

PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
MUNICIPAL BUILDING - 7700 MISSION ROAD
TUESDAY, JULY 5, 2011
Multi-Purpose Room
7:00 P.M.

I. ROLL CALL

II. APPROVAL OF PC MINUTES - JUNE 7, 2011

III. PUBLIC HEARINGS

- PC2011-05 Request for Conditional Use Permit for Utility Box
8301 Delmar Lane
Zoning: R-1a
Applicant: AT&T
- 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
- PC2011-110 Request for Building Line Modification
5301 West 67th Street
Zoning: R-1a
Applicant: John Wind
- PC2011-111 Request for Site Plan Approval
6400 Mission Road
Zoning: R-1a
Applicant: Adam Stern with Gould Evans
- PC2011-112 Request for Building Line Modification
8300 Delmar
Zoning: R-1a
Applicant: John Schutt
- PC2010-111 Approval of Sign Standards - HyVee Center
7600 State Line Road
Zoning: C-2
Applicant: Ross Jensen with Acme Signs

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

PLANNING COMMISSION MINUTES
June 7, 2011

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, June 7, 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, Dirk Schafer 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; Bruce McNabb, Director of Public Works; Jim Brown, City Building Official and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Bob Lindeblad moved for the approval of the minutes of May 3, 2011 as written. The motion was seconded by Randy Kronblad and passed by a vote of 6 to 0 with Dirk Schafer abstaining due to his absence.

PUBLIC HEARINGS

Chairman Ken Vaughn noted the published public hearing and reviewed the procedures to be followed.

**PC2011-04 Request for Conditional Use Permit for Drive-Thru Pharmacy Window
8200 Mission Road**

Brian Grassa, Managing Director of Development for Cedarwood Development, Inc., introduced their request for a Conditional Use Permit to construct a new CVS building in the northeast corner of the Corinth Square Shopping Center at the existing Tippin's location. CVS is seeking to expand the size of their existing facility within the center to become a full-service pharmacy. The existing store is approximately 7,000 square feet with the proposed store approximately 12,000 square feet. The proposed drive-thru is located on the northwest corner of the building with the entrance to the drugstore on the southeast corner of the building. Mr. Grassa indicated there would be a screening wall as well as landscaping along Somerset. Crosswalks would be identified with the use of pavers. He indicated the design of the proposed building is strongly determined by the future design and development of the Corinth Square Shopping Center and called upon Owen Buckley with Lane4 to address the future of Corinth Square.

Owen Buckley stated the following individuals were present from the development team to answer any questions: Jeff Berg, Lane4; Mike Kress, Generator Studio; Jeff Martin, Alan Mackey and Paul Miller of Landplan Engineering as the planners and designers of the project. Mr. Buckley stated it had been two years since their purchase of the two Prairie Village Shopping Centers. Their visions for the centers are coming into their own with the primary focus on creating a strong, diversified tenant mix and the creation of

physical enhancements to the center to create a good customer experience. They want to preserve the existing tenants and help them to be more successful while adding new restaurants, specialty shops such as BRGR, the Urban Table and "In Clover" in Corinth Center. They are looking to create a special, unique shopping experience with a variety of high quality establishments while keeping the authenticity of Corinth. The recently approved CID will be used to make physical improvements to the center upgrading the hard surfaces, lighting and landscaping. They want to break-up the massive concrete parking lot and become more pedestrian friendly. They also plan to remove the wood roof shingles and enhance the timber look.

Mr. Buckley noted that CVS has the second highest sales volume in the center and they want to keep them in Prairie Village. The proposed store will not be a two story building because two stories does not work financially. Its height will not exceed 22', which is the height of most buildings in the center. It is not a prototypical store, it is smaller in size and will not be similar to the store at 95th & Mission Road. They are striving for casual elegance and authenticity throughout the center as it redevelops. Mr. Buckley stressed CVS is being constructed totally with funding from CVS with no CID funds being used on the project. This is a unique opportunity and they would like approval from the Planning Commission this evening.

Jeff Berg reviewed several photographic renderings of what Lane4 sees as the future Corinth Square Shopping Center. A major change proposed is the removal of the current two exits onto Mission Road with the creation of one primary entrance off Mission Road. The entrance from Somerset is being shifted to the west. These changes allow the addition of more parking and more greenspace. The renderings showed the construction of a parapet that would screen all HVAC equipment currently located on rooftops from view. The proposed roof material for the CVS building is not the existing wood shake shingle, but a composite clay tile that will eventually be carried over onto the other buildings in the center. The renderings depicted proposed pedestrian islands on all four corners of the main center.

Mike Kress of Generator Studio, introduced the proposed site elevations and building materials including stucco, Kansas limestone and clay tiles. The stone will be small in size and will feature three different types of limestone creating a pattern that will match the existing center. There will be natural wood timbers used throughout the center. Mr. Kress showed renderings reflecting how these materials would be used both in the construction of the CVS building as well as throughout the center.

Brian Grassa with Cedarwood Development reviewed the layout of the proposed drive-thru which they believe creates a better traffic flow throughout the center. He also added that stormwater runoff will be handled by an underground subsurface stormwater system that does not currently exist. He emphasized that all the improvements on the CVS site will be made with private funds and that they are spending more on this project than normal.

Chairman Ken Vaughn opened the public hearing portion of the meeting to individuals wanting to address the Commission on the application.

Charles Schollenberger, 3718 West 79th Terrace, noted the considerable changes that have been made by the development team since its presentation to the public on May 15th and expressed his appreciation for their efforts. However, he still has three primary concerns with the proposed project. First, the building should be smaller. Second, the windows should be replaced with real windows and finally the proposed signage needs to be revised. It should be smaller and consistent with other signage in the center. He encouraged the Commission not to approve the plan until these issues are addressed.

Kerry Tucker, 7827 Cambridge, stated she did not feel a drive-thru was necessary. Prairie Village is a unique community and does not want it to be Overland Park.

Vicki Riffle from Fairway opposed the project. She noted the three CVS stores and other drugstores already in the area. She does not want CVS on the corner and also expressed concern with the possible addition of a Walgreen's in response to this project.

Jacob Wagner, 3615 West 73rd Terrace, stated he was a Prairie Village resident and teacher of planning design at UMKC. He applauded the team's efforts to balance their wants with those of the City. However, he stated he would like to see more public benefit through a more walkable and sustainable plan. He felt the changes to the entrance were good; however, he has concerns with the connectivity within the center. He noted that the placement of CVS on the corner makes it the first thing seen, not the center itself. He questioned the proposed location of the drive-thru along Somerset because it separates the plaza from the center and would like to see more pedestrian access from Somerset similar to that shown from Mission Road. The public spaces need more thought so that they are a good public improvement.

Shawna Hart, 14000 Marshall Drive, representing Westlake and speaking on behalf of other tenants in the center. She expressed appreciation for Lane4's commitment to the continued growth and success of existing tenants. She is not concerned with the size of the proposed building. She appreciates the attempts to address current internal traffic flow problems. Ms Hart expressed concern with the visibility and access to Westlake Hardware and the ability of their delivery vehicles to service their store. She likes the tile roof material, but expressed concern with the care of the proposed landscaping based on the current lack of maintenance of existing landscaping throughout the center. She also encouraged the use of local limestone.

Laura Wassmer, 8005 Roe Avenue, thanked the development team for the changes that have been made. She noted that CVS is one of many center retailers and shared Mr. Wagner's concern that the prominent placement on the corner does not lead to the center being recognized as "CVS Square" instead of "Corinth Square". She noted the importance of corner of Somerset and Mission Road as a prominent identifier of Prairie Village. Ms Wassmer stressed the importance of lighting for the center. She stated she is opposed to the standard CVS "red lettering" and feels that signage should be consistent throughout the center.

With no one else wishing to address the Commission, the public hearing was closed at 8:20 p.m.

Ron Williamson noted that staff had not received the internal traffic study and there were some inconsistencies in the plans. He noted that the presentation this evening had significant changes from the plans that were the basis for staff comments which follow:

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:

- 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 from any injurious affect.**

The square footage is increasing from 8,552 sq. ft. (Tippins) to 11,945 sq. ft. (CVS). This is an increase of 3,423 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.

The following staff report was prepared for the site plan review on the basis on the plan submitted to staff.

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 8,522 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. 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 set out 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.

The staff recommendation based on the site plan presented was for the continuation of the application to allow the applicant to address the following issues:

1. Redesign the site plan so that it incorporates the concepts set out 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.

Ron Williamson stated he felt staff needed time to review the site plan and building elevations as presented this evening with the additional information requested. The big issue before the Commission is that the proposed project is not consistent with the Corinth Square redevelopment plan as identified in Village Vision.

Nancy Vennard questioned Mr. Williamson's interpretation of Village Vision, noting Village Vision states "A free-standing specialty retail (bank or restaurant use with outdoor seating) could be located at the intersection of Somerset Drive and Mission Road." It does not specifically recommend a two story structure at this location.

Bob Lindeblad stated he appreciates Village Vision, but noted this is an opportunity for redevelopment that needs to be considered. He does not see Village Vision as an ordinance restricting development to a specific plan. He does not see this proposal as violating the City's master plan. The reality of the situation is that mixed use development at this location is not going to happen for several years and the Commission needs to act on what is before them.

Nancy Vennard stated one of her primary concerns is that the building constructed in this location be one that can be easily readapted for use by another tenant should CVS leave. She noted the existing Tippins building did not offer that capability and the vacant Bank of America building on the other side of the center may have the same difficulty. She is not opposed to the drive-thru. The plan needs work to address traffic and pedestrian access issues. Perhaps the building could be placed on an angle like Johnny's. The more walkable wider sidewalks appear to be very close to the street. She likes the arcade idea, but has questions on the proposed "windows".

Marlene Nagel expressed appreciation for the changes made by the development team. It is important to keep CVS in the Center, but she also feels the building is too close to the street and questioned the location of the drive-thru related to pedestrian traffic.

Randy Kronblad asked if there were models that would allow the building to move closer to the Center. He questioned the need for a full drive-thru. He does not like the location

and visibility of the trash dumpsters and is concerned with the windows shown in the rendering. Adding parking spaces seems to be counterproductive to creating more greenspace. He asked what color the signage would be noting the drawings submitted to the Commission have it orange, the renderings presented this evening have it green and the typical CVS signage is red.

Nancy Wallerstein questioned the internal traffic flow noting it tended to zig zag. Brian Grassa noted this is intentional to slow down traffic (traffic calming) and stated the proposed traffic flow is vastly superior to what exists today. He noted the balancing act involved in making changes. Nancy was also concerned about the walkability of the connections from the center to the dead corners of the CVS Drugstore.

Ron Williamson stated staff has not received the requested internal traffic study. Owen Buckley responded they have not submitted a traffic study for the entire center. Mr. Grassa noted it is critical that trucks get through the center and they can supply any internal traffic documents.

Dirk Schafer stated it is currently difficult to get in and out of the center and he does not believe the proposed realigning will solve the problems with the entry on the north. He finds that CVS has made major compromises and has come a long way, but is not there yet.

Bob Lindeblad stated he does not feel an 11,000 square foot building is a "big box". He is ok with the drive-thru acknowledging it is part of doing business today. He noted if the building is moved closer to the street everyone will need to walk through the drive-thru and he also feels it may create ADA parking issues. He doesn't think the big plaza area on the corner is necessary, it doesn't do much. The front door has to either face the intersection of Mission Road and Somerset Drive or the Center.

Mr. Lindeblad stated he does have concerns with the offsetting drives and the internal traffic flow. He likes the elimination of some of the drives and feels there is a need for parking for restaurants. He noted the renderings presented this evening provided more substance than the information submitted to the staff and Commission. It is important that the footprint and site plan be correct.

Owen Buckley stated he appreciated the comments made by both the public and the Commission. He noted they did look at placing the building at an angle like Johnny's however doing so loses parking spaces. The proposed location of the drive-thru was for the safety and benefit of senior citizens. The front door can be moved closer to the center. He stated they strongly support pedestrian friendly enhancements, but noted for the most part we are still a driving community. The trash enclosures can be moved. They would love to keep the big trees but doing so impacts the sidewalks planned by the City.

Mr. Buckley stated Lane 4 will not put a Walgreen's in the center. He noted their lease with CVS prohibits it. The signage they want to see throughout the center is white or bronze back lit signage. The proposed windows are needed to break up the wall

elevations. They are a glazed natural material that gives the appearance of windows and they will have graphics. The development team has worked hard to balance the needs of the existing tenants, CVS and the overall development of this property.

Nancy Vennard asked why the arcade did not go around the entire center, stating she would like to see it wrapped around the building. Mr. Buckley noted it covered the areas where people can walk.

Mr. Buckley stated they appreciated the input and it would take them time to work through the comments and suggestions given. Bob Lindeblad noted references were made to their previous submittal and asked what plan they would prefer to work off. Mr. Grassa stated they would like to work off the plan presented this evening.

Nancy Wallerstein noted this is the first brush stroke of redevelopment for Corinth and the Commission wants to be sure it moves forward with the best plan for the entire center.

Ken Vaughn stated he did not see the need for a lot of changes. He did note he was bothered by the late submission with Commission members reviewing an outdated plan. He is fine with continuing this to the July meeting and requested the applicant make every effort to complete their revisions in time for the Commission to review them before the meeting.

Randy Kronblad stated he preferred the 2009 submittal with the entrance toward the shopping center. He would like to see the drive-thru integrated into the building instead of giving the appearance of a lean-to shed. He noted the existing Tippins trash area is well landscaped and screened and feels it could be used. He would like to see more greenspace.

Brian Grassa noted the 2009 plan was turned down by the Commission. Bob Lindeblad noted the times have changed, the Commission members have changed and the plan was withdrawn by Highwoods.

Dennis Enslinger pointed out that the plan was not turned down, but was continued several times and ultimately withdrawn by the applicant.

In giving direction to the development team the following comments were made:

- Entrance should be on the southwest corner, facing the center
- Preference to the 2009 plan
- Address drive-thru location so customers are not walking across the drive-thru lanes.
- Address internal traffic flow

Owen Buckley asked if it would be possible to meet with the Commission in a worksession environment to work-out their concerns prior to the July meeting.

Dennis Enslinger noted it would be possible to meet with the entire Commission. The meeting would be a public meeting, but without public comment. Commission members expressed a willingness to meet.

Chairman Ken Vaughn called to a five minute recess while staff investigated open meeting dates for the worksession.

The meeting was reconvened at 9:15 p.m.

Ron Williamson asked Mr. Buckley to submit electronic copies of the information and exhibits presented this evening.

Dennis Enslinger stated meeting rooms were available on Tuesday, July 14th or 21st at 7 p.m. in the Multi-purpose Room.

Marlene Nagel moved the Commission meet in worksession with the Corinth Square development team to discuss the submittal for PC2011-04 and PC2011-108 on Tuesday, July 14th at 7 p.m. The motion was seconded by Nancy Wallerstein and passed unanimously.

Randy Kronblad confirmed that the team would be coming in with a base plan similar to the 2009 submittal.

Bob Lindeblad moved to continue application PC2011-04 and PC2011-108 to the July 5th meeting of the Planning Commission. The motion was seconded by Nancy Wallerstein and passed unanimously.

NON-PUBLIC HEARINGS

**PC2011-107 Request for Site Plan Approval
6510 Mission Road**

Chace Brandige of the Homestead Country Club, presented the Club's application for site plan approval for the construction of two platform tennis courts to be located between the existing tennis courts and the clubhouse on the northern side of the clearing. The courts are composed of aluminum planks built upon piers and will be raised approximately 4 feet to allow for snow melt and hot air circulation. The space between the courts and the ground will be fully covered by wood trim. The courts are surrounded by a 12 foot taught screen and are lit with lights that rise 16 feet above the courts. Mr. Brundige noted the lights are of a much lower wattage than tennis court lights, point straight down and are recessed.

The sport of Platform Tennis is played primarily in the winter months. They envision the heaviest use of the courts to be on weekend mornings and Tuesday and Thursday evenings for local league play. During league play, matches typically conclude before 10 p.m. but sometimes extend to 10:30 p.m. when earlier matches run behind.

Therefore, they are requesting the time restriction in the staff recommended conditions of approval be extended from 10 p.m. to 10:30 p.m.

Chace Brundige stated the Club intends to plant evergreen trees for screening; however, to ensure the best possibility of the trees thriving, they would ask that they be allowed to plant them in the fall rather than prior to completion of the courts.

Ron Williamson noted platform tennis is primarily a doubles sport that is played year around. The game is played on an elevated aluminum deck ¼ 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.

In the Kansas City area, platform tennis courts are located at The Carriage Club and the Kansas City Country Club. Each has two 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 based on Mr. Brundige comment the Board has agreed to the request. Mr. Williamson stated he felt the request for later planting was reasonable and suggested condition #3 be reworded to require the planting of the trees prior to December 1, 2011. Staff was not opposed to extend the hours of operation to 10:30 p.m.

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

A. 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.

B. 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.

C. 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.

D. 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.

E. 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.

F. 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

G. 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.
Jim Blackwell, 4200 Homestead Drive, requested the Commission require eight-foot pine trees be planted on the south side of the platform courts to screen them from view from his adjacent property.

Nancy Vennard moved the Planning Commission approve the site plan as submitted for PC2011-107 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 December 1, 2011.
- 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 10:30 pm, Monday-Friday, and 8:00 am to 10:30 pm, Saturday and Sunday.

The motion was seconded by Dirk Schafer and passed by a vote of 7 to 0.

**PC2011-109 Request for Site Plan Approval
3921 West 63rd Street**

Rex Currie, with Selective Site Consultants representing T-Mobile, who is requesting approval to co-locate a communications antenna on the monopole located at 3921 West 63rd Street. They have received approval of Consolidated Fire District #2 to locate on the pole which was granted a Special Use Permit on June 7, 2010.

Ron Williamson confirmed this is the third application for antennae at this location. The initial permit was approved for Verizon Wireless with AT&T receiving approval for their antenna in December, 2010. 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 need to be one that has a small 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 is below the height of the ten-foot screening wall.

Mr. Williamson noted that 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 reviewed the following criteria:

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 stormwater runoff.
Public Works has reviewed and approved a stormwater management plan for the entire equipment compound as a part of the Special Use Permit Application (PC2010-03)

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

The proposed site will utilize existing fire station driveway and park lot 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 building and the surrounding neighborhood.

A 10-foot tall brick screening wall 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 and other adopted planning policies.

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

Bob Lindeblad moved the Planning Commission approve the site plan as submitted for PC2011-109 for the T-Mobile at 3921 West 63rd Street subject to the following conditions:

- 1) That all antennas and wiring be contained within the monopole.
- 2) That all equipment and supporting structures 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).

The motion was seconded by Nancy Wallerstein and by a 7 to 0 vote.

OTHER BUSINESS

Next Meeting

The following applications have been submitted for consideration by the Planning Commission in July:

- Request for Conditional Use Permit for Utility Box by AT&T

- Continued Request for Conditional Use Permit for Drive-thru by CVS
- Continued Request for Site Plan Approval by CVS
- Request for Building Line Modification at 5301 West 67th Street
- Request for Building Line Modification at 8300 Delmar
- Request for Site Plan Approval at 6400 Mission Road - Indian Hills Jr. High
- Request for Approval of Sign Standards for Hy-Vee Shopping Center

Mr. Enslinger noted this meeting would be held in the MPR as the Council will be meeting at the same time in the Chamber. Dirk Schafer and Randy Kronblad indicated that they would be out of town and unable to attend.

ADJOURNMENT

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 9:40 p.m.

Ken Vaughn
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: July 5, 2011 Planning Commission Meeting

Project # 010002401

Application: PC 2011-05

Request: Conditional Use Permit to Install a SAI/VRAD Equipment Box

Property Address: 8301 Delmar Lane

Applicant: AT&T

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

Surrounding Zoning and Land Use:

- North:** R-1A Single-Family Residential District-Single Family Dwellings
- West:** R-1A Single-Family Residential District-Single Family Dwellings
- South:** R-1A Single-Family Residential District-Single Family Dwellings
- East:** R-1A Single-Family Residential District-Single Family Dwellings

Legal Description: Lot 1, Town and Country Estates

Property Area: Lot 33,738 sq. ft. – Utility Box 120 sq. ft.

Related Case Files: None

Attachments: Application, Site Plan, Project Photos

COMMENTS:

AT&T is requesting approval of a Conditional Use Permit for the installation of a SAI/VRAD utility box that has a footprint of approximately 49" wide" x 46 deep or 15.7 sq. ft. a height of 50" and set on a 6' x 7' (42 sq. ft.) concrete pad. It should be pointed out that this is a new design for AT&T utility boxes used in Prairie Village. In past applications, the SAI and VRAD were in separate utility boxes while this proposal combines them in one utility box. The Ordinance requires that utility boxes having a footprint greater than 12 sq. ft. in area; a pad great than 32 sq. ft. or a height of more than 54" must be approved as a conditional use prior to installation. The proposed utility box exceeds the minimum footprint and pad size for Staff approval.

The proposed utility box will be located within an existing easement in the northeast corner of the residential lot. The area is currently fenced and AT&T will install a similar fence on the interior side of the installation to screen it from the residence. A gate will be installed on the 83rd Street side for access. The landscape plan shows stone pavers to access the enclosure, but grass pavers would be a better choice for maintenance as well as appearance. There would be less identification of the installation by using grass pavers. The driveway on the east side is access to the garage for the residence that faces Somerset Drive.

The new SAI/VRAD box is being installed to help AT&T keep up with the increased demand for services. This is another facility being installed to implement AT&T's new plan which is called "Project Light Speed." This will enable AT&T to broadcast high quality images and video programming over telephone lines.

The applicant has submitted a map showing the area to be served which is generally bounded by 79th Street on the north, Roe Avenue on the west, 87th Street on the south, and Somerset Drive on the east. A copy of the map is attached.

In accordance with the Planning Commission's Citizens' Participation Policy, the applicant held a meeting on June 14, 2011 at City Hall. No residents attended the meeting. AT&T staff contacted the property owner at 8301 Delmar earlier and explained their plan and how they would screen the utility box. The owner did not object to the proposed plan.

FACTORS FOR CONSIDERATION:

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

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

The proposed SAI/VRAD utility box exceeds the maximum size that can be permitted by Staff; therefore, the applicant is required to obtain Conditional Use Permit approval from the Planning Commission.

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

The utility equipment box will not adversely affect the welfare or convenience of the public, but will actually benefit the public because they will improve electronic communications to households in Prairie Village.

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 SAI/VRAD utility box will be located within an existing fenced area that is within an existing 20 foot wide utility easement. A screening fence will be installed to benefit the dwelling on the lot and the installation will not be very noticeable from 83rd Street. Therefore it should not cause substantial injury to the value of property in the neighborhood.

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 SAI/VRAD utility box is approximately 49" wide x 46" deep x 50" high. The pad is 6' x 7' or 42 sq. ft. in area.

The size of this use is not such that it would dominate the neighborhood or hinder development. The neighborhood is totally developed residentially to the east, west, south and north and this use is being installed in an existing utility easement. The location should be able to accommodate the installation compatibly without it being a problem for the other properties in the neighborhood, provided the fence and gate are installed to the satisfaction of the neighbors. Since this area will be fenced to screen the view, landscaping is not required.

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 from any injurious affect.

The only parking that will be required for this use is what will be needed while construction and installation are occurring, and then periodic operation and maintenance calls. There is no need to provide permanent off-street parking for this use. Parking for maintenance calls probably will occur on Delmar Lane south of 83rd Street.

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

This is a new installation and power source is close by in the utility easement. There is not a need for additional utilities, drainage, or other facilities.

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.

There will not be a need for access roads or entrance and exit drives because all the parking will be temporary for maintenance and be accommodated on Delmar Lane south of 83rd Street.

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

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

RECOMMENDATIONS:

It is the opinion of the Staff that the findings of fact for the proposed Conditional Use Permit to allow installation of the SAI/VRAD utility box Street right-of-way are favorable; therefore, it is recommended that the Planning Commission approve the Conditional Use Permit subject to the following conditions:

1. That the applicant install the screening fence and gate with installation of the utility box and that it be built and painted similar to the existing fence. The fence and gate detail shall be submitted to Staff for review and approval of its compatibility with the existing fence.
 2. That the applicant properly protect the existing trees during construction so they are not damaged or destroyed.
 3. That the access from 83rd Street be changed from stone pavers to grass pavers.
 4. That the Conditional Use be approved for an indefinite period of time.
 5. That should the utility box become obsolete and not functional, it shall be removed from the site within six months and the site shall be restored to its original condition.
 6. That the applicant submit a final drawing to Staff that includes the grass pavers, fence detail and gate detail.
-

83rd Street



East Side



CONDITIONAL USE PERMIT APPLICATION

0002091

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC 2011-05

Filing Fees: \$100

Deposit: \$500

Date Advertised: _____

Date Notices Sent: _____

Public Hearing Date: 7/5/11

APPLICANT: Andrew J. Reed (AT&T) PHONE: 816-275-3910

ADDRESS: 500 E. 8th ST, KC MO ZIP: 64106

OWNER: Eric N. Hansen PHONE: 913-649-4226

ADDRESS: 8301 DELMAR LN ZIP: 66207

LOCATION OF PROPERTY: 8301 Delmar Ln, P.V., KS 66207

LEGAL DESCRIPTION: PARCEL 0976000000 0001

TOWN & COUNTRY ESTATES LOT 1 EX 94 TRI

TRACT 18 FT ON W PVC - 0635 0001

ADJACENT LAND USE AND ZONING:

	Land Use	Zoning
North	<u>RES</u>	<u>R-1A</u>
South	<u>RES</u>	<u>R-1A</u>
East	<u>RES</u>	<u>R-1A</u>
West	<u>RES</u>	<u>R-1A</u>

Present Use of Property: Residential

Please complete both pages of the form and return to:

Planning Commission Secretary

City of Prairie Village

7700 Mission Road

Prairie Village, KS 66208

Conditional Use Permit Application

1. The proposed location will be behind a privacy fence within an existing utility easement in accordance with public convenience.
2. Public Health, safety and welfare will be protected by placing in this location by providing a privacy fence and sidewalk in our existing utility easement. The equipment will be set back from the roadway and cause no obstruction of view. Adequate parking is within walking distance from this location for our technicians.
3. The proposed fencing and sidewalk will be consistent and compatible with those found in the neighborhood.
4. The proposed telephone cabinets will comply with height and area regulations set forth by Prairie Village during the conditional use permit process.
5. Off-set parking exists to the East of Somerset in an existing commercial parking lot out of view of residents.
6. Adequate drainage exists in this current location.

