this is not the place in the village where that happens. People like to stroll to window shop or visit the ice cream shop or coffee shop. I am one of them.

But at this particular corner, people are on their way to “doing business.” They are headed to the bank, about to fuel their cars, or trying to get grocery shopping done. This is the worst corner that I can think of in the village to narrow the street. I believe the new configuration is “an accident waiting to happen.”

I also do not believe that the loss of four parking spaces will impair the business success of the new bank.

And, if what Mr. Enslinger said is true...that the whole of Mission Lane will be narrowed by adding diagonal parking...then this I believe would be an even greater shame.

Diagonal parking is probably the least safe of the parking solutions.

Any mother with two toddlers can tell you how hard it is to keep one from running toward the street, unseen by oncoming traffic, while she is using two hands to buckle the other child into his car seat.

My cousin's grandson was killed exactly this way.

In general, on almost all days, Prairie Village has plenty of parking now. Please let well enough alone.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Dietrich".

Barbara Dietrich
3400 West 69th Street
Prairie Village, KS 66208

cc: Dennis Enslinger and Bruce McNabb