Exhibit "A" PROPOSED S.U.P.

DESCRIPTION:

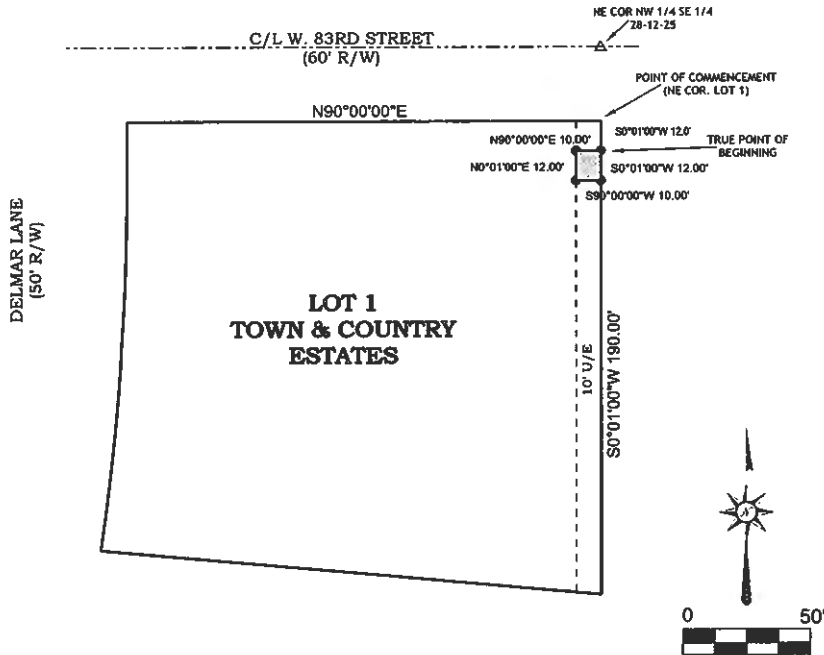
A tract of ground being a part of Lot 1, TOWN & COUNTRY ESTATES, a subdivision in Johnson County, Kansas being more particularly described as follows:

Commencing at the NE Corner of said lot 1; Thence S00° 01' 00"W along the East line of said Lot 1 for 12.00' to the TRUE POINT OF BEGINNING; Thence continuing S00°01'00"W along said East line of said Lot 1, a distance of 12.00'; Thence S90° 00' 00"W a distance of 10.00' to a point on the West line of an existing 10.0' Utility Easement, as shown on the recorded plat of said TOWN & COUNTRY ESTATES; Thence N00° 01' 00"E along said Westerly line of said 10' Utility Easement, a distance of 12.00'; Thence N90° 00' 00"E a distance of 10.00' to a point on the East line of said Lot 1 and the POINT OF BEGINNING.

Said area being 120.00 SqFt or 0.003 Acres more or less.



Location Map
8301 Delmar Lane
Prairie Village Kansas



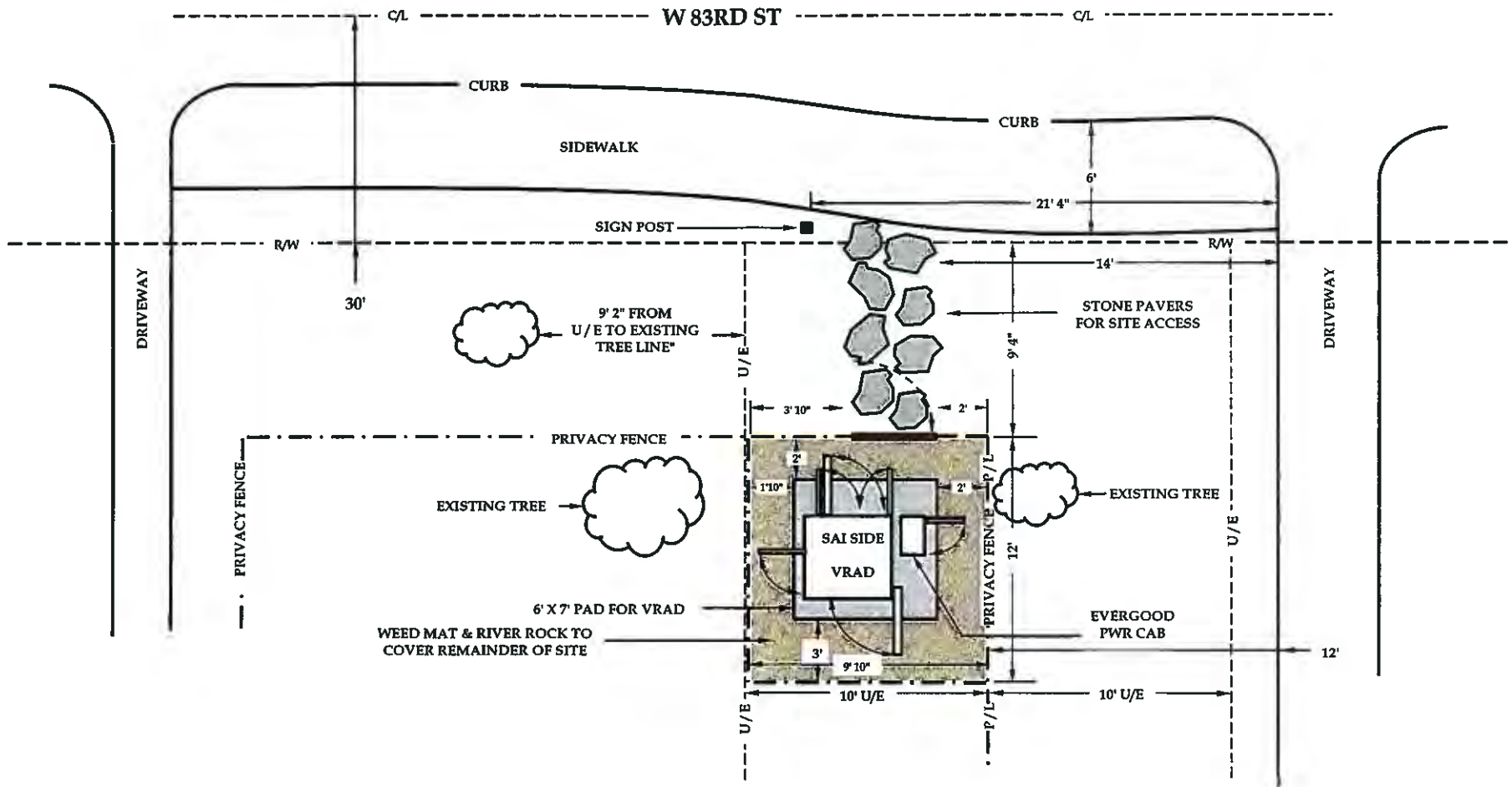
SE 1/4 of Sec. 28 Twp. 12 Rng. 25

I hereby certify that an inspection of this property was made by me or under my supervision and this sketch is a true representation of the conditions found. This document was prepared for SUP purposes ONLY and does not constitute a boundary survey and is subject to any inaccuracies a subsequent boundary survey may disclose. No property corners were set and this document should not be used to establish any fence, structure or other improvement. Any linear or angular values shown are based on record or deed information and have not been determined unless otherwise noted. The flood hazard zone for this property was not been determined unless otherwise noted. FUTURE USE (after initial closing) IS PROHIBITED AND NO LIABILITY WILL BE ASSUMED.

Client: AT & T
500 E. 8th Street
Kansas City, Missouri

DATE: 5-17-2011
SCALE: 50 Ft/in
Title Company: N/A
Commitment No.: N/A

Region Land Survey Inc.
202 NW 12th Street
Blue Springs, MO. 64015
816.966.1191 office
816.966.1441 fax
service@reglonsurvey.com



111

112

113



Chris Carroll
Director
External Affairs

AT&T Kansas
8900 Indian Creek Parkway
Suite 120
Overland Park, KS 66210

T: 913.676.1519
M: 913.449.8696
F: 913.676.1504
chris.carroll@att.com

June 15, 2011

Ms. Joyce Hagan Mundy
City Clerk – City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Dear Ms. Mundy:

On June 14, 2011 a public interact (informational) meeting was held at the Multi Purpose Room at Prairie Village city hall concerning AT&T's application for a Conditional Use Permit (CUP) at 8301 Delmar Lane.

Nearby residents were notified of this meeting by registered mail, with notice of a 5:30pm start time. Mr. Andrew Reed (AT&T Right of Way) and I remained until 6:00pm. There were no attendees.

Incidentally, on May 2, 2011 Mr. Reed personally visited the site and later spoke with Mr. Eric Hansen, the property owner at 8301 Delmar Lane. Mr. Reed outlined AT&T's upgrade of our network infrastructure under Project Lightspeed, providing an overview of the upgrade and the required equipment necessary to deliver faster broadband speeds and video programming to the citizens of Prairie Village.

Mr. Reed discussed details of the build job and fencing around the cabinet, and addressed questions Mr. Hansen had concerning the construction process. Reed provided contact information to Mr. Hansen should other questions arise.

If you or members of the Planning Commission or staff have questions of me, please let me know.

Kindest Regards,

Chris Carroll

CC: Mr. Ron Williamson - BWR
Mr. Andrew Reed – AT&T

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: July 5, 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:

At the June 7, 2011 regular Planning Commission meeting, this application and the companion Site Plan Approval were continued to the July 5, 2011 meeting so that the applicant could refine and revise the plans that were initially submitted. The Planning Commission also agreed to hold a work session to informally discuss the plans on June 14, 2011. A summary of the work session discussion is attached.

One of the primary issues discussed in the work session was the orientation of the building. The Planning Commission preferred the main entrance to be on the southwest corner of the building in order to better accommodate pedestrian traffic in relation to the main center. The applicant explained the need for the orientation of the main entrance on the southeast corner in order to maintain some parking specifically for CVS and to avoid conflicts between CVS customers and the rest of the center during peak hours. After extensive discussion, it was the consensus of the Planning Commission that the applicant could proceed to refine its plans based on the main entrance being located on the southeast corner of the building.

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.

- 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 sq. ft. with 71 parking spaces. The building is one story with its highest point approximately 22' at the top of the parapet wall. This is a large building and it will dominate the area, but it should not hinder future development. A significant amount of the existing mature landscape will be removed as a result of this project; however, the applicant has proposed extensive landscaping along Mission Road and Somerset Drive to mitigate the visual impact of the drive-thru. The details of the landscape plan will be addressed in the site plan approval.

- 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 from any injurious affect.**

The square footage is increasing from 8,522 sq. ft. (Tippins) to 11,945 sq. ft. (CVS). This is an increase of 3,423 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 increase in area.

- 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 approximately 125' 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 proposed drive-thru will not adversely impact external traffic on Somerset Drive and Mission Road. The relocation of the accesses to the center should improve internal traffic circulation.

The applicant, as requested, has also prepared an Internal Traffic Circulation and Walkability Study in order to evaluate internal impacts that might occur as a result of the change in access points on Mission Road and Somerset Drive. The plans have been adjusted in order to accommodate traffic movements. The primary concern was turning movements for delivery trucks and fire trucks.

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

If the Planning Commission determines that the findings of fact for the proposed Conditional Use Permit for the drive-thru lanes are favorable, it should approve the Conditional Use Permit subject to the following conditions:

1. That the Conditional Use Permit approval is contingent upon approval of the site plan. If the site plan is not approved by the Planning Commission, the Conditional Use Permit shall be null and void.
2. That the Conditional Use Permit shall terminate when the use of the site for a drugstore terminates.

4705 CENTRAL STREET
KANSAS CITY, MO 64112
P: 816-960-1444
F: 816-960-1441
www.lane4group.com

June 22, 2011

Planning Commission
City Of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

RE: Village Vision Plan – CVS Approval July 2011

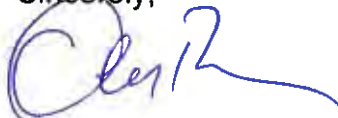
Dear Planning Commissioners:

Village Vision is a plan geared towards densification and multi-uses. While many of the ideas and concepts are very exciting, we do not believe the present economic conditions and tenant demand allow utilization of this plan at this moment in time. Our 20 year conceptual plan purposely incorporates the flexibility to modify the center by making the density stronger, more “walkable” and providing different uses besides retail.

We believe a national trend to redevelop and re-purpose “infill” areas is in our future. Higher transportation and infrastructure costs tend to suggest areas like Prairie Village will become even more desirable and components and ideas in the current Village Vision plan would therefore seem to become more realistic in say a 15 – 30 year horizon.

In the end, keeping our flexibility to deliver a superb product today – with the flexibility and planning to productively modify the properties in the future is our objective. Economics, along with community and user demand will ultimately determine the feasibility and timing of incorporating all or parts of the Village Vision Plan.

Sincerely,



Owen Buckley

cc. Jeff Berg

CHARLES SCHOLLENBERGER
3718 W. 79TH TERR.
PRAIRIE VILLAGE, KS 66208

June 20, 2011

TO: Mr. Kenneth Vaughn, Mr. Randy Kronblad, Mr. Dirk Schafer, Mr. Bob Lindeblad
Ms. Nancy Wallerstein, Ms. Marlene Nagel, Ms. Nancy Vennard, and Mr. Al Herrera.

Dear Prairie Village Planning Commission Members,

I would urge you to require that the proposed CVS Corinth Square building include real windows. The drawings made by Lane4 with real windows give the proposed new building a much nicer, user-friendly look than the proposed faux windows with clear transoms at the top.

After all, it is our shopping center that CVS is trying to squeeze its cookie-cutter big box store into. We have some interest in the appearance of commercial buildings in our community. I would urge you not to approve the building without:

- 1) Substantial flagstone work on the exterior that matches the other Corinth Square buildings;
- 2) A smaller than standard exterior sign that is not red in color;
- 3) Real windows and not pasted on mirrors or faux windows.

It is my understanding that CVS has agreed to the first two points. You need to assert our community's interest on the last point, the real windows. CVS has made concessions on design when faced with opposition in other communities. It my belief that they will make concessions in Corinth if you insist upon them.

We are under no obligation to have our community marred by big box store designs foisted on us by major chain retailers. Lane4 itself would prefer real windows in the building. Do you have what it takes to stand up for Prairie Village in requiring this design change? I hope so.

I don't think that you want an windowless CVS building to be your design legacy for Corinth Square, or to have people someday say, "Oh yes, that the building Ken, Randy, Dirk, Bob, Nancy W., Marlene, Nancy V., and Al approved during their tenure on the Planning Commission."

Thanks!
Charles Schollenberger
Charles Schollenberger

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: July 5, 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:

At the June 7, 2011 regular Planning Commission meeting, this application and the companion Conditional Use Permit were continued to the July 5, 2011 meeting so that the applicant could refine and revise the plans that were initially submitted. The Planning Commission also agreed to hold a work session to informally discuss the plans on June 14, 2011.

One of the primary issues discussed in the work session was the orientation of the building. The Planning Commission preferred the main entrance to be on the southwest corner of the building in order to better accommodate pedestrian traffic in relation to the main center. The applicant explained the need for the orientation of the main entrance on the southeast corner in order to maintain some parking specifically for CVS and to avoid conflicts between CVS customers and the rest of the Center during peak hours. After extensive discussion, it was the consensus of the Planning Commission that the applicant could proceed to refine its plans based on the main entrance being located on the southeast corner of the building.

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 8,522 square feet.

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. The plan also noted that a free-standing specialty retail bank or restaurant use could be located at the intersection of Mission Road and Somerset Drive. The Planning Commission discussed this issue at the June meeting and it was the consensus of the Commission that the proposed use at this location is not in conflict with Village Vision and that the plan outlined in village Vision is a long term plan that hopefully can be implemented when the economy improves.

The revised site plan is a modification of the one considered by the Planning Commission in June. The entry plaza at the intersection of Somerset Drive and Mission Road has been eliminated and pedestrian access has been moved south to line up with the drugstore entrance. The revised plans have also addressed traffic circulation, landscaping, signage and building design in more detail. Those items will be discussed further in the following sections.

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 square feet compared to the existing Tippin's building which is 8,522 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. Pedestrian access between Johnny's and the Center has also been added.

The revised landscape plan proposes to save more of the mature trees at the intersection of Somerset Drive and Mission Road, than the previous plan. The plaza area has been removed and the pedestrian access to the Center is further south in line with the entrance to the drugstore. The sidewalk along Mission Road is being relocated to allow approximately 5 feet of greenspace between the curb and the sidewalk. Several of the street trees will be removed and replaced as a result of this. The proposed street trees along Somerset Drive are ornamentals and should be shade trees. The landscape plan will need to be submitted to the Tree Board for approval.

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 45,000 sq. ft. of impervious area while the proposed CVS plan contains 53,021 sq. ft. of impervious area. Therefore, the CVS site plan will have approximately 8,021 sq. ft. 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 to determine the adequacy of the proposed detention.

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 north 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 within the Center.

The applicant, as requested, has also prepared an Internal Traffic Circulation and Walkability Study in order to evaluate internal impacts that might occur as a result of the change in access points on Mission Road and Somerset Drive. The plans have been adjusted in order to accommodate traffic movements. The primary concern was turning movements for delivery trucks and fire trucks. Also angle parking has been incorporated along the entrance from Somerset Drive.

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

The revised plan has addressed many of the concerns raised in the initial submission. Pedestrian access between Mission Road and CVS and CVS and the main center has been improved. Although pervious area has been lost, landscaping has been intensified to improve the aesthetics of the site. The enlargement of the crosswalk at the southwest corner of the store to a small plaza should help tie CVS to the rest of the Center. The inclusion of a bike rack is also a good improvement.

The Plaza/Arcade Enlargement detail drawing shows bumper blocks in the parking spaces that are in front of the store. These are placed to prevent car overhangs from damaging the landscape in the canopy area. Bumper blocks are a maintenance problem and a better solution would be to simply extend the curb.

All the landscape beds in the canopy area are proposed to be the same size, 2 feet wide by 10.5 feet in length. There are opportunities to vary the width of these landscape beds to create more interest and relieve the monotony.

The plan is still a suburban pad layout, but efforts have been made to incorporate it into 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 137 feet east-west and 90 feet north-south, not including the 10 foot canopies on the east and south sides, which is a large building based on Prairie Village standards. It is 22 feet tall and it will have a significant impact on the appearance of the corner and the Center. It is likely that this building will appear out of scale with the rest of the Center until the Center is renovated to match this design. The building will be stone and stucco with a glazed cast stone to cap the stucco walls. The roof will be clay tile with the exception of the entrance roof which will be a zinc standing seam roof. It is not noted on the plans but the stone should be similar to that used throughout the Center.

The north elevation faces Somerset Drive and the stucco portion needs additional treatment to make it more aesthetically appealing. The stucco portion of the wall between the stone and the drive through canopy is over 60 feet in length. Something more than the wood rafter tail plugs is needed to breakup this wall mass.

The west elevation also needs some additional architectural treatment on the stucco façade. This elevation faces the rest of the Center and also is adjacent to the main entrance from Somerset Drive. The store cladding should extend the length of the parapet wall. The roof was removed over the compactor area because it apparently is not needed with the vertical compactor

There was considerable discussion regarding the windows at the last meeting. One change that would help would be a 12" to 18" stone base so that the windows do not extend to the ground. It appears from the drawings that the top row of windows is tinted. It would seem that those windows should let light inside.

The stone base and cast stone band are too high on the buildings. It is five feet from the ground to the top of the cast stone band which is not in scale with pedestrian activity. The top of the cast stone band should be closer to 36 inches in height in order to be in scale with pedestrians.

The signage has been revised but the CVS/pharmacy signs are not dimensioned and need to be in order to calculate the square footage. The CVS letters scale to about 2.75 feet in height and the sign is 22.25 feet in length. The maximum signage permitted by the ordinance is 50 sq. ft. and these signs appear to be over 60 sq. ft. in area. Also the color of the letters needs to be specified. The window graphics have been removed and the number of directional signs has been reduced to one. "DO NOT ENTER" sign on the exit side of the drive-thru. The signage needs to be revised to meet the ordinance and needs to be submitted.

The external lighting will need to be in compliance with the outdoor lighting ordinance and the applicant will need to submit a lighting plan to Staff for review and approval.

A detailed plan needs to be submitted for the new Corinth Center sign that is dimensioned and shows the size of the letters, the wall height, the wall location, materials, lighting, etc.

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 site plan is not in accordance with the long range goals, objectives and recommendations set out in that document. The applicant needs to submit a plan amendment that addresses the interim redevelopment of the Center.

RECOMMENDATIONS:

It is the recommendation of Staff that if the Planning Commission finds favorably on the criteria, it approve the site plan for CVS subject to the following conditions:

1. That the landscape plan be submitted to the Tree board for review and approval prior to installation.
 2. That the applicant implement the stormwater management plan as approved by Public Works.
 3. That the bumper blocks be removed from the south and east sides and the sidewalk and curb be extended around the building.
 4. That the landscape beds under the canopy be varied in width.
 5. That the stone used on the façade be similar to that used in the rest of the Center and samples be submitted to Staff for review and approval prior to installation.
 6. That the large expanse of stucco on the north elevation be redesigned to add more aesthetic appeal. The redesign shall be submitted to Staff for review and approval prior to obtaining a building permit.
-

7. That the west elevation be redesigned to make it more aesthetically appealing. The redesign shall be submitted to Staff for review and approval prior to obtaining a building permit.
8. That the stone base and east stone band be reduced in height from 60" to 36".
9. That a 12" to 18" stone base be added to the windows and that the window treatment be redesigned.
10. That an outdoor lighting plan be submitted in accordance with the outdoor lighting ordinance for review and approval by Staff.
11. That a detailed drawing be submitted for the new Corinth Center sign that is dimensioned and shows the lettering, location, wall height, lighting, etc.
12. That a detailed drawing with dimensions be submitted for the wall signs and the color of the letters be specified. The wall signs cannot exceed 50 square feet in area. The drawings shall be submitted to Staff for review and approval prior to obtaining a permit. New sign standards for Corinth Center also need to be prepared and submitted to the Planning Commission for approval prior to issuing the building permit.
13. That the applicant revise all drawings based on the conditions approved and submit three copies of the final drawings to Staff prior to obtaining a building permit.
14. That the off-site improvements as presented on the plans be constructed simultaneously with the CVS Project.

By a separate motion, the Planning Commission should approve the offsite improvements that will be made by Lane4 as follows:

1. That the offsite improvements as proposed by Lane4 for the area outside of the CVS site be approved for implementation as submitted subject to the approval of the landscape plan by the Tree Board.
-





PLANNING COMMISSION WORKSESSION NOTES

June 14, 2011

ATTENDING:

Planning Commission: Ken Vaughn, Randy Kronblad, Nancy Vennard, Marlene Nagel, Nancy Wallerstein

Staff: Ron Williamson, Dennis Enslinger, Joyce Hagen Mundy

Development Team: Brian Grassa, Cedarwood Development; Owen Buckley & Jeff Berg, Lane4; Jeff Martin, Alan Mackey & Paul Miller with Landplan Engineering; Tom Proebstle of Generator Studios, Tom Grossens

Brian Grassa, Managing Director of Development for Cedarwood Development, Inc., opened the work session expressing thanks to the Commission for meeting informally with them on the CVS project. He noted they appreciated the comments of the Commission at the regular meeting held on June 7, 2011, and have incorporated some of those comments into the plans that will be reviewed this evening. Mr. Grassa asked the Commission to look at the site plan options.

Option 1

This was their formal submittal to the Commission on June 7th. The store entrance is located on the southeast corner of the building facing Mission Road. The drive-thru is on the opposite (northwest) corner. The building is linked to the shopping center with more prominent pavers from the southwest corner. The receiving and trash area is on the west side of the building.

Option 2

This is a revised site plan based on comments from the Commission. The orientation is the same. The pedestrian link connects directly to the front entrance instead of crossing the drive-thru lanes. The plaza area in the northeast corner has been removed and it was noted that this may allow them to save some of the existing mature trees in that corner. The link to the shopping center is identified with raised pavers from the south side of the building near the southwest corner. It was noted that they could use a vertical compactor unit that would be smaller and could be placed on the back wall with more screening with adjustments to the corner area for traffic. Commission members favored the smaller compactor unit.

Option 3

This was the submittal that was initially considered by the Planning Commission in 2009 with the entrance on the southwest corner. Brian Grassa stated this site plan does not work for CVS or for the shopping center because of its impact on parking. Parking conflicts will occur between CVS and the restaurants at the end of the day. He asked the Commission to work with them on the new site plans submitted.

Jeff Berg noted with Option 3 it would be difficult to address the necessary back-lot functions without encroaching the 15' setback on Mission Road.

Commission members felt Option #2 was an improvement over the initial submittal. Nancy Vennard stressed the need for good materials. Brian Grassa noted the landscape plan will green up the site with plants along the sidewalk. Alan Mackey reviewed his plans for landscaping, noting they were flexible.

Randy Kronblad asked for clarification on parking. Mr. Grassa stated the parking between the building and Mission Road is considered to be CVS parking. Mr. Buckley noted they are in negotiations with another restaurant for the vacated CVS space and want to have sufficient parking available near that corner location.

Nancy Wallerstein stated she still felt the store entrance should be on the southwest corner of the store bringing in towards the shopping center. She does not see individuals walking into the store off Mission Road. Jeff Martin stated his studies of traffic have shown that shoppers spend between 15 and 45 minutes and prefer to park near entrances.

Dennis Enslinger noted the need to look at the traffic study and voiced possible concerns with the entrance from Somerset Drive particularly as it relates to cars backing out of parking spaces. He noted grade changes will make it difficult to move the entrance further west. Perhaps angled parking could be used along the entrance drive to reduce potential traffic conflicts.

It was noted that the sidewalks on both sides of the building in Option #2 are nine feet in width.

Nancy Vennard noted the difficulty with landscaping on Somerset because of the limited space. She suggested the possibility of integrating benches. Ken Vaughn stated the proposed landscaping described along Mission Road was excellent; however, he preferred the entrance on the southwest corner. Marlene Nagel noted she was ok with Option #2 and noted she would like to see some of the proposed corner elements proposed for the primary center reflected on the CVS site. Randy Kronblad confirmed there would be planters along the south and east sides along the 9' sidewalk.

There was discussion of the design of the north building façade. Jeff Martin stated he felt they could be addressed with some minor modifications to the materials used. He also added he would look at integrating benches in the screening walls. Bicycle racks may also be added.

Dennis Enslinger recommended that bumper blocks are not used on parking spaces except for the ADA spaces. He also suggested the integration of angled parking in other parts of the center. Jeff Berg responded that angled parking will be considered in future phases of the redevelopment of the center, but not in this stage. Mr. Enslinger noted something has to be done to define the other side of the center along Mission Road. The development needs to address both entrances including the entire side of Mission Road.

Review of Renderings

Owen Buckley repeated their desire to keep the timber for a casual elegance California architecture appearance.

Windows

Brian Grassa described the following three options for windows:

1. Graphic Package. Based on the Commission response, this will not be used.
2. Laminated transient panel up to 10' in height in frosted material - his preference
3. Visual historical photos along window area.

Mr. Grassa stated he would bring samples of the panels to the July 5th meeting.

Dennis Enslinger asked if they were open to reducing the height of the windows, noting the scale as reflected in the renderings. The proposed renderings do not have a pedestrian scale. The Corinth Shopping Center is designed with a pedestrian scale.

Owen Buckley stated they would look at seven foot panels. Randy Kronblad confirmed the windows were created as a architectural element for the façade. He noted there are a number of different types of materials that can be used to create the desired affect. Owen Buckley reconfirmed there would be no graphics.

Nancy Vennard stated she would like to see more of a pitched roof on the drive-thru as it was presented on the first submittal.

Dennis Enslinger stressed the submittal of information to the Planning Commission for approval on July 5th cannot be conceptual. The plans presented should be as the project is to be constructed. The plans need to be to staff by the end of the day on June 23rd. There should be 15 sets submitted on 11 x 17 paper for review by the Commission and two full sized plans submitted for staff review with an electronic version also sent to staff.

The worksession ended at 9:00 p.m.

Memorandum

TO: Paul A. Miller, P.E.
Principal/Engineering Manager – Kansas City
Landplan Engineering, P.A.

FROM: Mehrdad Givetchi, P.E., PTOE
Project Traffic Engineer

Date: June 23, 2011

RE: Corinth Retail Center/CVS pharmacy, SWC of Mission Road &
Somerset Drive – Internal Traffic Circulation and Walkability

Dear Paul –

As a follow up to our phone conversation, I have prepared this memorandum to address Internal Traffic Circulation and Pedestrian Walkability for the subject redevelopment site by reviewing your most recent “Composite Plan” dated 5/27/11 and revised on 6/23/11. The focus of this review is limited to the eastern portion of the Corinth Retail Center between Somerset Drive and W. 83rd Street, along Mission Road, as illustrated on the “Composite Site Plan”. The analysis for the entire Corinth Retail Center is outside the scope of services for this review and will be addressed in future as the overall site is being studied.

Internal Traffic Circulation

This issue has been partially addressed in the original TIS report dated 5/20/11, page 14, items 4 and 8. As a result of further investigation and analysis of the site, in conjunction with feedback from the City staff, some modifications have been made to the parking layout, divider islands, sidewalks, crosswalks and signage to further enhance internal traffic circulation and safety. Following is a summary of the results as illustrated on the attached “composite Site Plan” dated 6/23/11:

- 1) A turning movement simulation has been performed, using AutoTURN software, for three types of design vehicles including fire truck (i.e. ladder truck) and delivery trucks (i.e. WB-67 and WB-50) to ensure unrestricted movements by these vehicles within the site. The results are depicted in the following pages of this memorandum.
- 2) The island on the southwest corner of the proposed CVS pharmacy has been modified to provide for better guidance in this area.
- 3) The drive aisle located on the west of the pharmacy’s drive-through lanes (near the proposed Somerset Driveway) is converted from “two-way” to “one-way westbound” to reduce number of conflict points and provide for more efficient traffic operation at this driveway location. This improvement will not impact the pharmacy’s drive-through traffic and will not cause back-tracking in this area.
- 4) The parking stalls along both sides of the proposed Somerset Drive aisle are converted from “90 degrees” to “60 degrees” angle parking maintaining a “two-way” operation for this driveway.

- 5) Longitudinal divider islands are provided between adjacent parking rows (mentioned in item 4 above) to discourage cut-through traffic across parking lot in this area.
- 6) Stop signs are provided at all crosswalk locations within the site to enhance pedestrian safety.

Walkability

To address this issue, five specific measures need to be considered:

- 1) **Directness: Does the pedestrian network provide the shortest possible route?** The proposed sidewalk locations (within the site, along west side of Mission Road and along south side of Somerset Drive) provide ample access to all destination points (i.e. all businesses) within the site.
- 2) **Continuity: Is the network free from gaps and barriers?** The proposed layout incorporates seven (7) crosswalks with ADA compliant ramps within the site. These crosswalks connect all above-mentioned sidewalks together and provide for a continuous pedestrian path accessing all destination points within the site.
- 3) **Street Crossings: Can the pedestrian safely cross streets?** The intersections of Mission Road with Somerset Drive and W. 83rd Street are both signalized intersections with designated crosswalks and pedestrian signal indications connecting this site to the neighborhoods to the south, east and north.
- 4) **Visual Interest and Amenity: Is the environment attractive and comfortable, offering protection from harsh conditions?** Landscape architectural features and other amenities are to be provided to make this site an attractive pedestrian site. This item is not traffic-related issue.
- 5) **Security: Is the environment secure, well lighted with good line of sight to see the pedestrian, and far away enough from vehicular traffic to provide a feeling of safety?** On-site lighting fixtures are provided to illuminate the parking lot, sidewalks and crosswalks within the site as a safety measure. This item is not a traffic-related issue.

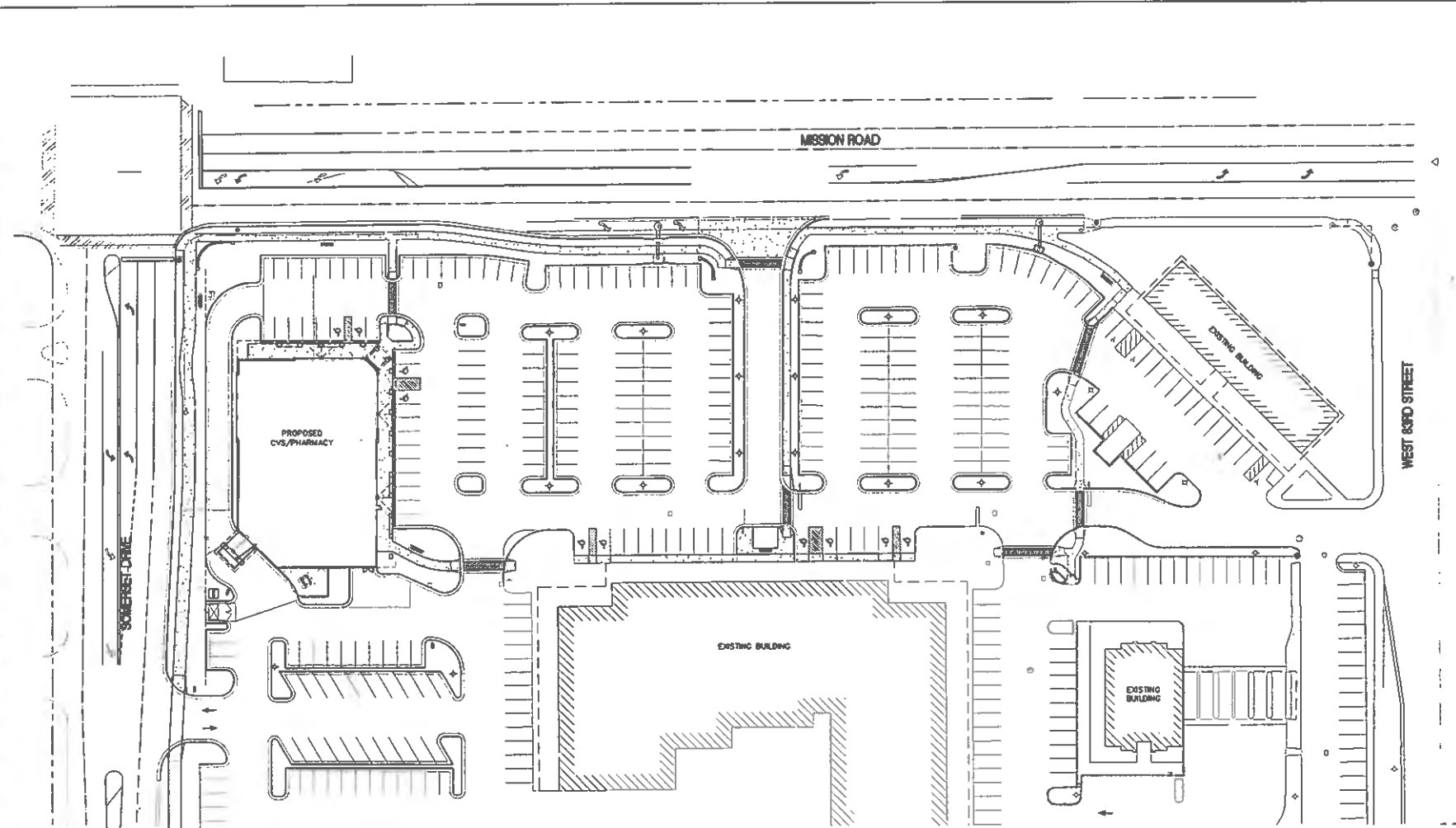
I hope the information presented, herein, address your concerns. Should there be any questions or concerns, please let me know.

Sincerely,

Mehrdad Givochi



C:\Users\jlaney\Documents\Projects\2011\20110101\20110101.dwg (1/10/11) 11:00:00 AM 11/10/11 11:00:00 AM 11/10/11 11:00:00 AM



Existing Shopping Center Summary

	AREA (SQ. FT.)		AREA (SQ. FT.)	
EXISTING BUILDINGS	176,124	PROPOSED BUILDING	173,378	
EXISTING PERIMETER	453,500	PROPOSED PERIMETER	457,443	
EXISTING PERIMETER	650,618	PROPOSED PERIMETER	656,179	SUBTOTAL
EXISTING PERIMETER	127,389	PROPOSED PERIMETER	126,238	
PROPERTY AREA	776,417	PROPERTY AREA	776,417	
EXISTING SHOPPING CENTER PARKING	888 SPACES	PROPOSED SHOPPING CENTER PARKING	888 SPACES	

Legend

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

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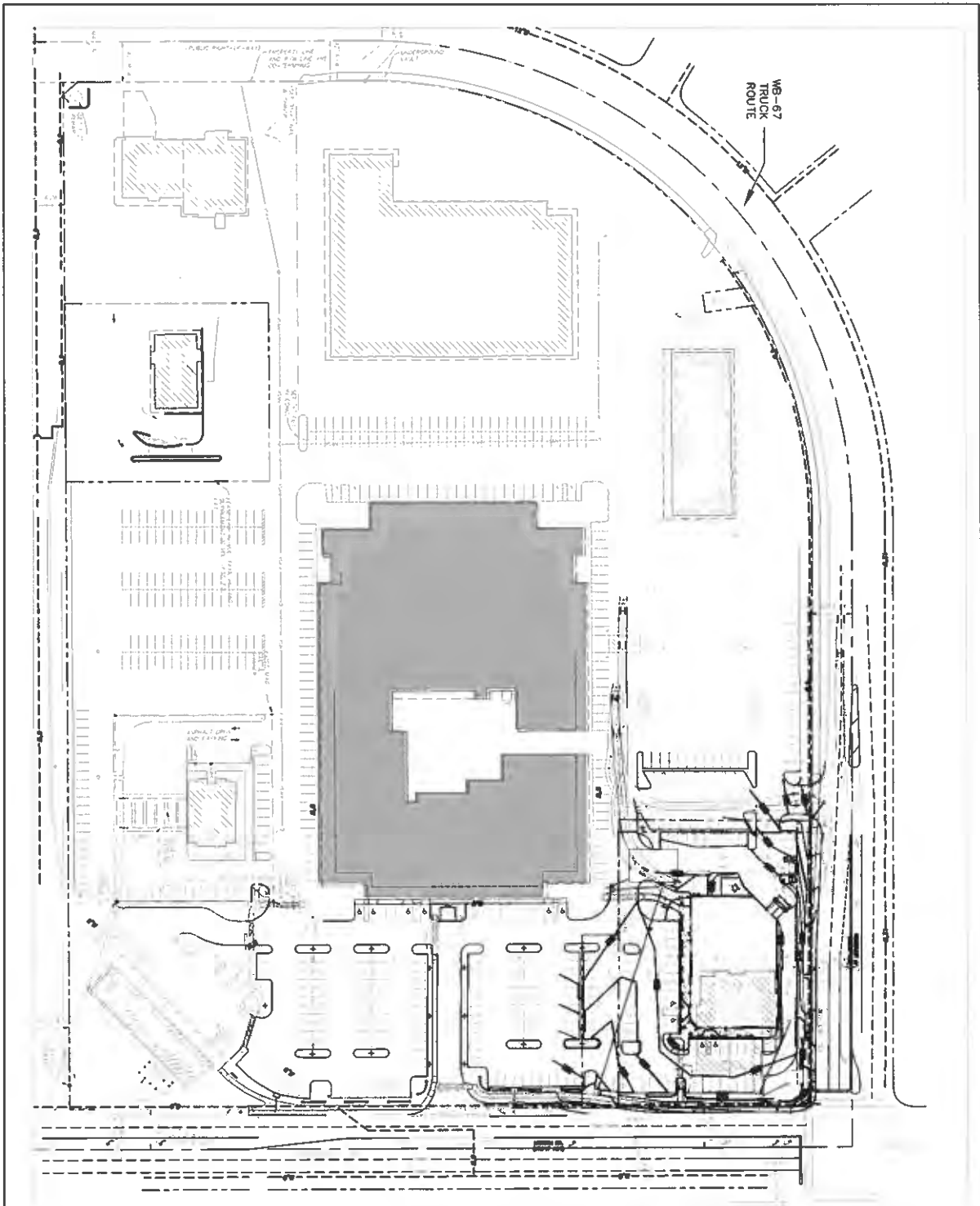
Lane 4 Engineering, P.A.
 1000 West 10th Street
 Suite 100
 Topeka, Kansas 66604
 Phone: 785.326.1111
 Fax: 785.326.1112
 www.lane4eng.com

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

REV.	DATE	DESCRIPTION
1	11/10/11	ISSUED FOR PERMITTING
2	11/10/11	ISSUED FOR PERMITTING
3	11/10/11	ISSUED FOR PERMITTING

DATE	Rev. A, 2011
PROJECT NO.	2011-1001
DRAWN BY	LFE
CHECKED BY	400
DESIGNED BY	PAO
TITLE	10
SCALE	10 SHEETS



Date: 06/23/11

Graphic Scale



NORTH

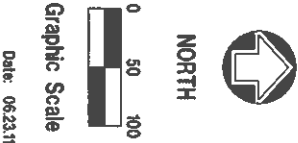
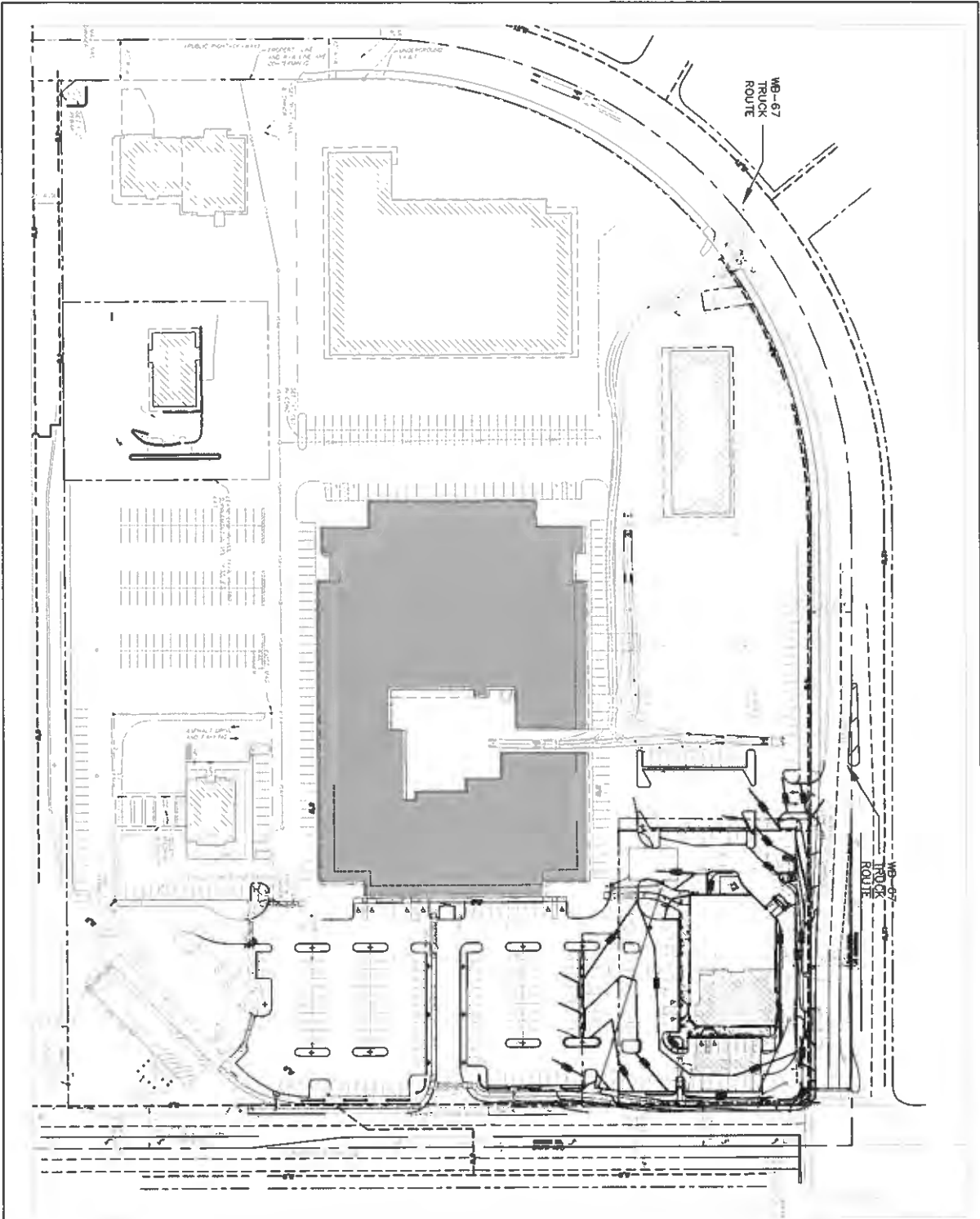



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CEDARWOOD DEVELOPMENT, INC.
 145 MERRIMAN RD. ALBION, OH 45217
 T 513.836.8871 F 513.836.8444
 WWW.CEDARWOODDEVELOPMENT.COM

CVS/Pharmacy Site
 Somerset and Mission Road
 Prairie Village, KS Store #5261
 Auto Turn Exhibit CVS WB-50




Landplan Engineering, P.A.
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 Community Planning
 Surveying


CEDARWOOD DEVELOPMENT, INC.
 1366 MERRIMAN RD ALBION, OH 44017
 T 330.829.0871 F 330.867.5144
 WWW.CEDARWOODDEVELOPMENT.COM

CVS/Pharmacy Site
 Somerset and Mission Road
 Prairie Village, KS Store #5261
 Auto Turn Exhibit Ace Hardware



CEDARWOOD DEVELOPMENT, INC.

June 23, 2011

VIA: EMAIL

Prairie Village Planning Commission
c/o Mr. Dennis Enslinger
7700 Mission Road
Prairie Village, KS 66208

ANTHONY A. PETRARCA
President

ROBERT M. ELIAS
*Managing Vice President
Program Development*

**Re: Conditional Use Permit / Site Plan Approval for CVS Pharmacy
Revised Submittal and Response to Staff Report**

Dear Commission Members:

Cedarwood Development Services on behalf of Lane4 and CVS Pharmacy hereby attaches revised material to supplement its original application submission. The revised materials are in response to the work session held with several Members on June 14, 2011 as well as the Staff Report(s) of the June 7th Planning Commission Meeting authored by Lochner.

In response to the comments of the Staff Report(s), we offer the following:

Application PC 2011-04 Conditional Use Permit

We have no direct response to the comments raised in this staff report other than the Traffic Impact Study referenced in Section 4 has been revised and resubmitted herein to include the information deemed missing from the original report.

Application PC 2011-108 Site Plan Approval

Item A.1. The plants listed on the landscape table have been keyed to the plan.

Item A.2. Through comments made at the June 7th Work Session, the screen walls have been eliminated to allow for increased landscape areas and the appropriate plans have been revised to reflect this change. The only caveat being a small wall will remain at the present Corinth Monument Sign Location at the corner of Mission and Sommerset.

Item A.3. The entry plaza has been eliminated. No directional signage other than one (1) "Do Not Enter" signs at the exit side of the Drive-Thru location will be provided. The revised site plan shows the location of these signs.

Item A.4. No comment.

Item A.5. This is an existing condition outside the limits of our work. The future redevelopment plans by the Center Owner should be evaluated at the appropriate time for compliance.

Item A.6. We have provided several landscape areas incorporated into the area between the parking lot and the building. Please refer to the revised plans for details.

Item A.7. The transformer will be located within the green area on the north side of the site directly east of the trash dumpster enclosure and will be screened appropriately. Please refer to the revised plans for details.

Item B. No comment.

Item C. No comment.

Item D. The Traffic Impact Study has been revised to include the requested information.

Item E. No comment – Reasoning for the orientation and placement of the building has been presented to the Planning Commission on several occasions. We continue to refine our plan to meet the requests and goals of the Commission while balancing the needs of the business to operate at this location.

Item E.1. We have incorporated the requested islands. Please refer to the revised plans for details.

Item E.2. We have not incorporated this comment in that we provide adequate and safe means of pedestrian access at several points to the Center. To incorporate a second redundant walk at this location would detract from the "Grand Entry" designed for and lessen the overall amount of landscaping we are adding to the Center.

Item E.3. We have incorporated this request. Please refer to the revised plans for details.

Item F.1. We feel our building design reflects the vision of the Shopping Center Owners as well as an appropriate response to the existing architecture of Corinth Square. We have incorporated matching materials and other elements of the existing center into our design to provide an attractive addition to the community of Prairie Village.

Item F.2. The signage proposed is in keeping with the vision of the Shopping Center Owners and represents a direction of center signage that will be incorporated into future redevelopment plans. The scale, material and lighting treatment are in appropriate and in correct context to the building design.

Item F.3. We have made the corrections to the building elevation nomenclatures.

Item F.4. No window graphics are being proposed. The revised plans sufficiently illustrate the comprehensive signage package being requested.

Item F.5. We have made the necessary correction and the revised plans sufficiently illustrate the comprehensive signage package being requested.

Item F.6. Please see the response to Item F.1.

Item F.7. The lighting proposed is illustrated on the revised plans. We will present supporting material at the July 5th Meeting.

Item F.8. Please see the response to Item F.1.

Item F.9. We have extended the lengths of the canopies. Please refer to the revised plans for details.

Item F.10. We will screen the electrical service connection. Please refer to the revised plans for details.

Item F.11. Please see the response to Item F.1.

Item F.12. Please see the response to Item F.1.

Item G. No comment.

We thank you in advance for your continued help in making this project a success and look forward to our appearance at the July 5, 2011 Meeting.

Sincerely,



Brian M. Grassa
Managing Director of Development
Cedarwood Development





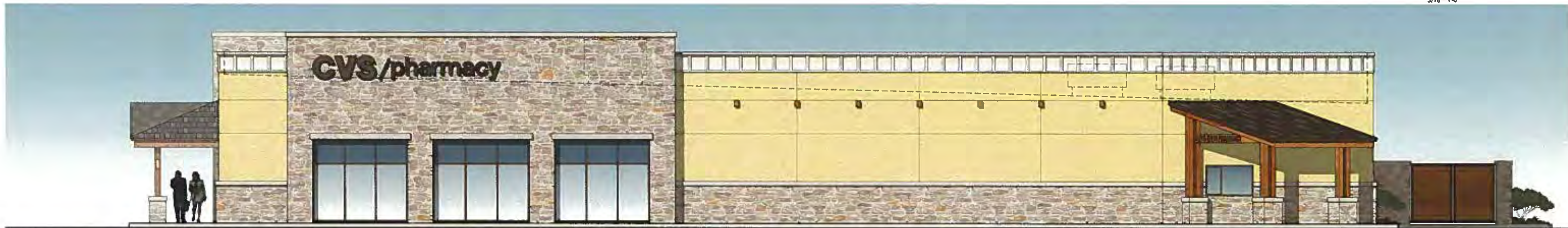








A4 EAST ROAD ELEVATION
3/16" = 1'-0"



A3 NORTH DRIVE ELEVATION
3/16" = 1'-0"

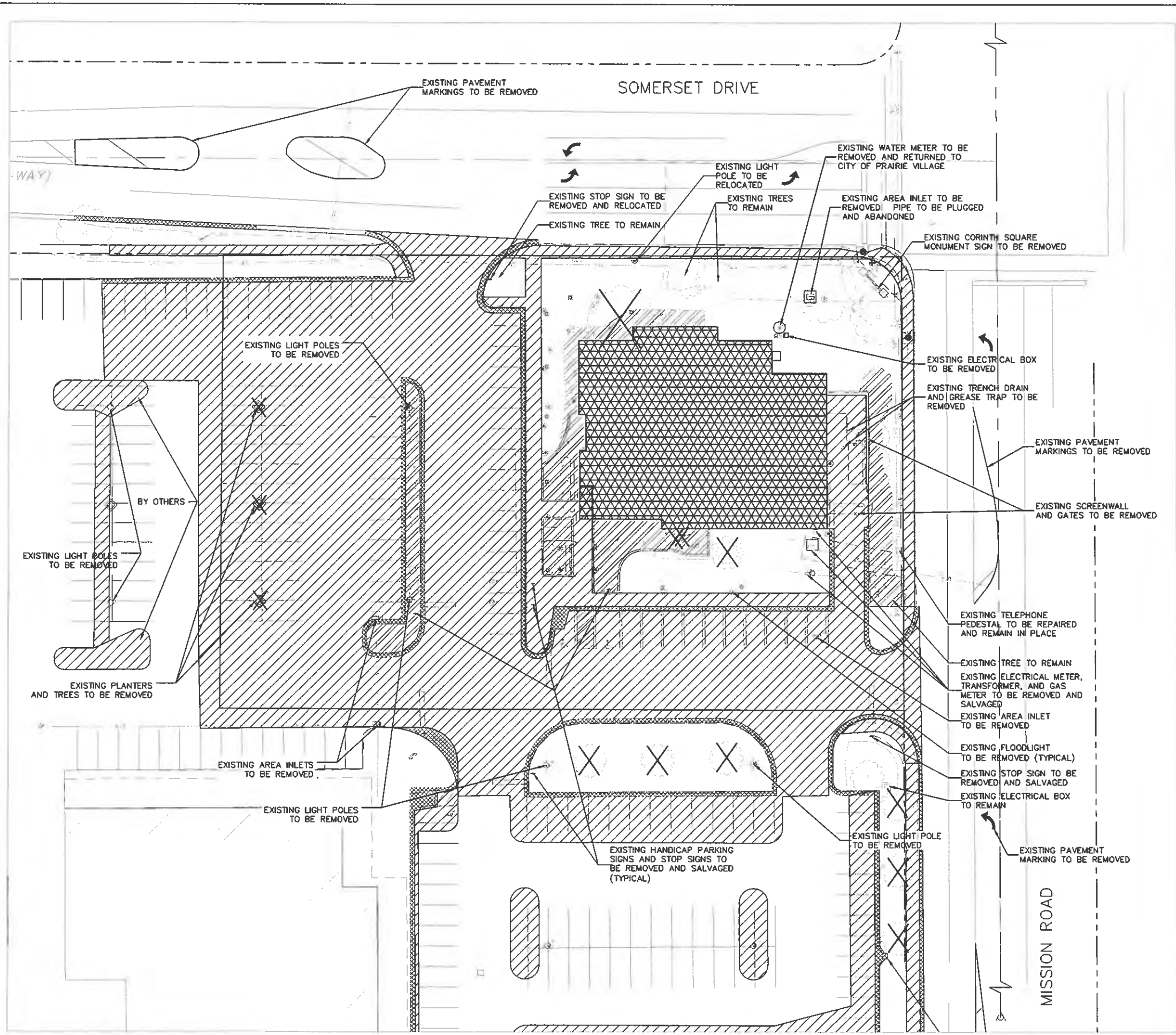


A2 WEST ELEVATION
3/16" = 1'-0"



A1 SOUTH ELEVATION
3/16" = 1'-0"

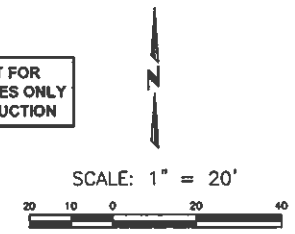
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Legend

- 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

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Blue Springs, MO

CVS/
pharmacy

STORE NUMBER: 5261

300 Mission + Somerset
Prairie Village, KS 66208
CVS Type Retail

CEARWOOD
DEVELOPMENT, INC.

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

REV	DATE	DESCRIPTION

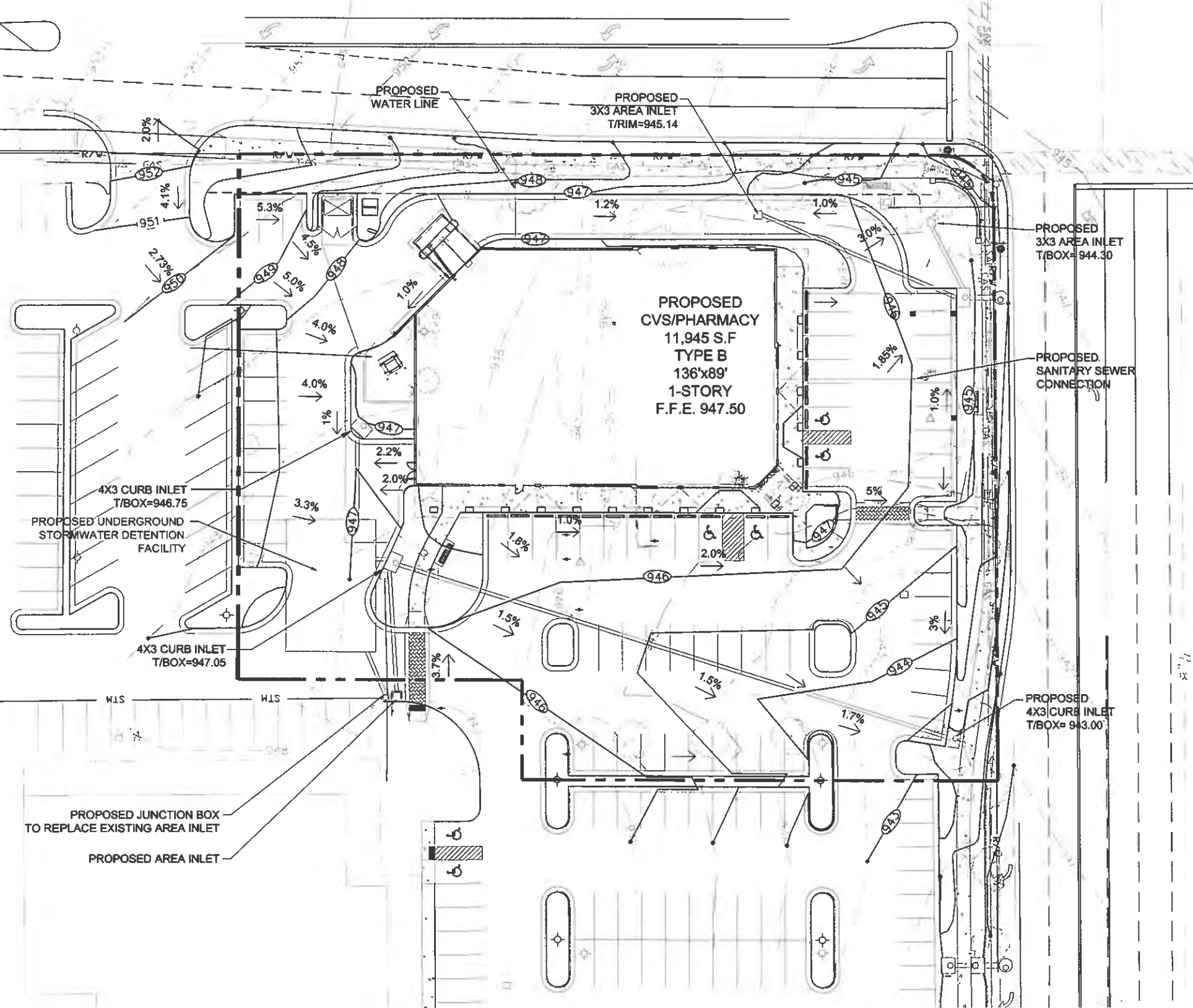
DATE:	May 6, 2011
PROJECT NO.:	2008.612
DESIGNED BY:	LPE
DRAWN BY:	APB
CHECKED BY:	PAM

ISSUE	SHEET NO.
A	1
OF 10 SHEETS	

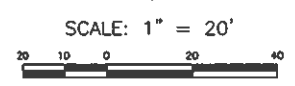
FILE NAME: S:\SDSK\PROJ2008\612\Phase III\Planning\0612 -Grading & Utilities.dwg LAST SAVED BY: Paul Miller SAVED DATE: 8/23/2011 11:15 AM PLOTTED: 8/23/2011 12:36 PM

Legend

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



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CVS/pharmacy

STORE NUMBER 5261

300 Mission + 8000
Prairie Village, KS 66208
Drug Type: Pharmacy

CEDARWOOD DEVELOPMENT, INC.

1000 W. 10th St.
Junction City, MO 64501
www.cedarwooddevelopment.com

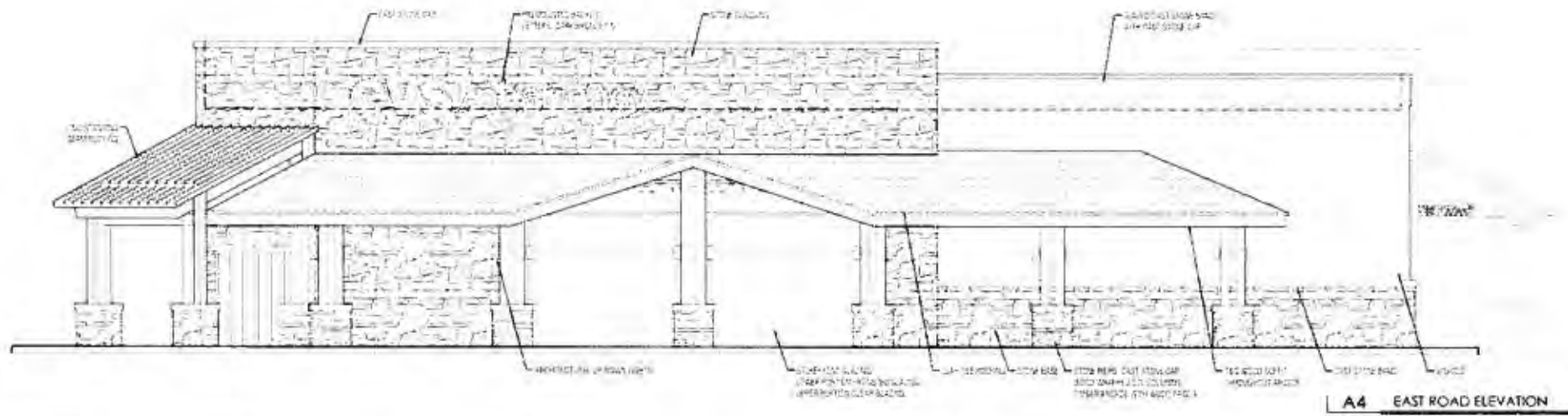
**CVS/Pharmacy
Site Improvements
Grading & Utility Plan
8200 Mission Road
Prairie Village, Kansas 66208**

REV.	DATE	DESCRIPTION
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2	5/17/2011	ISSUE FOR CONSTRUCTION

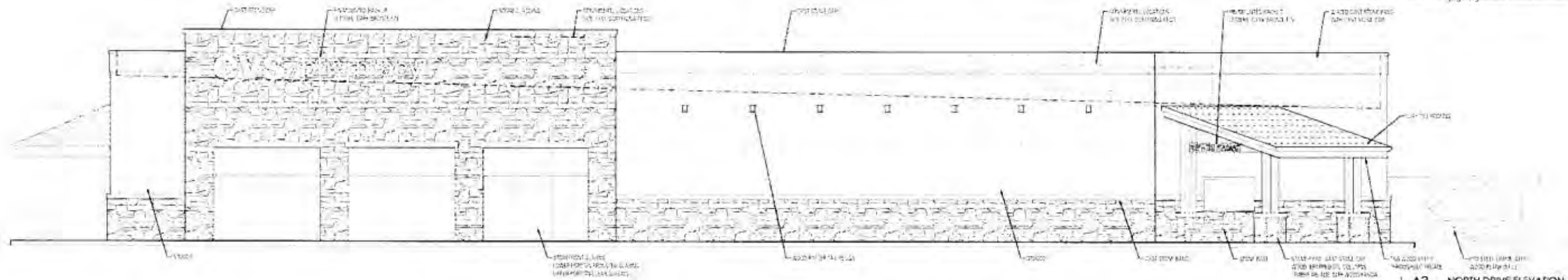
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PROJECT NO.:	2008.612
DESIGNED BY:	LPE
DRAWN BY:	APB
CHECKED BY:	PAM

ISSUE	SHEET NO.
A	3
OF 10 SHEETS	

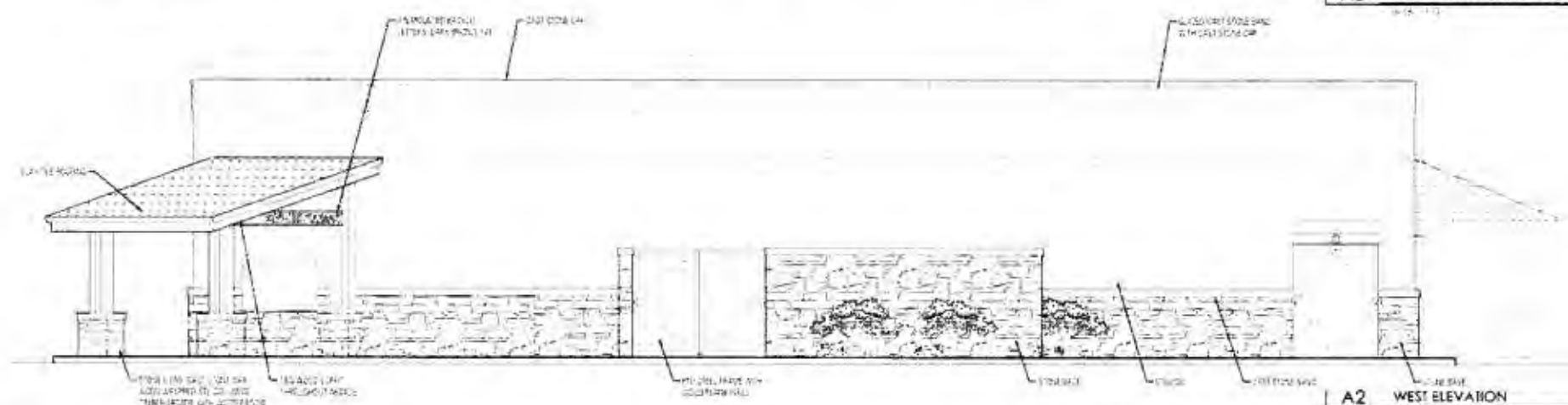
EXTERIOR FINISHES	
STONE VENEER	US STONE - BARNES RUBBLE SNK - CHESTNUT SHELL, COMMONWOOD SIVERDALE
CLAY TILE ROOFING	LUTHERI ROOF TILE - LUTHERI ASLD CEDAR
WOOD	CLEAR CEDAR OR DOUGLASS FIR STAINED AND SEALED
STUCCO	TRADITIONAL STUCCO SAND FINISH - PAINT SA BEHT AND CUL WHITE
GLAZED CAST STONE BRICK	CONTINENTAL CAST STONE - 10 GALLON 2400 RECESSED PANEL - GLAZE COLOR RED
SCREENED	MADEIRA - 1 1/2" x 3" x 6" - 1/4" SPACING VERACON - 1 1/2" x 5" x 6"



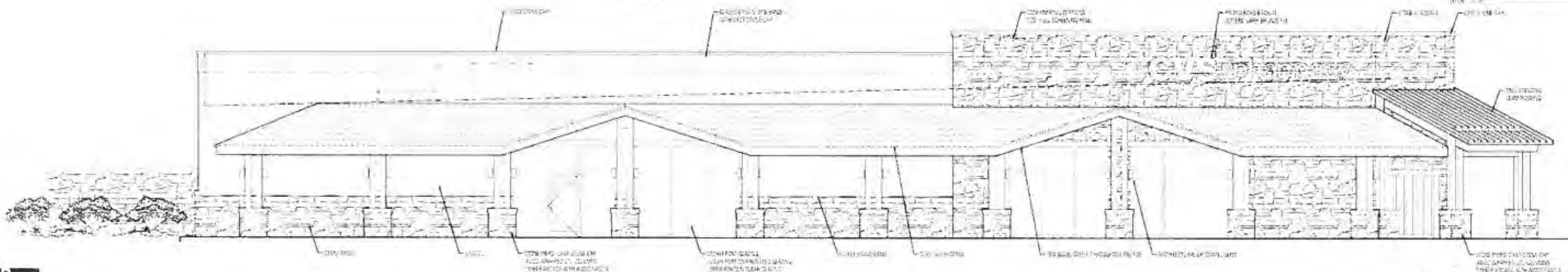
A4 EAST ROAD ELEVATION
DATE: 11.13



A3 NORTH DRIVE ELEVATION
DATE: 11.13

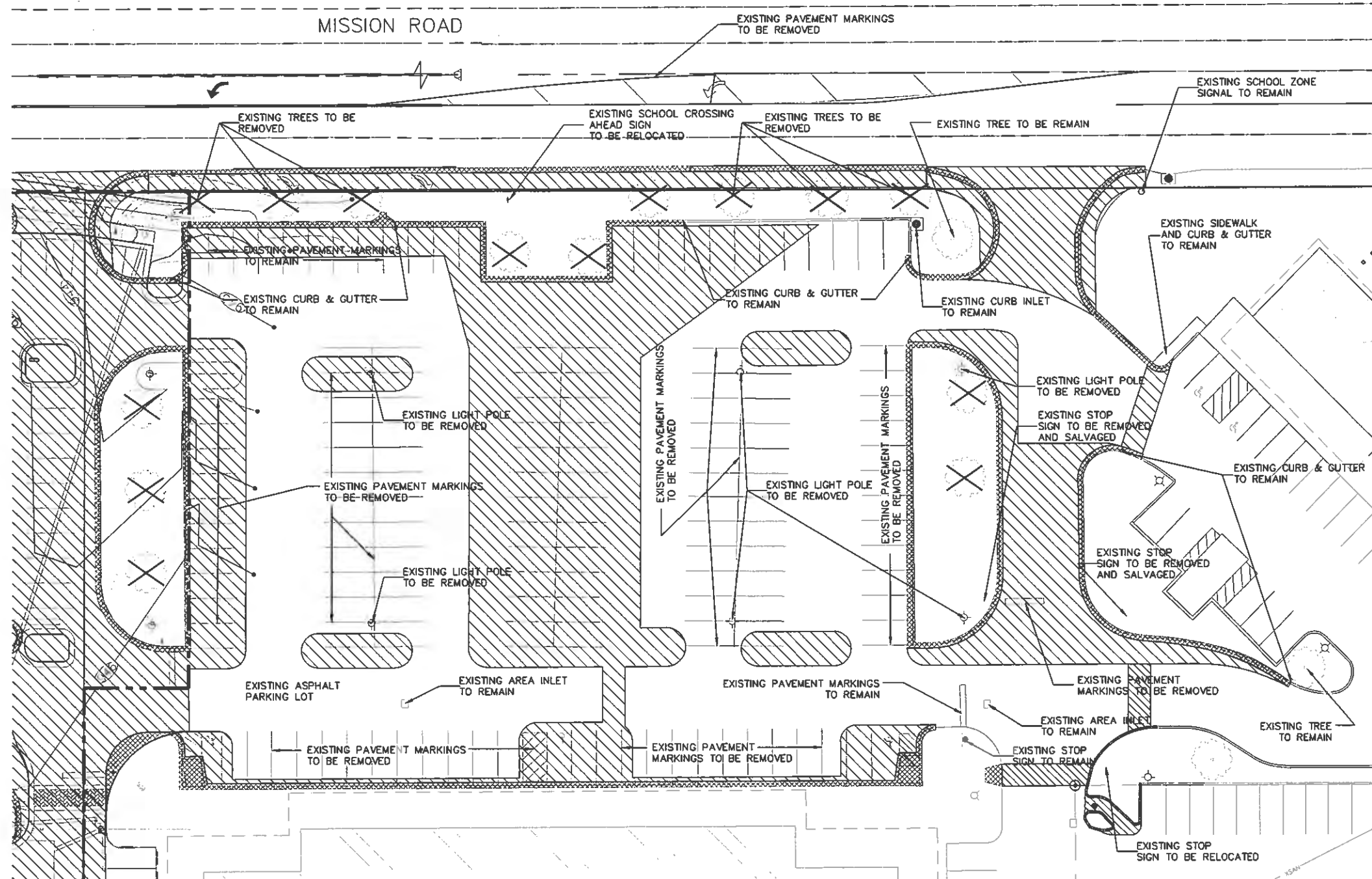


A2 WEST ELEVATION
DATE: 11.13



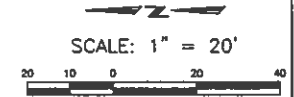
A1 SOUTH ELEVATION
DATE: 11.13

FILE NAME: S:\2011\2011091\CAD\Planning\111091 Demolition\Plan.dwg LAST SAVED BY: Post Inter. SAVED DATE: 6/22/2011 3:55 PM PLOTTED: 6/23/2011 10:26 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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LANE 4
PROPERTY GROUP

1705 Liberty Street
Kansas City, Missouri 64112
Tel: 816 452 8800
Fax: 816 452 8810
www.lane4group.com

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

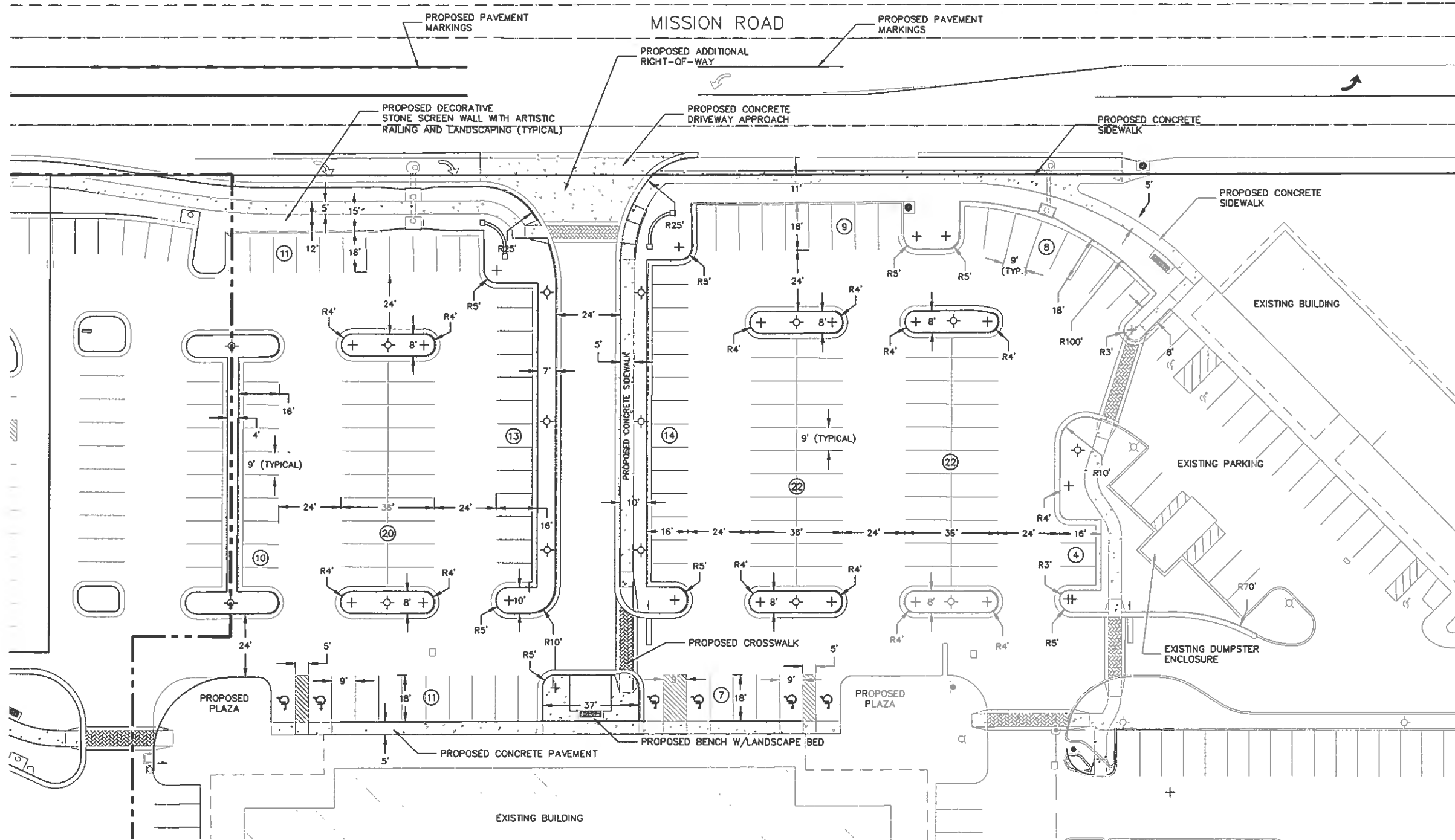
REV	DATE	DESCRIPTION

DATE:	May 6, 2011
PROJECT NO.:	2011.1001
DESIGNED BY:	LPE
DRAWN BY:	KDS
CHECKED BY:	PAM

ISSUE	SHEET NO.
A	6

OF 10 SHEETS

FILE NAME: S:\2011\2011091\CAD\Planning\11091 Site Layout Planning LAST SAVED BY: Paul Miller SAVED DATE: 6/23/2011 10:16 AM PLOTTED: 6/23/2011 10:16 AM



Existing Shopping Center Summary

AREA (SQ. FT.)		AREA (SQ. FT.)	
EXISTING BUILDINGS	170,124	PROPOSED BUILDING	173,578
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	996 SPACES	PROPOSED SHOPPING CENTER PARKING	998

Parking Summary

(WITHIN THE IMPROVED AREA)	
TOTAL EXISTING PARKING STALLS	146
EXISTING ACCESSIBLE STALLS	3
TOTAL PROPOSED PARKING STALLS	150
PROPOSED ACCESSIBLE STALLS	8

Green Space Summary

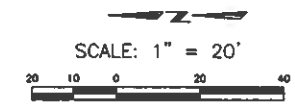
(WITHIN THE IMPROVED AREA)	
TOTAL EXISTING GREEN SPACE	14,200 S.F.
TOTAL PROPOSED GREEN SPACE	13,800 S.F.

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 Property Group, Inc.
1000 E. 15th St., Suite 200
Leavenworth, KS 66048
Tel: 785.842.2224
Fax: 785.842.2225
www.lane4.com

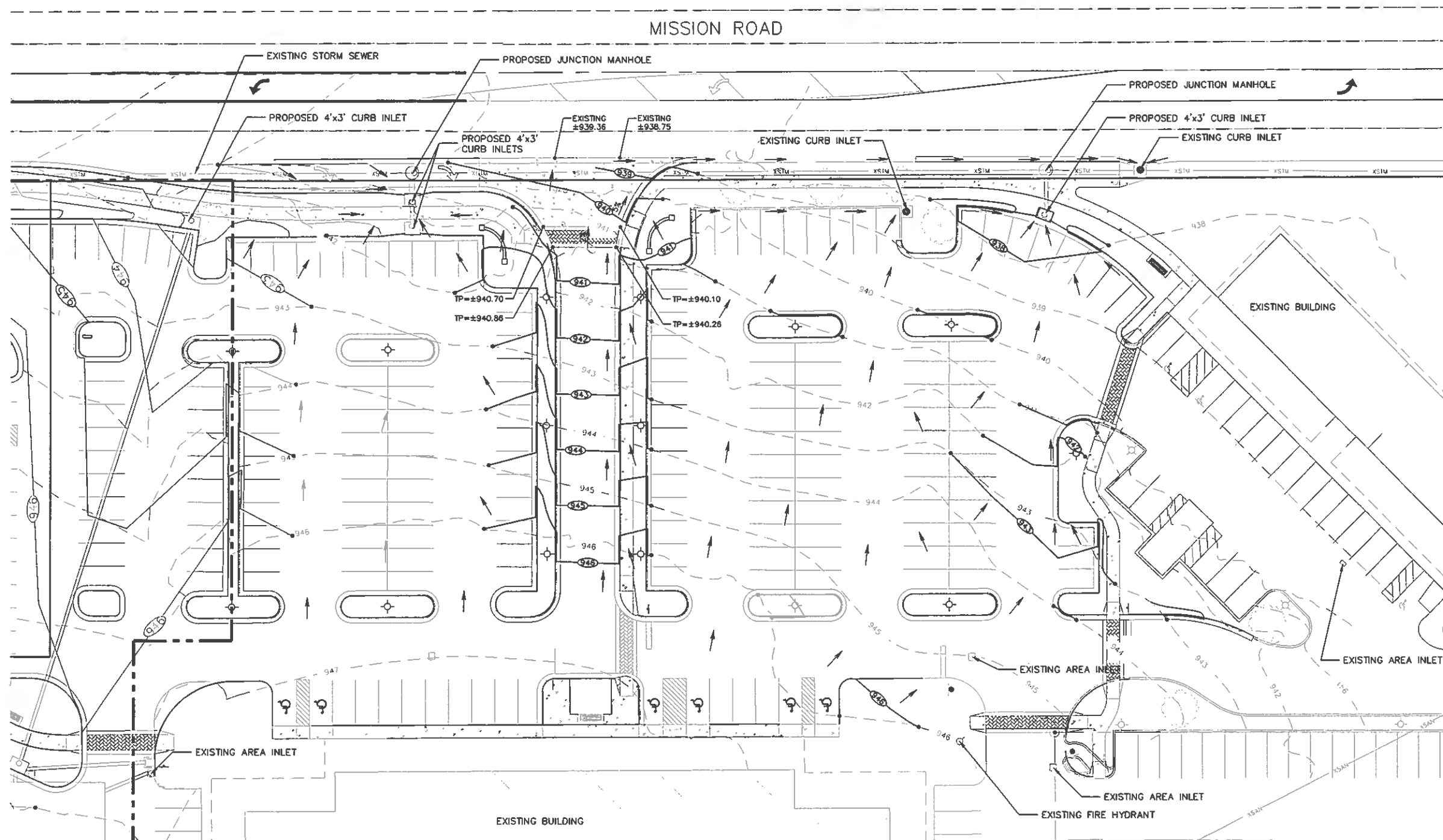
**Corinth Retail Center
Site Improvements
Parking Lot Site Layout Plan
Somerset Drive & Mission Road
Prairie Village, Kansas**

REV.	DATE	DESCRIPTION
1	05/27/2011	PER C.D.P. COMMENTS
2	06/13/2011	PER P.C. COMMENTS

DATE: May 6, 2011
PROJECT NO.: 2011.1091
DESIGNED BY: LPE
DRAWN BY: KOS
CHECKED BY: PAM

ISSUE: A
SHEET NO.: 7
OF 10 SHEETS

FILE NAME: S:\2011\2011091\VCAD\Penning\11051 Grading & Utility Plan.dwg LAST SAVED BY: P.C. Miller SAVED DATE: 6/22/2011 4:15 PM PLOTTED: 6/23/2011 10:32 AM



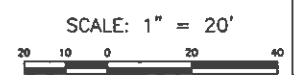
Benchmarks

- 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

- 94.6 - EXISTING CONTOUR
 - 94.5 - PROPOSED CONTOUR
 - [Arrow] DIRECTION OF STORMWATER FLOW
 - TP TOP OF PAVEMENT ELEVATION
 - [Circle with cross] PROPOSED LIGHT POLE
 - [Circle with dot] EXISTING LIGHT POLE
 - [Square] SIGN
- EXISTING CONTOUR INFORMATION PROVIDED BY:
JOHNSON COUNTY AUTOMATED INFORMATION MAPPING SYSTEM (AIMS)

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Blue Springs, MO

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PROPERTY GROUP

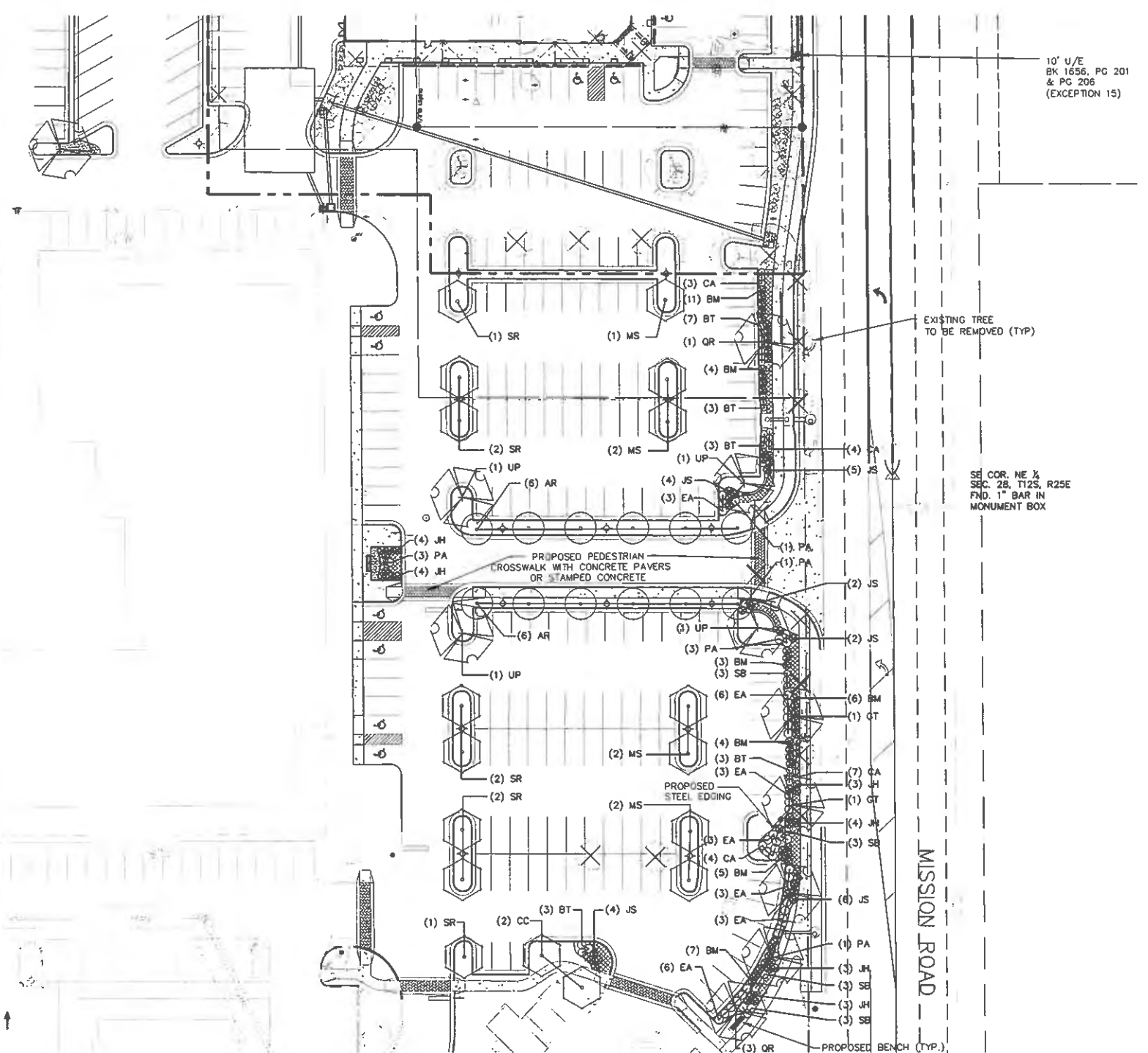
1905 S. 17th St., Suite 100
Lawrence, KS 66044
Tel: 781-842-1111
Fax: 781-842-1112
www.lane4.com

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

REV.	DATE	DESCRIPTION
1	5-27-2011	PER CITY COMMENTS
2	6-21-2011	PER PC COMMENTS

DATE:	May 6, 2011
PROJECT NO.:	2011,1001
DESIGNED BY:	LPE
DRAWN BY:	ADM
CHECKED BY:	PAM

ISSUE	SHEET NO.
A	8
OF 10 SHEETS	



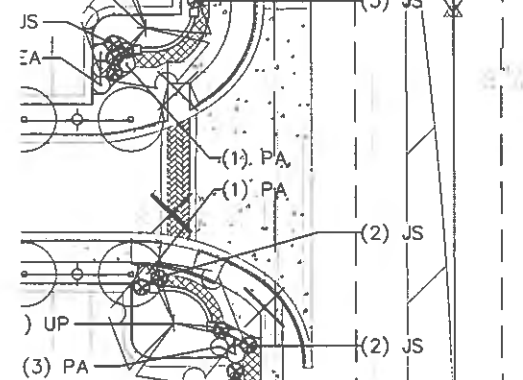
Landscape Summary

SYMBOL	KEY	QTY.	NAME	SIZE	CONC.
(Symbol)		1	EXISTING TREE TO REMAIN		
(Symbol)			EXISTING TREE TO BE REMOVED		
12 SHADE TREES					
UP	4		LACEBARK ELM - ULMUS PARVIFOLIA 'LACEBARK'	2" CAL. MIN.	B&B
OR	4		NORTHERN RED OAK - QUERCUS RUBRA		
GT	4		SHADEMASTER HONEYLOCUST - GLEDITSIA TRIACANTHOS 'SHADEMASTER'		
17 ORNAMENTAL TREES					
SR	8		JAPANESE TREE LILAC - SYRINGA RETICULATA	1.5" CAL. MIN.	B&B
MS	7		PRAIRIFIRE CRABAPPLE - MALUS SPECIES 'PRAIRIFIRE'		
CC	2		EASTERN REDBUD - CERES CANADENSIS		
12 COLUMNAR TREES					
AR	12		BOWHALL MAPLE - ACER RUBRUM 'BOWHALL'	1.5" CAL. MIN.	B&B
DECIDUOUS/EVERGREEN SHRUBS					
SB	12		GOLD FLAME SPIREA - SPIREA BUMALDA 'GOLDFLAME'	3 GAL.	CONT.
CA	18		NEW JERSEY TEA - CEANOTHUS AMERICANUS		
EA	27		DWARF WINGED BURNING BUSH - EUONYMUS ALATUS 'COMPACTUS'		
BT	19		CRIMSON PYGMY BARBERRY - BERBERIS THUNBERGI VAR. ATROPURPUREA 'CRIMSON PYGMY'		
JS	23		BROADMOOR JUNIPER - JUNIPERUS SABINA 'BROADMOOR'		
BI	21		BLUE RIDG JUNIPER - JUNIPERUS HORIZONTALIS 'WILTON'		
BM	34		WINTERGREEN BOXWOOD - BUXUS MICROPHYLLA 'WINTER GREEN'		
PA	8		DWARF FOUNTAIN GRASS - PENNISETUM ALOPECUROIDES 'HAMELIN'		
PERENNIALS					
			DAFFODILS - YELLOW AND ORANGE IN COLOR	3.5" POT	N/A
			DAYLILIES - RED AND PURPLE IN COLOR	3.5" POT	N/A
			LIMEROCK RUBY COREOPSIS - COREOPSIS SP. 'LIMEROCK RUBY'	3.5" POT	N/A
			PRAIRIE DROPSIED - SPOROBOLUS-HETEROPLEPIS	3.5" POT	N/A

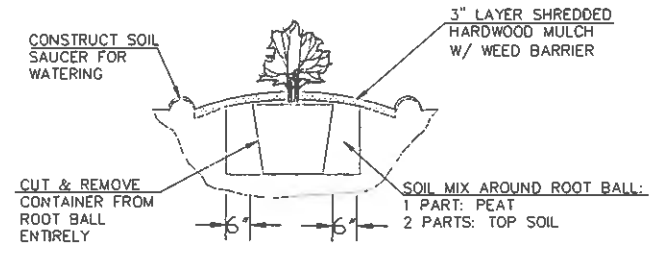
Landscape Notes

- 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 SOODED 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.

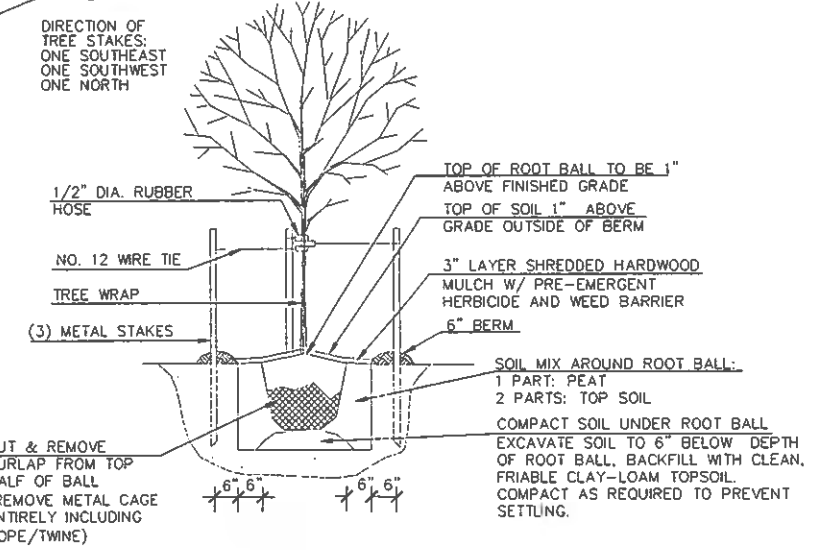
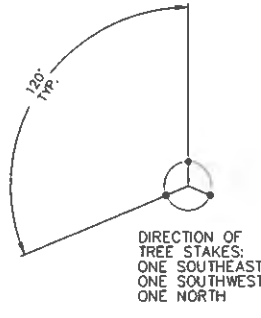
9. ALL PLANTING BEDS SHALL BE INSTALLED WITH WEED CONTROL BARRIER, NON-WOVEN FABRIC: POLYPROPYLENE OR POLYESTER, 3 OZ / 50 YD MIN.



Entrance Detail



Shrub Planting Detail



Tree Planting Detail

THIS DOCUMENT FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

SCALE: 1" = 30'

Civil Engineering
Landscape Architecture
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Lawrence, KS • Kansas City, MO • Johnston City, IL
Blue Springs, MO

LANE4
PROPERTY GROUP

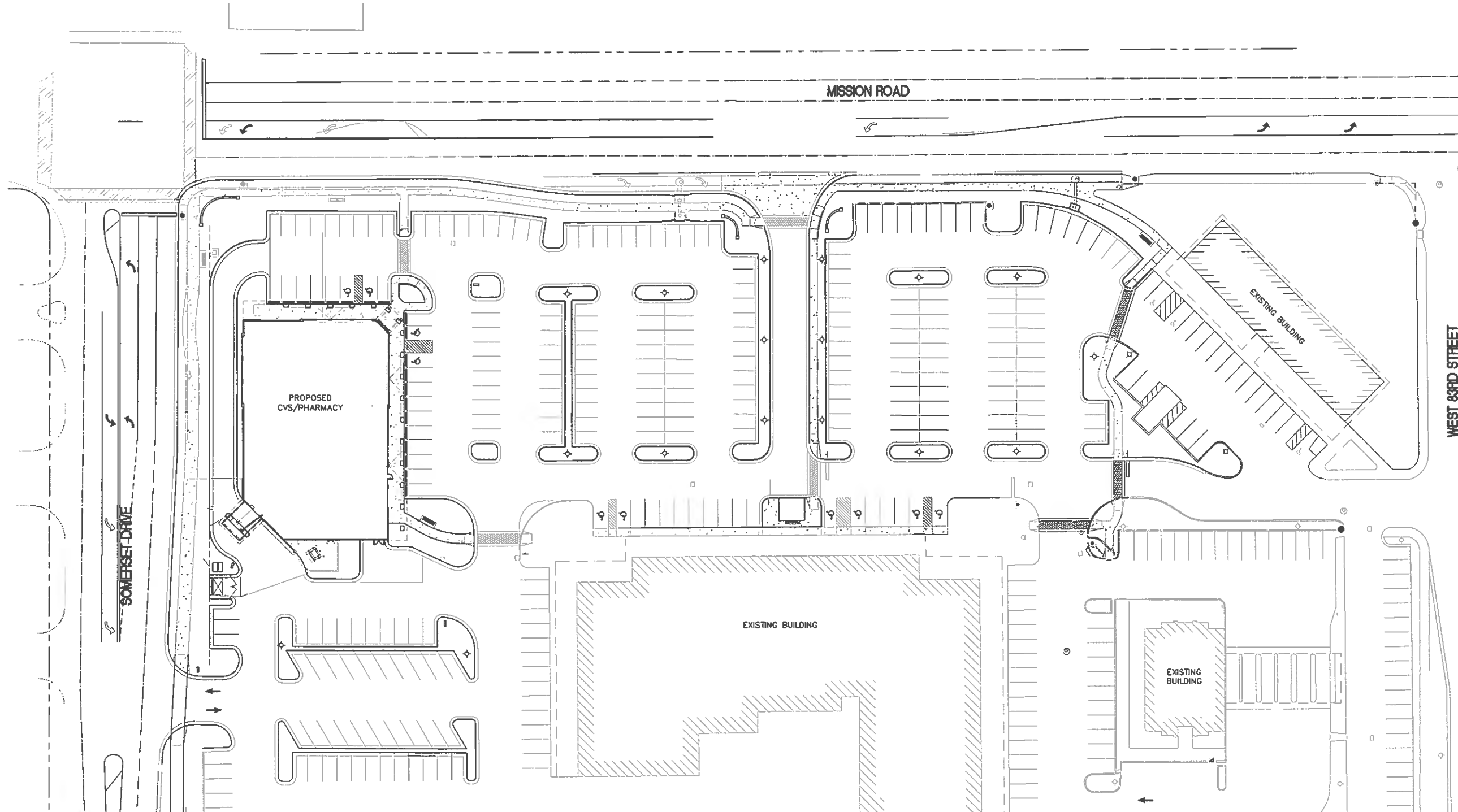
Corinth Retail Center
Site Improvements
Parking Lot Landscape Plan
Somerset Drive & Mission Road
Prairie Village, Kansas

REV.	DATE	DESCRIPTION
02	27-2011	PER CITY COMMENTS
03	23-2011	PER PC COMMENTS

DATE: May 6, 2011
PROJECT NO.: 2011.1081
DESIGNED BY: LPE
DRAWN BY: AOM
CHECKED BY: PAM

ISSUE: A
SHEET NO.: 9
OF 10 SHEETS

FILE NAME: S:\2011\2011051\CAD\Planning\11091 Composite Plan.dwg LAST SAVED BY: Paul Miller SAVED DATE: 6/23/2011 10:00 AM PLOTTED: 6/23/2011 10:21 AM



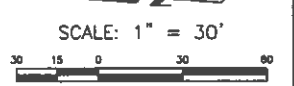
Existing Shopping Center Summary

AREA (SQ. FT.)		AREA (SQ. FT.)	
EXISTING BUILDINGS	170,124	PROPOSED BUILDING	173,578
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	996 SPACES	PROPOSED SHOPPING CENTER PARKING	998 SPACES

Legend

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

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PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION



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

10000 Lawrence Road
Lawrence, KS 66044
417-842-1100
Fax: 417-842-1101
www.landplaneng.com

LANE 4
PROPERTY GROUP

100 E. 10th Street
Junction City, MO 64512
Tel: 816 305 3417
Fax: 816 305 3417
www.lane4group.com

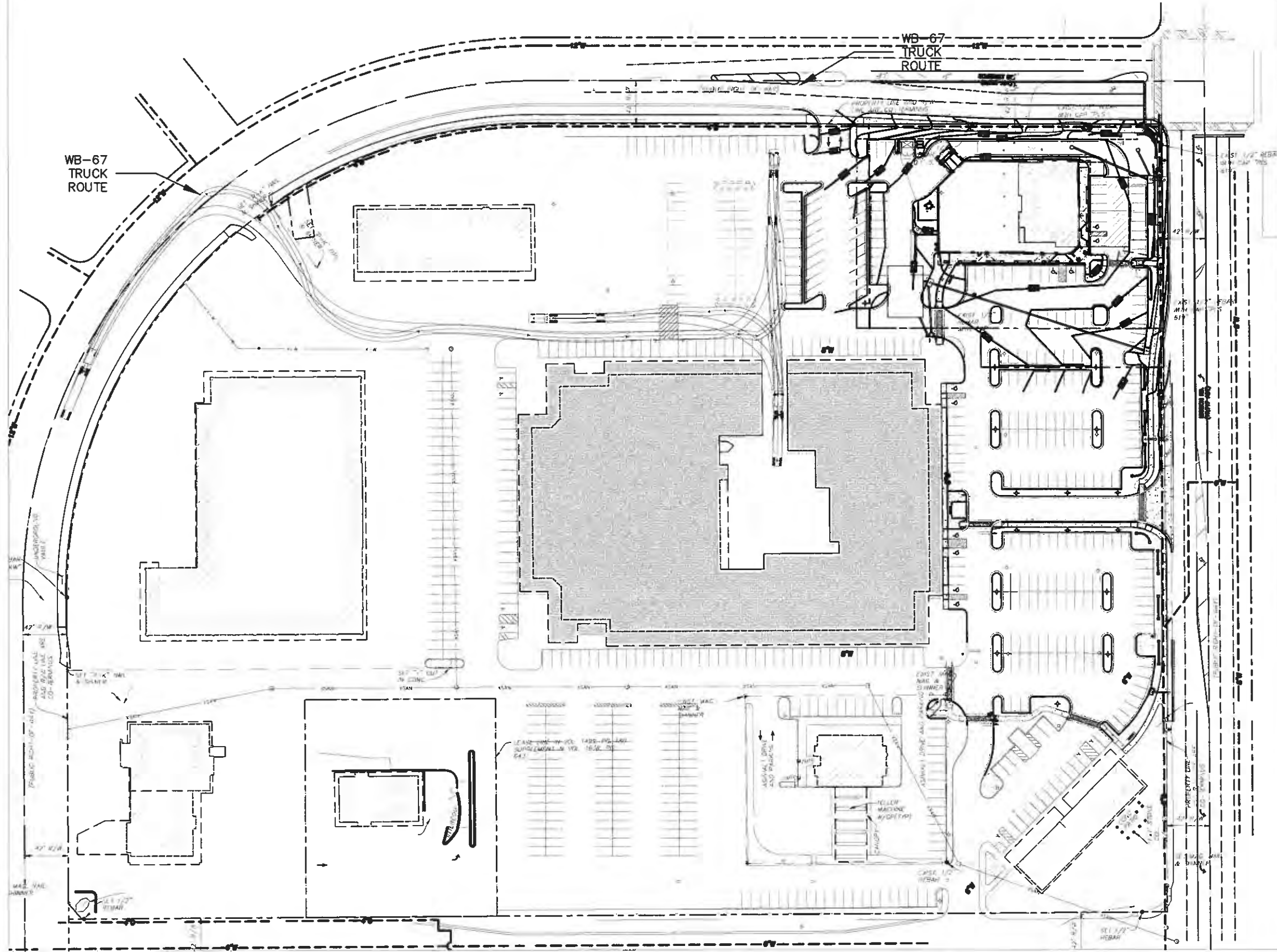
Corinth Retail Center
Site Improvements
Composite Plan
Somerset Drive & Mission Road
Prairie Village, Kansas

REV.	DATE	DESCRIPTION
1	05-27-2011	PER CITY COMMENTS
2	06-23-2011	PER PC COMMENTS

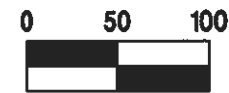
ISSUE	SHEET NO.
A	10

DATE: May 6, 2011
PROJECT NO.: 2011-1001
DESIGNED BY: LPE
DRAWN BY: KOB
CHECKED BY: PAM

OF 10 SHEETS



NORTH



Graphic Scale

Date: 06.23.11



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

Civil Engineering
Landscape Architecture
Community Planning
Surveying

1310 Woodcock Drive
Lawrence, Kansas 66049
Tel: (785)843-7530
Fax: (785)843-2410
Info: info@landplan-pa.com
Web: www.landplan-pa.com

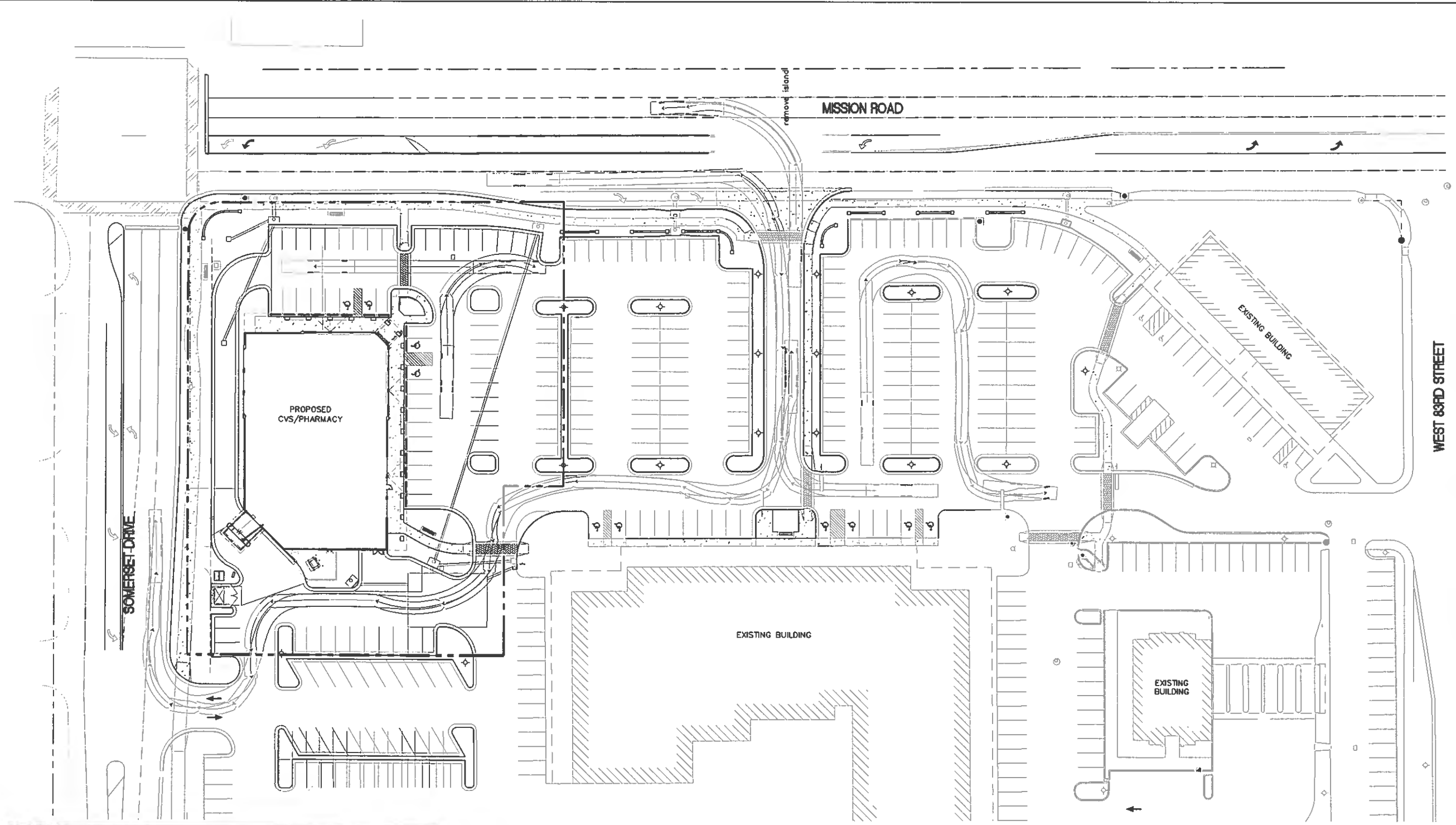


**CEDARWOOD
DEVELOPMENT, INC.**

1765 HERRIMAN RD. AKRON, OH 44313
T 330 636 8971 F 330 687 5468
WWW.CEDARWOODDEVELOPMENT.COM

CVS/Pharmacy Site
Somerset and Mission Road
Prairie Village, KS Store #5261
Auto Turn Exhibit Ace Hardware

FILE NAME: S:\2011\2011091\CAD\Concept - Exhans\Traffic\11091 Composite Plan Fire Truck Exhibit.dwg LAST SAVED BY: Andrew Bachwitz SAVED DATE: 5/23/2011 3:01 PM PLOTTED: 6/23/2011 2:12 PM



AutoTURN: Select Current Vehicle

Group:

- FTA 98 (UK)
- FTA CUSTOM (UK)
- YAGVERKET (SE)
- YAGVERKET 2004 (SE)
- VEGVESEN (NO)
- YSS 1990 (CH)
- CSN (CZ)
- CSN 2005 (CZ)
- RVS 2005 (AUT)
- TRUCK

Vehicle: TRASH-TRUCK
SPH100

Name: SPH100 Width: 96.00 Track: 96.00
Group: TRUCK
Type: Fire Truck

Lock to lock time: 6.00 sec.
Steering lock angle: 40.0 deg.

Length: 552.00 Units: inches

OK Cancel Help

Legend

SPH100 - 46' FIRE TRUCK

*TRUCK DIMENSIONS OBTAINED FROM CONSOLIDATED DISTRICT #2, SEE CHART TO THE LEFT.

**SITE SERVICED BY CONSOLIDATED DISTRICT #2 LOCATED AT 3921 W. 63RD ST.

THIS DOCUMENT FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

SCALE: 1" = 30'

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Blue Springs, MO

1000 S. Main St., Suite 200
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LANE 4
PROPERTY GROUP

LANE 4 Property Group, Inc.
423 E. 10th Street, Suite 4112
Kansas City, Missouri 64112
Tel: 816.262.9107
Fax: 816.262.9108
www.lane4property.com

Corinth Retail Center
Site Improvements
Fire Truck Exhibit
Somerset Drive & Mission Road
Prairie Village, Kansas

REV	DATE	DESCRIPTION

DATE:	June 23, 2011
PROJECT NO.:	2011,1091
DESIGNED BY:	LPS
DRAWN BY:	KDB
CHECKED BY:	FAM
ISSUE	SHEET NO.
A	1
OF 1 SHEETS	



PRAIRIE VILLAGE KANSAS

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Dennis J. Enslinger, Assistant City Administrator
DATE: July 5, 2011 Planning Commission Meeting

Application: PC 2011-110

Request: Building Line Modification

Property Address: 5301 W. 67th Street

Applicant: John Wind of Piper Wind Architects

Current Zoning and Land Use: R-1A Single Family Residential District – Single Family Dwelling

Surrounding Zoning and Land Use:North R-1A Single-Family Residential District – Single Family Dwellings

West: R-1A Single-Family Residential District-Church Dwellings

South: R-1A Single-Family Residential District-Single Family Dwellings

East: R-1A Single-Family Residential District – Single-Family Dwellings

Legal Description: Sunset Heights View Lot 1 Except East 22 Feet

Property Area: 1.19 Acres (51,834 sq. ft)

Related Case Files: None

Attachments: Application, Site Plan, Building Elevations

General Location Map



Aerial Map



COMMENTS:

This lot is located on the south side of W. 67th adjacent to the Nall Avenue Baptist Church. The applicant is proposing to remove an existing garage which is currently located in the fifty (50) foot platted setback. The applicant is requesting replacement of the existing garage to add an additional 35 square feet to the west of the existing garage footprint. The new garage will not encroach any further (5 feet 9 inches) into the platted setback than the existing garage. The applicant will be installing a new chair lift in the garage area as part of the project. The lot is zoned R-1a and the front yard setback established by zoning is 30 feet. So the proposed project would still be in compliance with the zoning ordinance.

It should be pointed out that the Planning Commission has approved similar front yard setback modifications within the City of Prairie Village. The residence to the immediate east faces W. 67th Street and is set back a distance greater than 50 feet.

Under the procedure for Building Line Modifications, the applicant is required to send notices to all owners within 200 feet and meet with the neighborhood residences prior to the Planning Commission meeting. The applicant held a neighborhood meeting for the adjacent homeowners no one appeared.

The procedure also requires the Planning Commission to give consideration to the following factors:

1. That there are special circumstance or conditions affecting the property;

The proposed garage will not encroach any further into the platted setback than the existing garage and the proposed garage would still meet the front yard setback in the zoning ordinance of 30 feet. The platted setback requires 50 feet along W. 67th Street .

2. The building line modification is necessary for reasonable and acceptable development of the property in question;

This is a proposed addition to an existing home, rather than a tear down/rebuild, and the applicant's request to expand the garage to the west is reasonable given the existing garage location and site limitations.

3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated;

No adjacent owners have indicated any objections. The proposed improvement will not be detrimental to the public at large but will be an improvement that adds value to the community. The proposed expansion would not create any site distance problems for adjacent properties.

RECOMMENDATIONS:

It is the recommendation of Staff that the Planning Commission find favorably on the three factors and approve the side yard building setback modification from 50 feet to 44 feet 3 inches for the proposed garage as shown on the site plan.



Existing Garage



Subject Site Looking Southwest



Subject Site Looking East

App# 0002200



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2011-110</u>
Filing Fee:
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with Information requested to:

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

Customer # 13875

Applicant: John Wind Phone Number: 816-474-3050

Address: 2121 Central St. Suite 43, Kansas City, MO Zip: 64108

Owner: Craig & Ann Patterson Phone Number: 913-432-5301

Address: 5301 W. 67th Street, Prairie Village, KS Zip: 66208

Location of Property: 5301 W. 67th Street, Prairie Village, KS 66208

Legal Description: Lot 1, Except the East 22 feet thereof - SUNSET HEIGHTS VIEW, a subdivision now in the City of Prairie Village, Johnson County, Kansas.

Applicant requests consideration of the following: (Describe proposal/request in detail) Waiver request for 50' Front Building Line Setback to allow

Construction of new garage.

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for Waiver of 50' Front Building Line Setback.

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

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

John Wind
Applicant's Signature/Date

Craig W Patterson 5-27-11
Ann N. Patterson 5-27-2011
Owner's Signature/Date

CK# 1473
6-1-11 100⁰⁰ pm

ARCHITECT:
 PIPER-WIND ARCHITECTS, INC.
 2121 CENTRAL STREET, SUITE 114
 KANSAS CITY, MISSOURI 64108
 TEL. (816) 474-3000
 FAX. (816) 474-9631

PATTERSON RESIDENCE

GARAGE ADDITION

5301 W 67th STREET, PRAIRIE VILLAGE, KANSAS 66208

PLANNING
 COMMISSION
 REVIEW

PROJECT NO.	1411
DATE	05/19/2011
DESIGNED BY	CAW
LICENSING NO.	0000
DATE	05/19/2011
REVISIONS	NO. DESCRIPTION

SHEET TITLE & NUMBER
 SITE PLAN

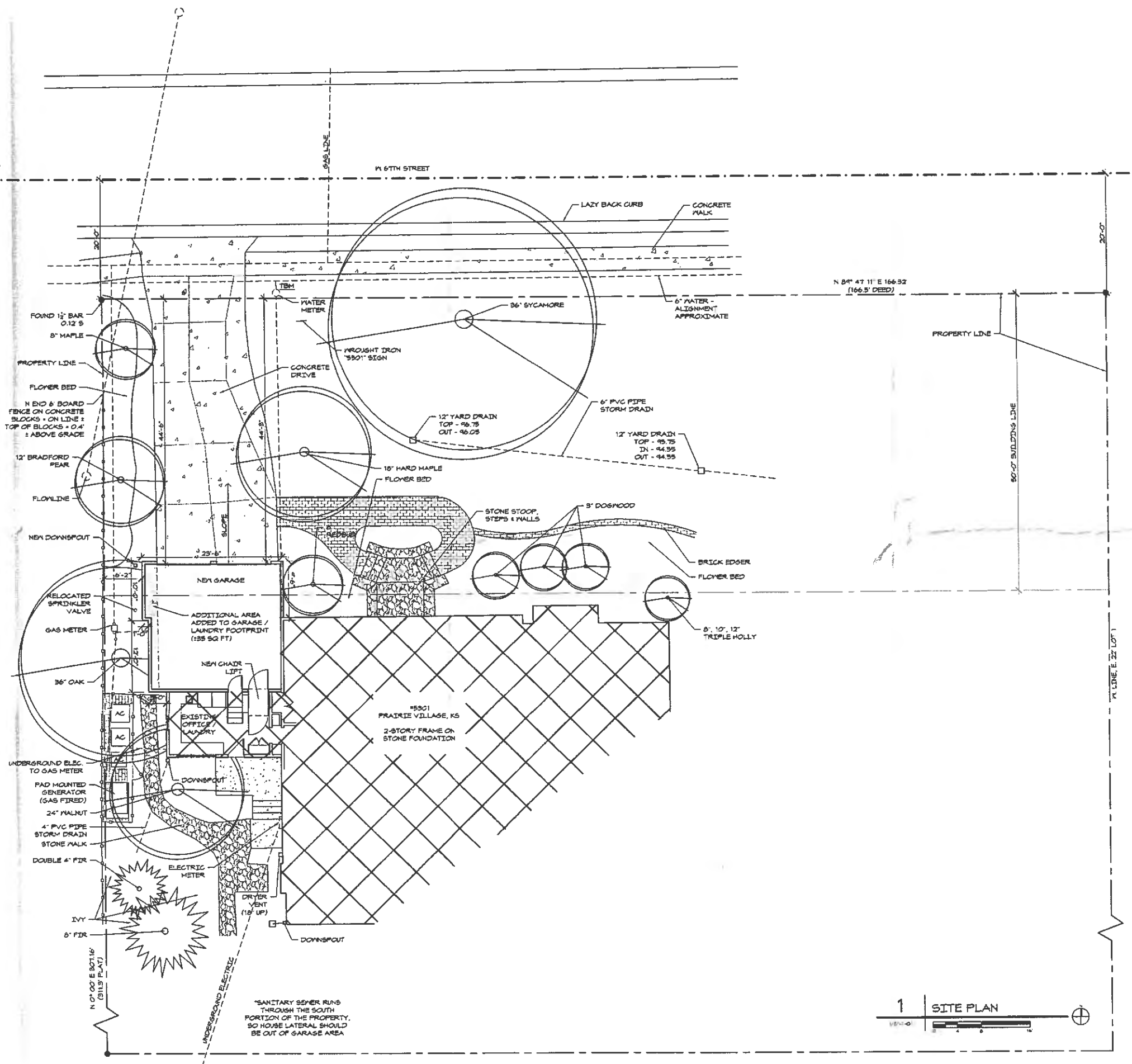
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 PIPER-WIND ARCHITECTS, INC.

AS-101

FOUND 3" ALUMINUM CAP IN
 MOUNTAIN BOX @ NW COR.
 SW 1/4 SEC 16-12-25

N LINE SW 1/4 SEC 16
 NB 4° 47' 11" E 472.07'
 (472' OF PLAT)

LEGAL DESCRIPTION:
 Lot 1, Except the East 22 feet thereof - SUNSET
 HEIGHTS V.I.E.M., a subdivision now in the City of
 Prairie Village, Johnson County, Kansas.



*SANITARY SEWER RUNS
 THROUGH THE SOUTH
 PORTION OF THE PROPERTY,
 SO HOUSE LATERAL SHOULD
 BE OUT OF GARAGE AREA



2/2/2011 12:17 PM I:\Users\j\Projects\Patterson Residence\2501 HWY 67\AS-101
 Piper-Wind Architects, Inc.

ARCHITECT:
 PIPER-WIND ARCHITECTS, INC.
 2225 CENTRAL STREET, SUITE 143
 KANSAS CITY, MISSOURI 64108
 TEL: (816) 474-3050
 FAX: (816) 474-3951



1 WEST ELEVATION



GARAGE CONCEPT
 PATTERSON RESIDENCE
 5301 WEST 67TH STREET P.V. KS
 1/4" = 1'-0" MARCH 22, 2011
 PIPER-WIND ARCHITECTS, INC

NEW 2 CAR GARAGE

1 NORTH ELEVATION

PATTERSON RESIDENCE
 GARAGE ADDITION

5301 W 67th STREET, PRAIRIE VILLAGE, KANSAS 66208

PLANNING
 COMMISSION
 REVIEW

PROJECT NO.	1411
DATE	11/26/11
DESIGNED BY	GW
DRAWN BY	GW
REVIEWED BY	GW
APPROVED DATE	12/08/11

SHEET TITLE & NUMBER
 EXTERIOR
 ELEVATIONS

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 PIPER-WIND ARCHITECTS, INC

A-201

Piper-Wind Architects, Inc. 5301 West 67th Street, Prairie Village, MO 66208

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: July 5, 2011 Planning Commission Meeting

Project # 010002401

Application: PC 2011-111

Request: Site Plan Approval for Additions to Indian Hills Middle School

Property Address: 6400 Mission Road

Applicant: Shawnee Mission School District USD 512

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

Surrounding Zoning and Land Use:

North	R-1A Single-Family Residential District - Fire Station R-1B Single-Family Residential District - Single Family Dwellings
West:	R-1A Single-Family Residential District-Single Family Dwellings
South:	R-1A Single-Family Residential District-Single Family Dwellings
East:	Mission Hills – Single-Family Dwellings

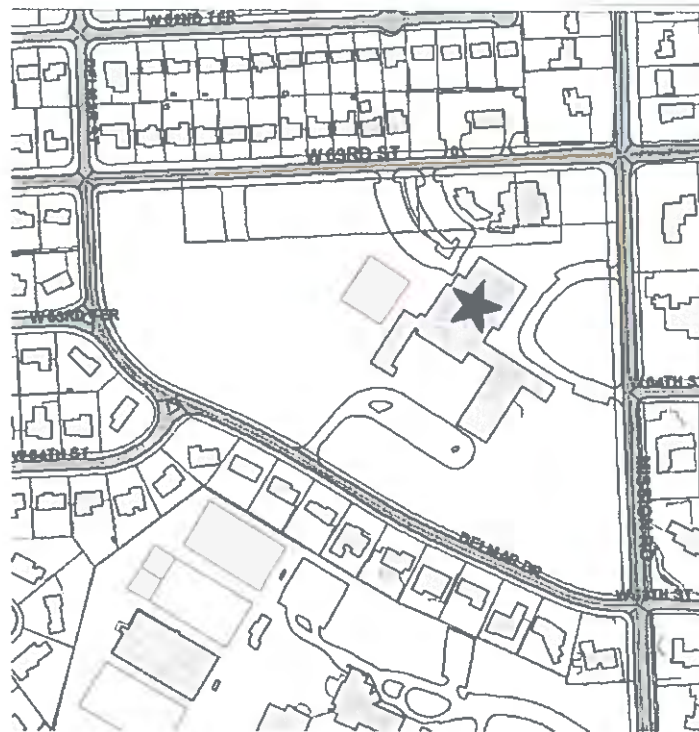
Legal Description: Lots 1, 2, 4, 5, 6, 7 and 8 Block A Indian Fields and Lot 1 Block B Indian Hills plus unplatted land.

Property Area: 16.93 Acres

Related Case Files: None

Attachments: Application, Site Plan, Building Elevations

General Location Map



Aerial Map



COMMENTS:

Shawnee Mission School District is proposing several additions plus internal remodeling to prepare for the increased enrollment. Current enrollment is 494 students and it is anticipated enrollment will increase to 756 students in the fall. Other site changes include relocating the tennis courts and creating a new parking area on the east side along Mission Road.

The external additions include the following:

1. A new gymnasium on the northwest corner where the two tennis courts are located.
2. New stairwell for the west wing.
3. Expansion of the library on the southeast corner.
4. Expansion of the administration area and multi-purpose room on east side.
5. Two new tennis courts will be built south of the new gym.
6. A new 13 space parking area will be created east of the existing bus loading area.

In addition to the external improvements, a significant amount of internal remodeling and renovation will also occur. The total estimated cost of the proposed improvements is approximately nine million dollars and construction is expected to last two years.

The applicant held a neighborhood meeting on June 16, 2011 in accordance with the Planning Commission Citizen Participation Policy. Eight interested citizens attended and the concerns expressed primarily dealt with traffic, parking, storm drainage and construction scheduling. A detailed summary of the meeting is set out in the attached meeting notes.

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 site is approximately 17 acres which is small for a middle school based on today's standards. The site also has a significant area along Delmar Street that is unusable because of drainage. The site, however, is adequate to accommodate the additions proposed. There will be 102 parking spaces on the site with the proposed improvements. The parking requirement for the school when the renovation is complete will be 92 spaces which is 10 less than what is being provided. Currently there are 107 spaces and with parking being critical at this facility, additional spaces should be added to the new east parking lot so that no parking spaces are lost as a part of this project.

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

The property is currently served with all utilities and the proposed improvements should 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 storm water runoff.

The applicant has prepared a storm drainage master plan and has proposed to construct a bio-retention basin north of the relocated tennis courts to handle the additional runoff created by the proposed improvements. Public Works is reviewing the storm with drainage plan to determine whether it will be adequate.

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

Traffic circulation in the area is a major concern at this time. The increase in the number of students will exacerbate the traffic problems. Bus traffic will continue at the front drive, but parallel parking will be removed to allow for two bus stacking lanes in the drive.

A new parking lot will be created east of the bus drive to accommodate the parking space that will be removed. The traffic plan shows that the traffic will be one way running from north to south. Some design changes need to be made to this lot to prevent traffic movements that will cause problems. The entrance to the lot from the north needs to be narrowed. This can be done by extending the island further north and east. The exit on the south also needs to be narrowed and redesigned so that traffic does not try to make a right hand turn when exiting. Angle parking would be better than perpendicular parking for traffic circulation. Because parking is critical at this school and five spaces will be lost as a result of this project, consideration should be given to building a double loaded bay.

A sidewalk is being added from the parking area east of the library to the south parking lot. A sidewalk exists on the north side of the south parking lot and it needs to be extended west and south to connect to the sidewalk on Delmar Street.

Public Works is reviewing the proposed circulation to determine its adequacy.

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

The location of the proposed improvements work well with the existing development of the site. The applicant has attempted to retain as much of the existing vegetation on the property as possible and to supplement it with new plantings. The overall plan appears to be adequate and is consistent with good planning and site engineering design principles. The details of the storm water management plan need to be worked out and the pedestrian connection needs to be built. The plans have not addressed outdoor lighting and, if outdoor lighting will be added or changed, it will need to conform to the City's new outdoor lighting regulation.

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

The proposed elevations indicate that generally the design of the new improvements will be compatible with the existing buildings on the site. For the most part, the architect has proposed to use similar materials and colors on the new construction as was used on the original building. There are large facades on the north and south elevations that are blank and need some design treatment to break up the mass. The west wall of the new gymnasium is proposed to be silver metal panels. There are many residences to the west that face this elevation and a different material needs to be used that will be more compatible aesthetically with the existing structure. That facade also will need some design relief to break up the mass of the wall.

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

One of the goals of the Village Vision is to support a high quality educational environment for the residents of Prairie Village which includes investment and upgrading of facilities. The proposed project is very consistent with the Comprehensive Plan.

RECOMMENDATIONS:

It is the recommendation of Staff that the Planning Commission approve the proposed site plan for Indian Hills Middle Schools subject to the following conditions:

1. That the applicant meet with Johnson County Wastewater to address the sanitary sewer issue.
2. That the applicant work with Public Works for approval of the storm water management plan.
3. That the new parking lot on the east be redesigned narrowing the entrance and exit and include two bays of angle parking.
4. That a sidewalk be constructed between the north side of the south parking lot and Delmar Street.
5. That traffic circulation be approved by Public Works.
6. That the large facades on the north and south elevations be redesigned to break up the mass of the walls and a revised plan be submitted for Staff review and approval.
7. That the silver metal panels proposed for west elevation of the new gymnasium be changed to a material that is more compatible with the neighborhood and be designed to break up the large blank façade and a revised plan be submitted for Staff review and approval.
8. That an outdoor lighting plan be submitted in accordance with Section 19.34.050 Outdoor Lighting of the Zoning Ordinance if applicable.
9. That the landscape plan be submitted to the Tree Board for review and approval prior to installation.

App#
0002218



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only	
Case No.:	<u>PC 2011-111</u>
Filing Fee:	<u>900</u>
Deposit:	<u>1500</u>
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	<u>7/5/11</u>

Please complete this form and return with information requested to:

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

Applicant: ADAM STERNS Phone Number: 816 701-5355

Address: 4041 MILL STREET, KANSAS CITY, MO Zip 64111

Owner: CHRIS WHITE, SMOED Phone Number: 913 993-8514

Address: 11405 W. 93rd STREET, SHAWNEE MISSION, KS Zip: 66214

Location of Property: 6400 MISSION ROAD

Legal Description: SEE ATTACHED

Applicant requests consideration of the following: (Describe proposal/request in detail) SITE PLAN APPROVAL FOR ADDITIONS TO THE EXISTING MIDDLE SCHOOL

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for INDIAN HILLS MIDDLE SCHOOL ADDITIONS. As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

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

Adam Sterns 6/3/2011
Applicant's Signature/Date

CHRIS WHITE 6/3/11
Owner's Signature/Date

PROPERTY DESCRIPTION

LOTS 1, 2, 4, 5, 6, 7, AND 8, BLOCK A, INDIAN FIELDS AND LOT 1 BLOCK B, INDIAN HILLS, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS AND THE FOLLOWING DESCRIBED LAND: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 16, TOWNSHIP 12, RANGE 25, IN SAID CITY OF PRAIRIE VILLAGE, SAID POINT BEING 1220.22 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG A LINE AT RIGHT ANGLES TO SAID NORTH SECTION LINE 233.85 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT FROM THE LAST DESCRIBED COURSE AS A TANGENT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, 333.49 FEET, THENCE CONTINUING SOUTHEASTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE 135.97 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE TO THE RIGHT FROM THE LAST DESCRIBED COURSE AS A TANGENT, SAID CURVE HAVING A RADIUS 1500.00 FEET, 202.02 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, 286.65 FEET; THENCE CONTINUING SOUTHEASTERLY AND EASTERLY ALONG A CURVE TO THE LEFT FROM THE LAST DESCRIBED COURSE, SAID CURVE HAVING A RADIUS 325.00 FEET; 150.32 FEET; THENCE EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE 34.03 FEET TO A POINT ON A LINE 5.00 FEET EAST OF AND PARALLEL TO THE COMMON LINE BETWEEN SECTIONS 16 AND 15 IN SAID TOWNSHIP AND SAID RANGE; THENCE NORTHERLY ALONG SAID PARALLEL LINE 487.00 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT DEFLECTS 0°47'18" TO THE RIGHT FROM THE DESCRIBED COURSE, 309.14 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK A OF SAID INDIAN FIELDS; THENCE WEST ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION 993.90 FEET TO THE SOUTHWEST CORNER OF LOT 1 BLOCK B, INDIAN FIELDS; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND ITS NORTHERLY EXTENSION 155.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 16; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 16 235.00 FEET TO THE POINT OF BEGINNING.

EXCEPT

A TRACT OF LAND RECORDED IN BOOK 5395 AT PAGE 365

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK A, INDIAN FIELDS; THENCE SOUTH 00°00'00" WEST, (ALONG THE EAST LINE OF SAID LOT 2) A DISTANCE OF 165.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 271.32 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 50°56'19" WEST, A RADIUS OF 212.50 FEET, A DISTANCE OF 188.92 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4, AND THE SOUTH RIGHT OF WAY LINE OF 63RD STREET; THENCE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 349.92 FEET TO THE POINT OF BEGINNING.

To: City of Prairie Village
Planning Commission

From: Adam Sterns

Cc:

Subject: Indian Hills Middle School Traffic Flow and
Parking Description

Date: June 3, 2011

Project: Indian Hills Middle School
Additions and Remodel

Project No.: 0211-3010

The existing traffic flow patterns on the site are not intended to be altered by the construction process or completed project.

Bus traffic will continue at the front drive. The parallel parking along the front drive will be eliminated to allow for two bus stacking in the drive.

The added drive and parking area in front of the school will allow for vehicular traffic to have an alternative route out of the drive and parking areas when buses are in the front drive.

Currently the school has 38 classrooms and at the completion of the project the school will have 46 classroom spaces which would require 92 parking spaces according to the City Ordinance. Currently 102 parking stalls are proposed at the completion of the project.

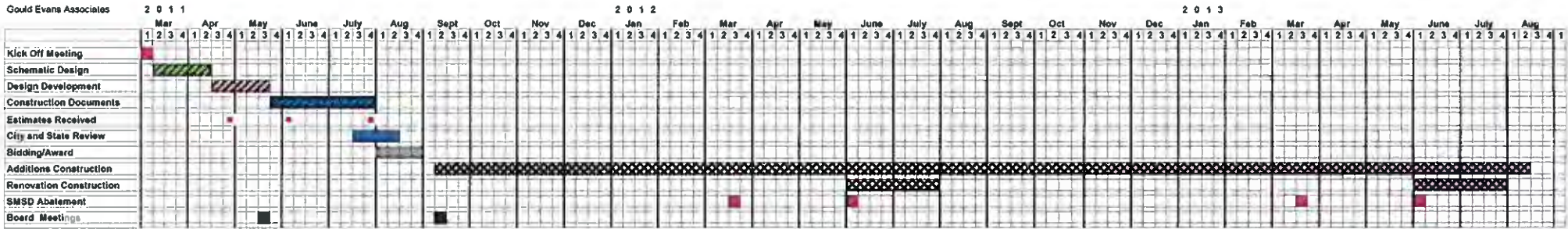
Construction Schedule

June 3, 2011

Indian Hills Middle School

Shawnee Mission Unified School District No. 512

Goold Evans Associates



Construction Phasing

Phase 1 - Stair Addition

Sept 2011-May 2012 (8 1/2 months)

Main School Entrance remains during phase 1

Phase 1A - Library Addition and Renovation

September 2011-August 2012 (11 months) Expansion

June 2012- August 2012 (2 1/2 months) Renovation

Phase 1B - MPR Addition and Renovation

September 2011-August 2012 (11 months) Expansion

June 2012- August 2012 (2 1/2 months) MPR/Kitchen, Performing Arts Renovation

Phase 1C - Administration Addition and Renovation

September 2011-August 2012 (11 months) Expansion

June 2012- August 2012 (2 1/2 months) Administration and Counseling Renovation

Notes: Main entrance to school would need to be moved

Summer 2012

June 2012- August 2012 Create Classrooms, Computer and Restrooms in Current Library space

June 2012- August 2012 Science room created

June 2012- August 2012 Front Drive and Parking Re-work

Phase 2 - Gymnasium Addition

Sept 2011-December 2012 (15 months)

Summer 2013

June 2013- August 2013 Restroom Upgrades Academic wing (3 floors)

June 2013- August 2013 Restroom Upgrades Near MPR

June 2013- August 2013 FAC Renovation

June 2013- August 2013 Arts Renovation

June 2013- August 2013 Counselors/SRO Renovation

June 2013- August 2013 Computer Lab Level 0 Renovation

June 2013- August 2013 Replacement of Classroom Casework and sinks

June 2013- August 2013 Entry Glazing Replacement

June 2013- August 2013 Window Glazing Replacement

June 2013- August 2013 Locker Renovation

Phase 3- Tennis Court Relocation

May 2013-August 2013 Tennis Court Relocation

Meeting Notes | GouldEvans

4041 Mill Street, Kansas City, Missouri 64111 t 816.931.6655 f 816.931.9640

Project: Indian Hills Middle School Additions and Remodel
Meeting Date: 16 June, 2011
Project No.: 0211-3010
Location: Indian Hills Middle School Gymnasium
Distribution: Dennis Enslinger, Ron Williamson and Joyce Mundy
Minutes By: Adam Sterns
Attendance: Carla Allen (Indian Hills Principal), Chris White (SMSD) Adam Sterns (Gould Evans), Jay Browning (Gould Evans) Tom Solon (Gould Evans), Gary Urkevich (SK Design), Citizens
Attachments: 2 Attendance Sheets

These notes are the Architect's record of this meeting. To revise these notes, send written comments to the Architect within one week of receipt.

Item	Action By	Due Date
1. Eight Citizens of Prairie Village attend the Citizen Participation meeting. See attached Attendance Sheets.		
2. Reviewed Site Plan documents including landscaping and parking lot lighting. The parallel parking along the circle drive will be eliminated to accommodate double stacking of buses. Site detention of storm water will be required and is currently shown between the proposed Gymnasium addition and new location of the Tennis Courts.		
3. Question: Have you looked at Traffic Flow? Response: Yes, the traffic flow in and out of the site will not be changed. The additional drive and parking in front of the school will allow for vehicular traffic to enter and exit the site when school buses are loading and unloading.		
4. Reviewed parking count to be a net loss of 5 stalls with a total of 105 stalls.		
5. Question: Will you be adding parking to the lot accessed off Delmar? Response: No		
6. Question: Is the new Tennis Court located over the existing storm sewer line? Response: Yes. Concern brought up about an area at this storm sewer line sinking. Response: the Civil Engineer will review this existing condition.		
7. Reviewed Scope of work for Additions and Remodel work: Library expansion, Administration expansion, Multi-purpose room expansion, Orchestra classroom created at existing stage location, minor work in locker rooms, Foods and Sewing room remodeled, Art rooms remodeled, four classrooms created in the current Library location, create one additional science classroom, stair tower added to connect Ground Floor and First Floor, casework replaced in classrooms, auxiliary gymnasium addition, Wellness room, 3 computer classrooms under the gymnasium and tractor storage.		
8. Reviewed Exterior Design elevations and perspective. The new additions exterior design are taking from elements of the existing design. Using brick and glazed block that matches the existing		

<i>Item</i>	<i>Action By</i>	<i>Due Date</i>
<p>school. A canopy is being added at the front entrance. And the Library addition is incorporating glass for views to the South.</p>		
<p>9. Question: What is the seating capacity of the Multi-purpose room? Response: Currently we are showing seating for 312 students the current MPR seats around 200.</p>		
<p>10. Reviewed Construction Schedule. Construction proposed to start Fall of 2011. Stair, Library, MPR and Administration Additions will be the first areas to start construction. These additions are to be completed by Fall of 2012. The Gymnasium addition will be completed by December of 2012. The Summer of 2013 will include the interior renovation work. The last phase of the project will be the installation of the Tennis court.</p>		
<p>11. Question: What is the current student population and proposed population for this school year. Response: 494 current students and currently 756 students proposed for this school year.</p>		
<p>12. Question: Will there be construction traffic on Delmar. Response: Yes.</p>		
<p>13. Concern: Parents parking along Delmar and increase vehicular traffic. Response: Currently the School is working with the City of Prairie Village to install no Left Turn signs onto Delmar and No Parking signs along Delmar. The school is also working with the Police Department to have officers at the start of school to help with drop off and pick up.</p>		
<p>14. Question: What is the R.O.W. for 63rd Terrace off of 63rd Street? Response: This is from the original platting documents and no street is proposed with this project.</p>		
<p>15. Concern: Sanitary Sewer currently backs up during heavy rains on the North side of 63rd street. Response: This project does not include any modifications to the sanitary sewer mains. We are required to manage 1, 10 and 100 year rain events created by the additional impervious area from the additions. This is done by the detention basin currently shown where the existing tennis courts are located.</p>		
<p>16. Question: What is the effective age of the building? Response after the proposed additions and renovation the building could last another 40 years with proper maintenance.</p>		
<p>17. Question: Does the School District direct the contractor where they will create their staging and lay down area? Response: Yes and currently that is proposed in the area of the new Tennis Court location.</p>		
<p>18. Question: Would the School District consider screening the contractors staging and lay down area to block the view from across Delmar. Response: Yes, the School District will request wind screen material be placed on the contractor fencing facing Delmar.</p>		
<p>19. Question: Is there a need for additional lockers? Response: Yes, when this project is complete there will be a total of 875 student lockers.</p>		
<p>20. Question: Will this project encroach on the ball fields? Response: No</p>		
<p>21. Question: Will the ball fields be used during construction? Response: The School will use the ball fields during the school day,</p>		

<i>Item</i>	<i>Action By</i>	<i>Due Date</i>
but they will not be rented out to outside organizations for the next school year.		
22. Question: What is the construction cost for the project? Response: About 9 million dollars.		
23. Comment: It should not take 2 years to construct this project. Response: With school being in session and limiting the amount of renovation work that can occur two summers will be needed to complete the renovation work.		

Citizen Participation Meeting Attendance | GouldEvans

4041 Mill Street, Kansas City, Missouri 64111 | 816.931.6655 f 816.931.9640

Date: 16 June, 2011
 Citizen Participation Meeting

Project: Indian Hills Middle School Additions
 and Remodel

Location: Indian Hills Middle School

Project No.: 0211-3010

	Name (Print)	Representing	Phone Number
1.	PAUL GIFFIN	SELF	913 648-3479
2.	JOHN JOYCE	SELF	913-236-9599
3.	ANGELA JOYCE		Same as above
4.			
5.			
6.			
7.			
8.			
9.			
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Citizen Participation Meeting Attendance | GouldEvans


4041 Mill Street, Kansas City, Missouri 64111 t 816 931 6655 f 816 931 9640

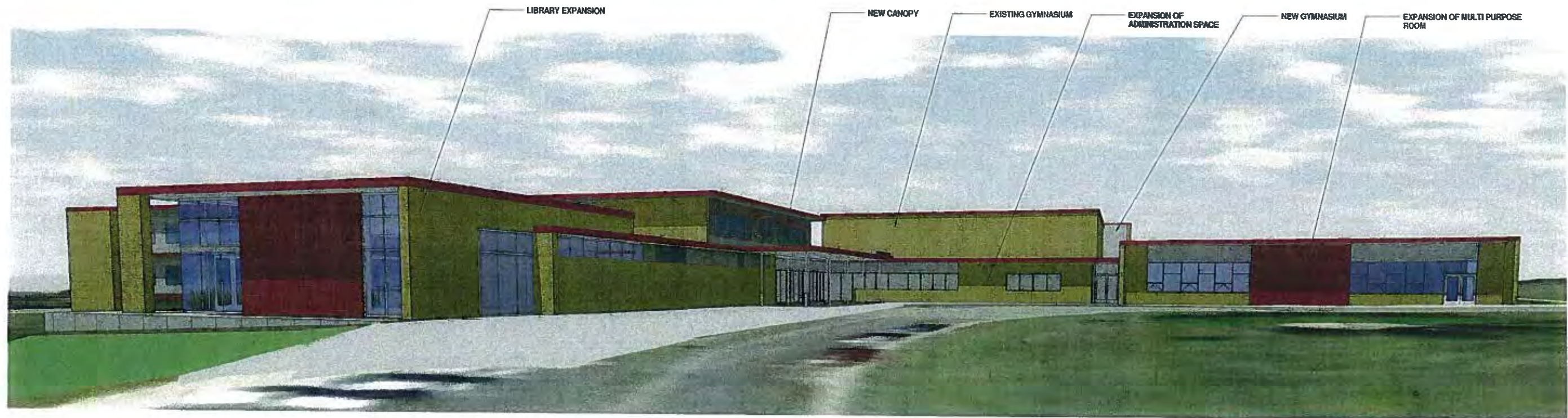
Date: 16 June, 2011
Citizen Participation Meeting

Project: Indian Hills Middle School Additions
and Remodel

Location: Indian Hills Middle School

Project No.: 0211-3010

	Name (Print)	Representing	Phone Number
1.	Gene & Lil May		913-262-6852
2.	Izzy Smith		913-381-6559
3.	Lacy Smith		913-381-6559
4.	Graham Smith		" " "
5.			
6.			
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9.			
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25.			



SHAWNEE MISSION SCHOOL DISTRICT: INDIAN HILLS ADDITIONS & REMODEL

6400 Mission Road
 Prairie Village, KS 66208

PLANNING COMMISSION REVIEW

JUNE 3, 2011

Architect:

Gould Evans Associates, LC
 4041 Mill Street
 Kansas City, Missouri 64111
 816.931.6655 Voice
 816.931.9640 Fax
 www.gouldevans.com

SHEET INDEX:

COVER - 3D RENDERING
 C101 - SITE PLAN
 AS100 - LANDSCAPE PLAN
 A001 - GROUND FLOOR PLAN
 A002 - FIRST AND SECOND FLOOR PLANS
 A200 - EXTERIOR ELEVATIONS
 ME100 - SITE PLAN MECHANICAL/ELECTRICAL

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 phoenix • san francisco • tampa

PLANNING

kanvas city • lawrence
shoemaker • san francisco • tampa

SHAWNEE MISSION SCHOOL DISTRICT: INDIAN HILLS ADDITIONS & REMODEL

6400 Mission Road
Prairie Village, KS 66206

Owner:
Shawnee Mission School District
7225 Arrow Road
Shawnee Mission, KS 66204
913.953.6000 voice

Architect:
David Evans Associates
4041 42nd Street
Kansas City, MO 64111
816.261.1900 voice
816.261.2442 fax
www.davevans.com

Structural Engineer:
Bob D. Garwood & Co.
4330 Sibley
Kansas City, MO 64111
816.531.6144 voice
816.531.6572 fax

Mechanical/Electrical/Plumbing Engineer:
P&M Engineers, LLC
8811 Bellwood, Suite 200
Overland Park, KS 66214
913.882.2400 voice
913.882.2427 fax

Civil Engineer:
M. Decker Group, Inc.
4400 Colburn Blvd., Suite 100
Overland Park, KS 66211
913.251.1818 voice
913.251.1750 fax

Food Service:
Meadowbrook Business Associates
2400 Southwest 26th Street, Suite 102
Tampa, FL 33611
781.295.5050 voice
781.295.4953 fax

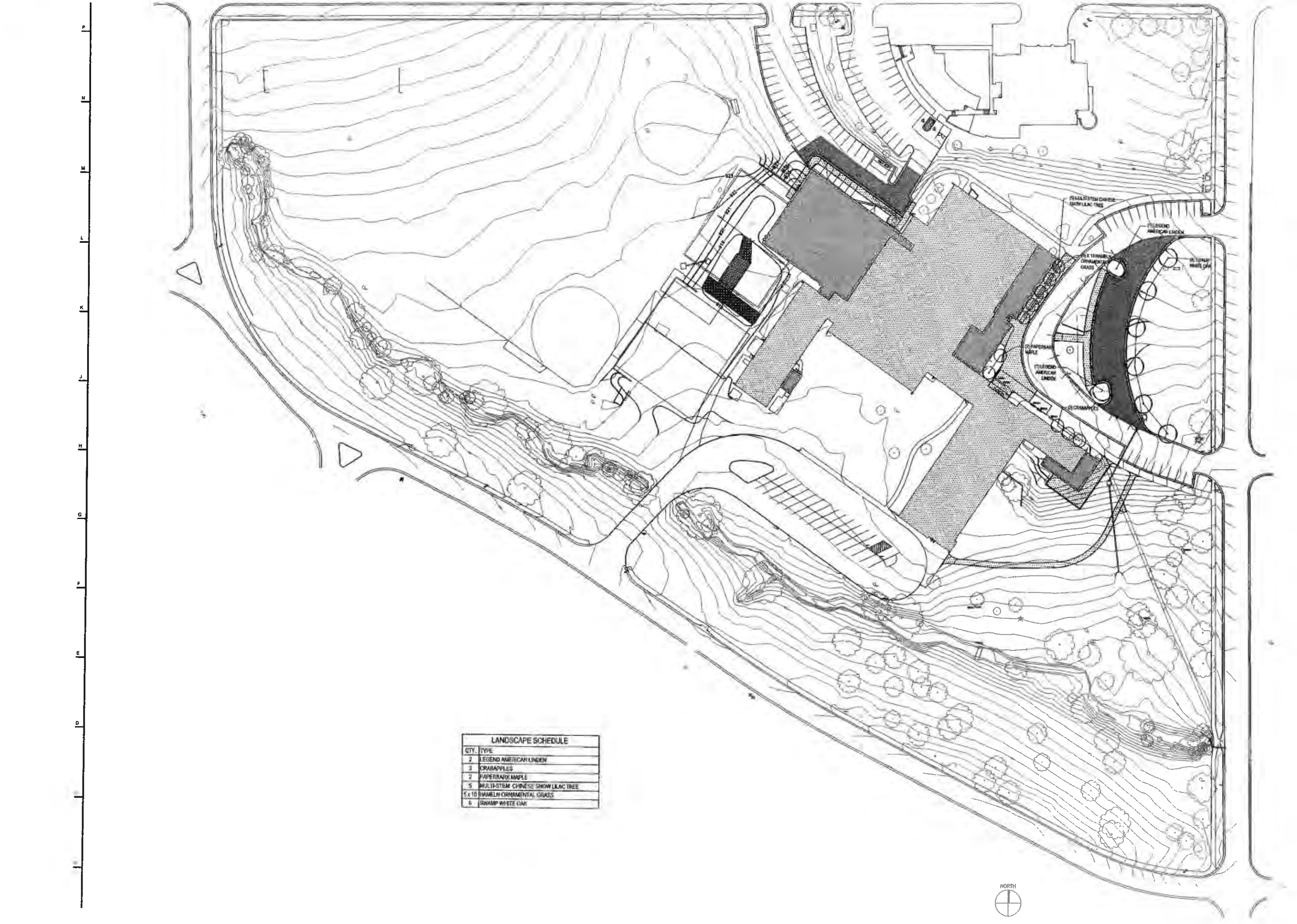
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Number	Revision	Quantity	Date

Project No: J21R-201
Date: JUNE 1, 2011
Sheet:

LANDSCAPE PLAN

AS100



LANDSCAPE SCHEDULE	
QTY.	TYPE
2	LEGEND AMERICAN LINDEN
3	CRABAPPLES
2	PAPERBARK MAPLE
5	MULTISTEM CHINESE SNOW LILAC TREE
6 x 10	HAMELN ORNAMENTAL GRASS
6	SWAMP WHITE OAK

**SHAWNEE MISSION
 SCHOOL DISTRICT:
 INDIAN HILLS
 ADDITIONS &
 REMODEL**

6400 Mission Road
 Prairie Village, KS 66208

Owner:
 Shawnee Mission School District
 7225 Ardorch Road
 Shawnee Mission, KS 66204
 913.993.8200 voice

Architect:
 Gould Evans Associates
 4041 N. 83rd Street
 Kansas City, MO 64111
 816.331.6656 voice
 816.331.6640 fax
 www.gould-evans.com

Structural Engineer:
 Bob D. Campbell & Co.
 4336 Ballentine
 Kansas City, MO 64111
 816.531.4144 voice
 816.531.8572 fax

Mechanical/Electrical/Plumbing Engineer:
 PKMR Engineers, LLC
 8801 Ballentine, Suite 200
 Overland Park, KS 66214
 913.482.2400 voice
 913.482.2437 fax

CMR Engineer:
 SH Design Group, Inc.
 4600 College Blvd, Suite 100
 Overland Park, KS 66211
 913.451.1518 voice
 913.451.7590 fax

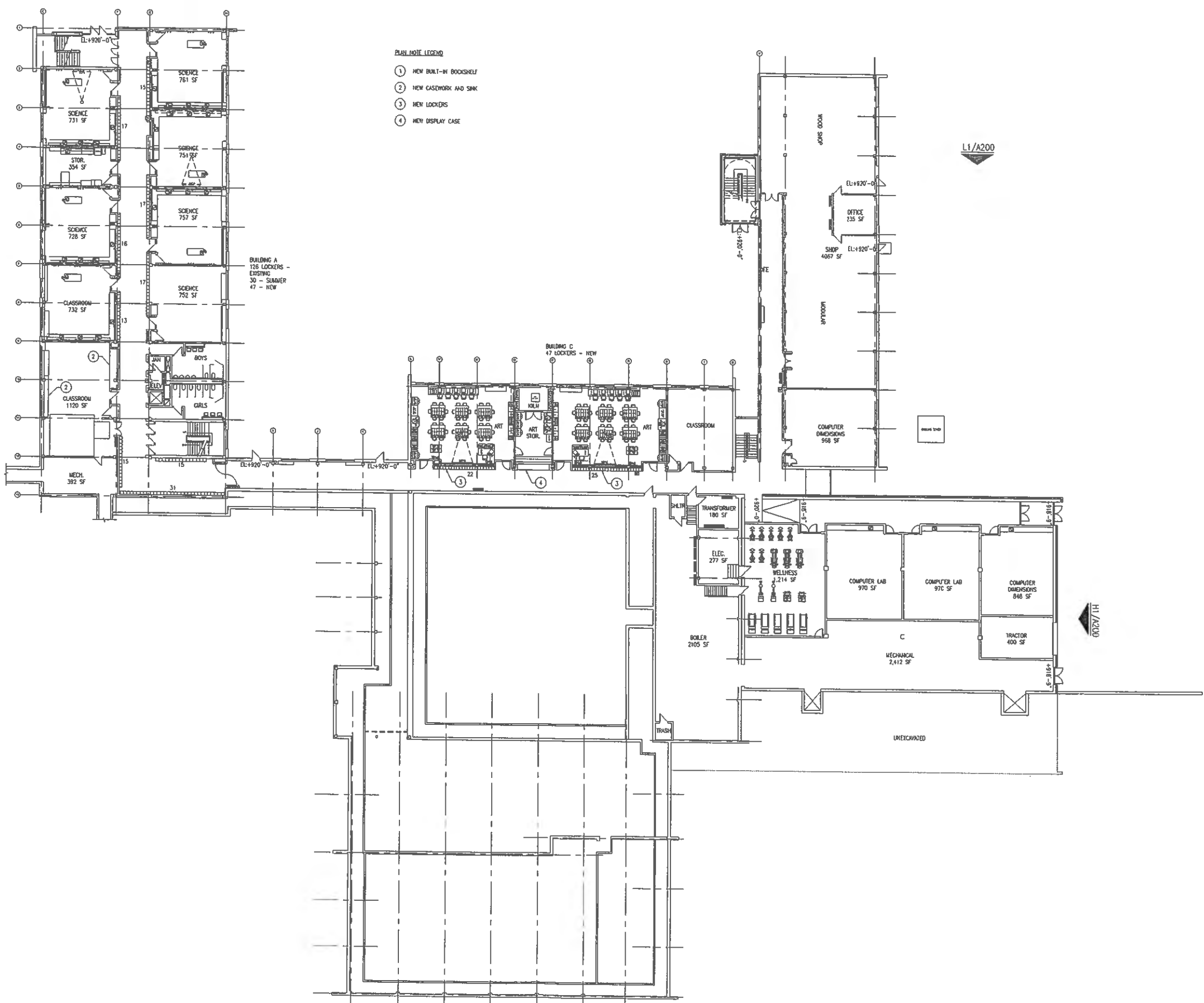
Food Service:
 Montgomery Hoffman Associates
 2400 Southwest 29th Street, Suite 122
 Topeka, KS 66611
 785.284.5886 voice
 785.284.4655 fax

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Architectural Composition			
Author	Checker	Designer	Project No.
			0211-30
Revision			
Number	Revision Description	Date	

Project No: 0211-30
 Date: JUNE 3, 20
 Sheet:

GROUND FLOOR PLAI



**SHAWNEE MISSION
SCHOOL DISTRICT:
INDIAN HILLS
ADDITIONS &
REMODEL**

6400 Mission Road
Prairie Village, KS 66208

Owner:
Shawnee Mission School District
7255 Astor Road
Shawnee Mission, KS 66204
813.993.0200 voice

Architect:
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4041 MB Street
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816.831.8555 voice
816.831.8540 fax
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6801 Ballentine, Suite 200
Overland Park, KS 66214
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913.492.2457 fax

Civil Engineer:
SK Design Group, Inc.
4500 College Blvd, Suite 100
Overland Park, KS 66211
913.451.1818 voice
913.451.7599 fax

Food Service:
Montgomery Hoffman Associates
2400 Southwest 28th Street, Suite 122
Topeka, KS 66611
785.288.5666 voice
785.288.4655 fax

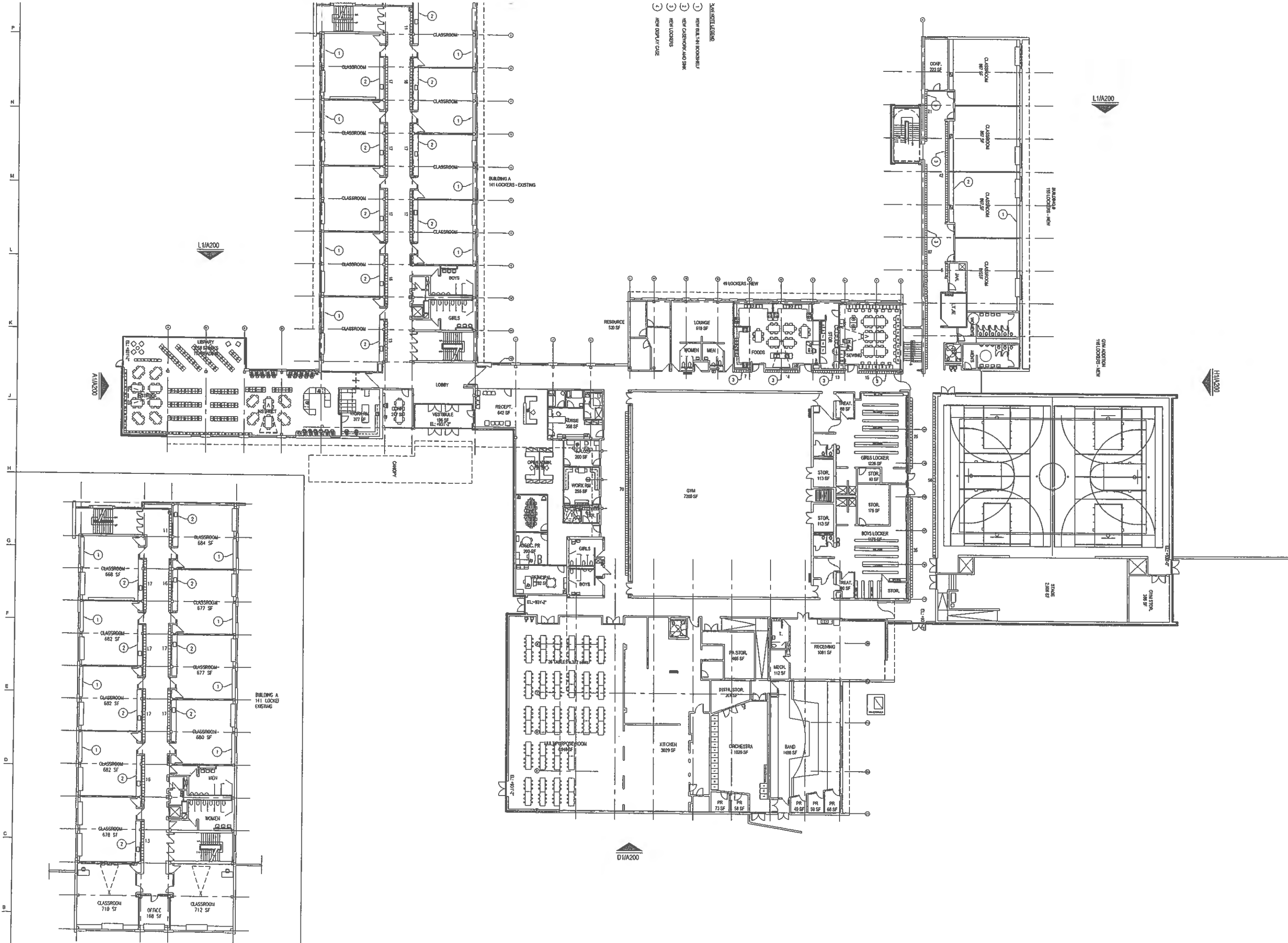
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Architectural Corporation			
Michael J. Evans	Architect	0211-301	06/03/2011
John L. Hox	Architect	0211-301	06/03/2011
Andrew	Architect	0211-301	06/03/2011
Number	Revision Description	Date	

Project No: 0211-301
Date: JUNE 3, 2011
Sheet:

FIRST AND
SECOND FLOOR PLAN

A002



**SHAWNEE MISSION
SCHOOL DISTRICT:
INDIAN HILLS
ADDITIONS &
REMODEL**

6400 Mission Road
Prairie Village, KS 66208

Owner:
Shawnee Mission School District
2235 Arden Road
Shawnee Mission, KS 66204
913.683.6200 voice

Architect:
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4041 98th Street
Kansas City, MO 64111
816.921.8855 voice
816.921.8849 fax
www.gould-evans.com

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Kansas City, MO 64111
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816.531.8872 fax

Mechanical/Electrical/Plumbing Engineer:
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1801 E. 116th Street, Suite 200
Overland Park, KS 66214
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913.452.2437 fax

Civil Engineer:
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4800 College Blvd, Suite 100
Overland Park, KS 66211
913.451.1818 voice
913.451.7599 fax

Food Service:
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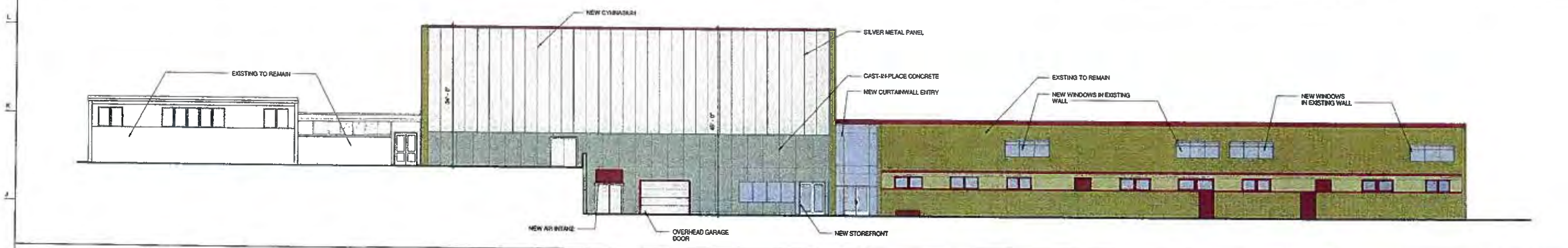
Number	Revision Description	Date

Project No: 02-1-3010
Date: JUNE 3, 2011
Sheet:



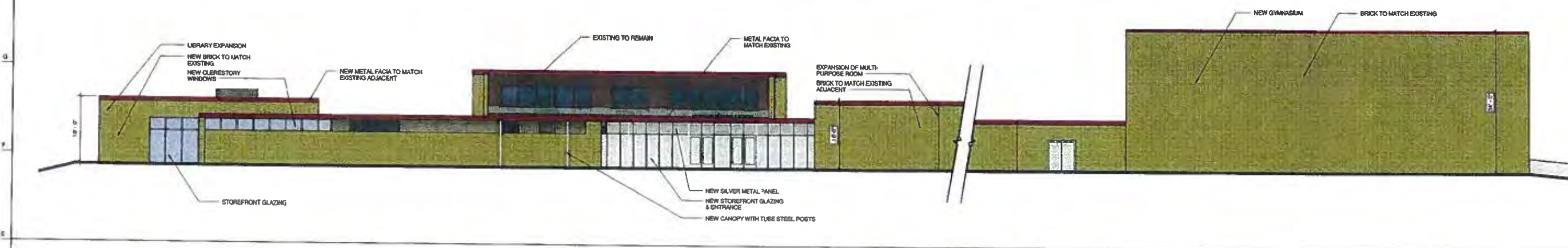
SOUTH ELEVATION **L1**

3/32" = 1'-0"



WEST ELEVATION **H1**

3/32" = 1'-0"



NORTH ELEVATION **D1**

3/32" = 1'-0"





PRAIRIE VILLAGE, KANSAS

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Dennis J. Enslinger, Assistant City Administrator
DATE: July 5, 2011 Planning Commission Meeting

Application: PC 2011-112

Request: Building Line Modification

Property Address: 8300 Delmar

Applicant: Studio 605 - John Schutt

Current Zoning and Land Use: R-1A Single Family Residential District – Single Family Dwelling

Surrounding Zoning and Land Use:
North: R-1A Single-Family Residential District – Single Family Dwellings
West: R-1A Single-Family Residential District-Single Family Dwellings
South: R-1A Single-Family Residential District-Single Family Dwellings
East: R-1A Single-Family Residential District – Single-Family Dwellings

Legal Description: Town & Country Estates Lot 15

Property Area: 0.77 Acres (33,738 sq. ft)

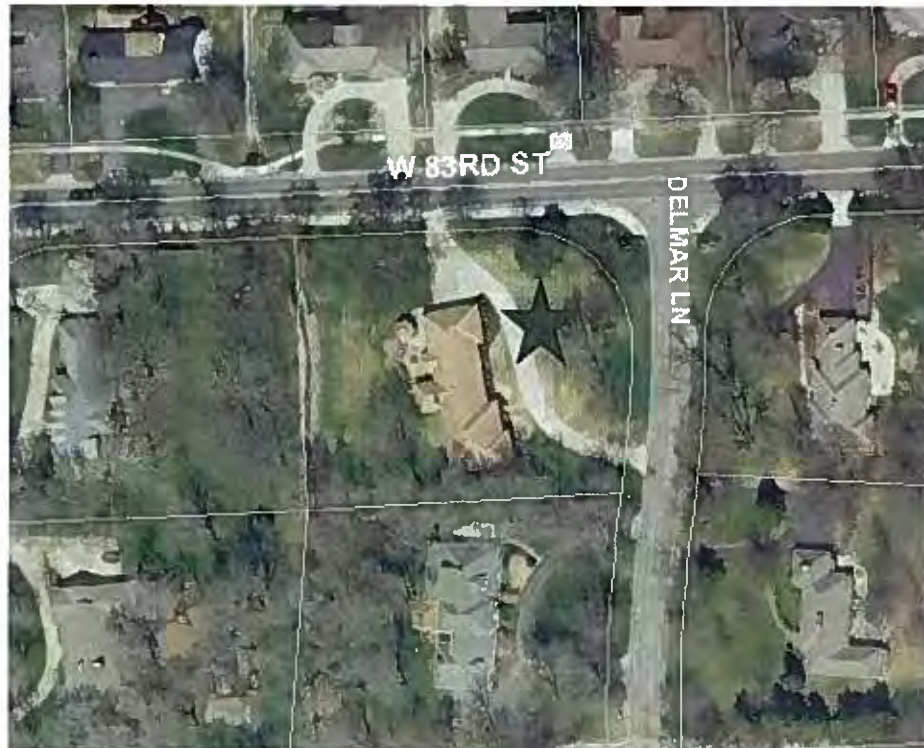
Related Case Files: None

Attachments: Application, Site Plan, Building Elevations

General Location Map



Aerial Map



COMMENTS:

This lot is located on the southwest corner of Delmar and 83rd Street. The applicant is proposing to add a one-and-a-half bay garage on the southwest corner of the house. There is a fifty (50) foot platted setback adjacent to 83rd Street and the applicant would like it reduced to just over 45 feet to accommodate the garage addition. The requested modification is for 4 feet 8 7/8 inches or 68 square feet. The lot is zoned R-1a and the side yard setback established by zoning is 15 feet. So the proposed project would still be in compliance with the zoning ordinance.

The R-1a side yard requirement reads as follows:

B. Side yard on the street side of corner lots shall be not less than fifteen (15) feet or not less than one half of the depth of the front yard on any adjacent lot which faces on the same street, whichever provides the greater setback.

It should be pointed out that the Planning Commission has approved similar side yard setback modifications within the City of Prairie Village. The residence to the immediate west faces Fontana so it also has a side yard facing 83rd Street.

Under the procedure for Building Line Modifications, the applicant is required to send notices to all owners within 200 feet and meet with the neighborhood residents prior to the Planning Commission meeting. The applicant held a meeting for the adjacent homeowners on June 22nd and no one appeared.

The procedure also requires the Planning Commission to give consideration to the following factors:

1. That there are special circumstance or conditions affecting the property;

This is the most logical direction that can accommodate a garage expansion and the proposed expansion would still meet the side yard setback in the zoning ordinance of 15 feet. The platted setback requires 50 feet. The Town and Country Homes Association has approved similar requests in the past.

2. The building line modification is necessary for reasonable and acceptable development of the property in question;

This is a proposed expansion of an existing home, rather than a tear down/rebuild, and the applicant's request to expand the garage to the north, is reasonable given the existing garage location and site limitations.

3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated;

No adjacent home owners have indicated any objections. The proposed improvement will not be detrimental to the public at large but will be an improvement that adds value to the community. The proposed expansion would not create any site distance problems at the intersection because it will still set back just over 45 feet from 83rd Street and in excess of 150 feet from Delmar Street.

RECOMMENDATIONS:

It is the recommendation of Staff that the Planning Commission find favorably on the three factors and approve the side yard building setback modification from 50 feet to 45 feet for the proposed area of expansion, as shown on the plan, subject to the condition that the mature evergreen trees adjacent to 83rd Street be protected during construction and verification that the Homes Association has approved the request.



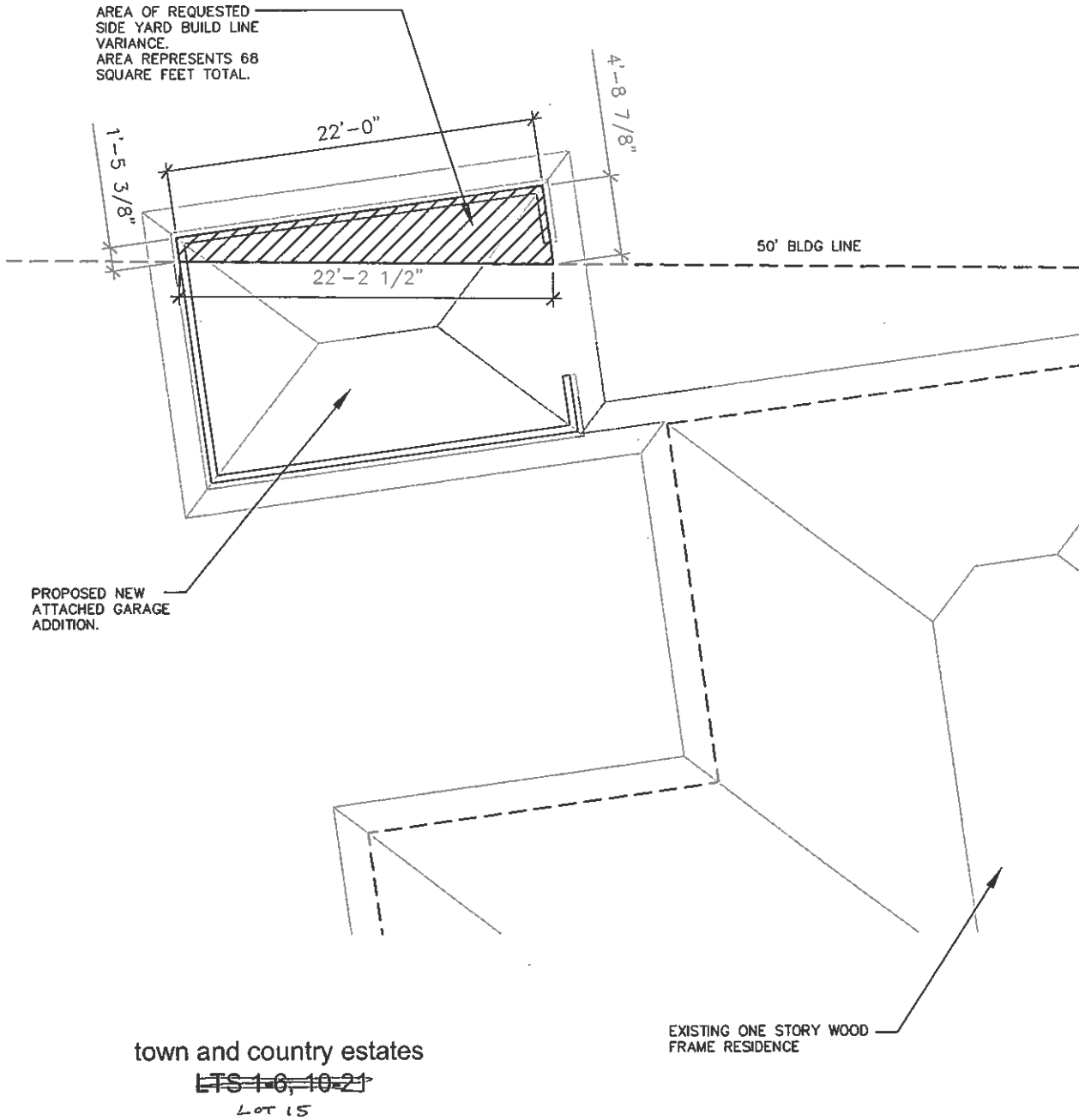
Subject Site Looking SW



Subject Site Looking SE



**Subject Site Looking West to
Adjacent Property**



Site Plan

1/8" = 1'-0"

studio 605

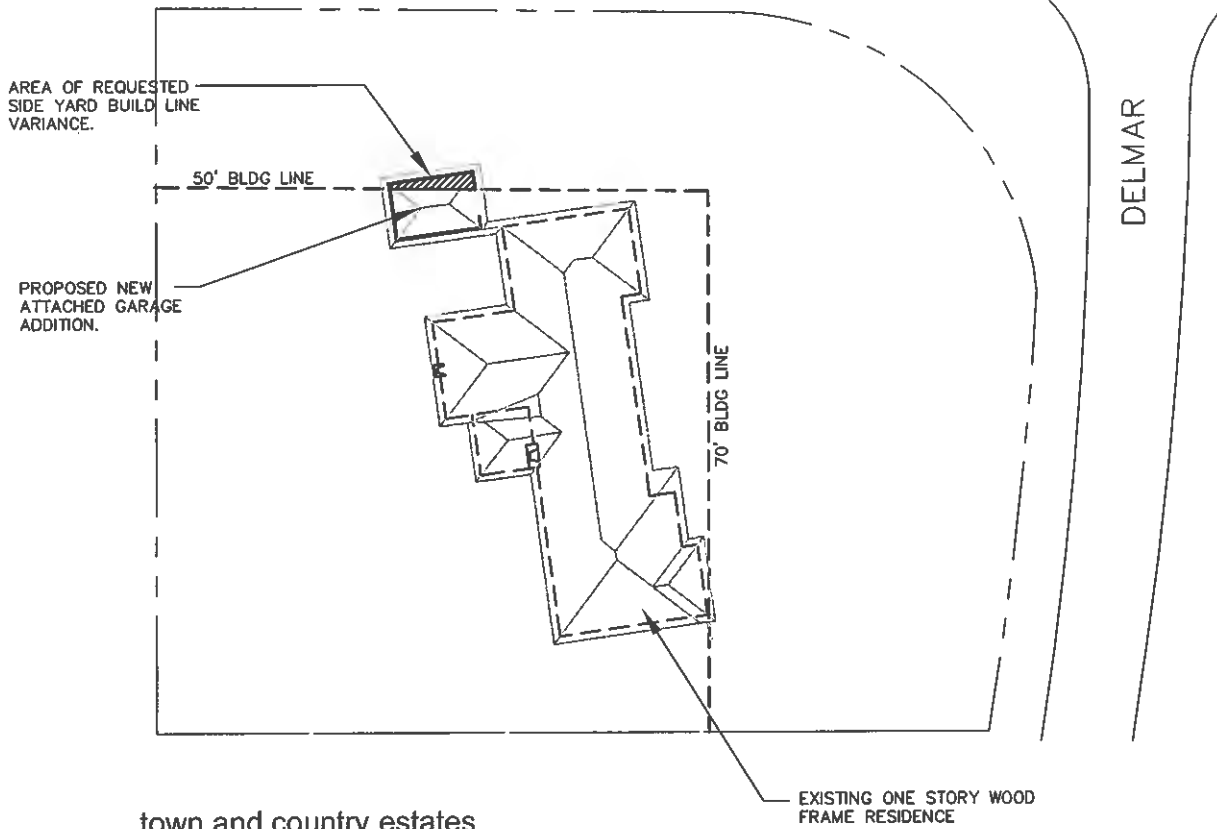
Hansen Residence

8300 Delmar Lane
 Prairie Village Kansas

DATE: 10.05.10
 PH. 512.423.9340

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W. 83rd STREET



town and country estates

~~LTS 1-6, 10-21~~

LT 15

Site Plan

1"=480'

studio 605

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Hansen Residence

8300 Delmar Lane

Prairie Village Kansas

DATE: 10.05.10

PH. 512.423.9340

studio 605
design. build. live.



Dennis Enslinger
Assistant City Administrator
City of Prairie Village Kansas
66208

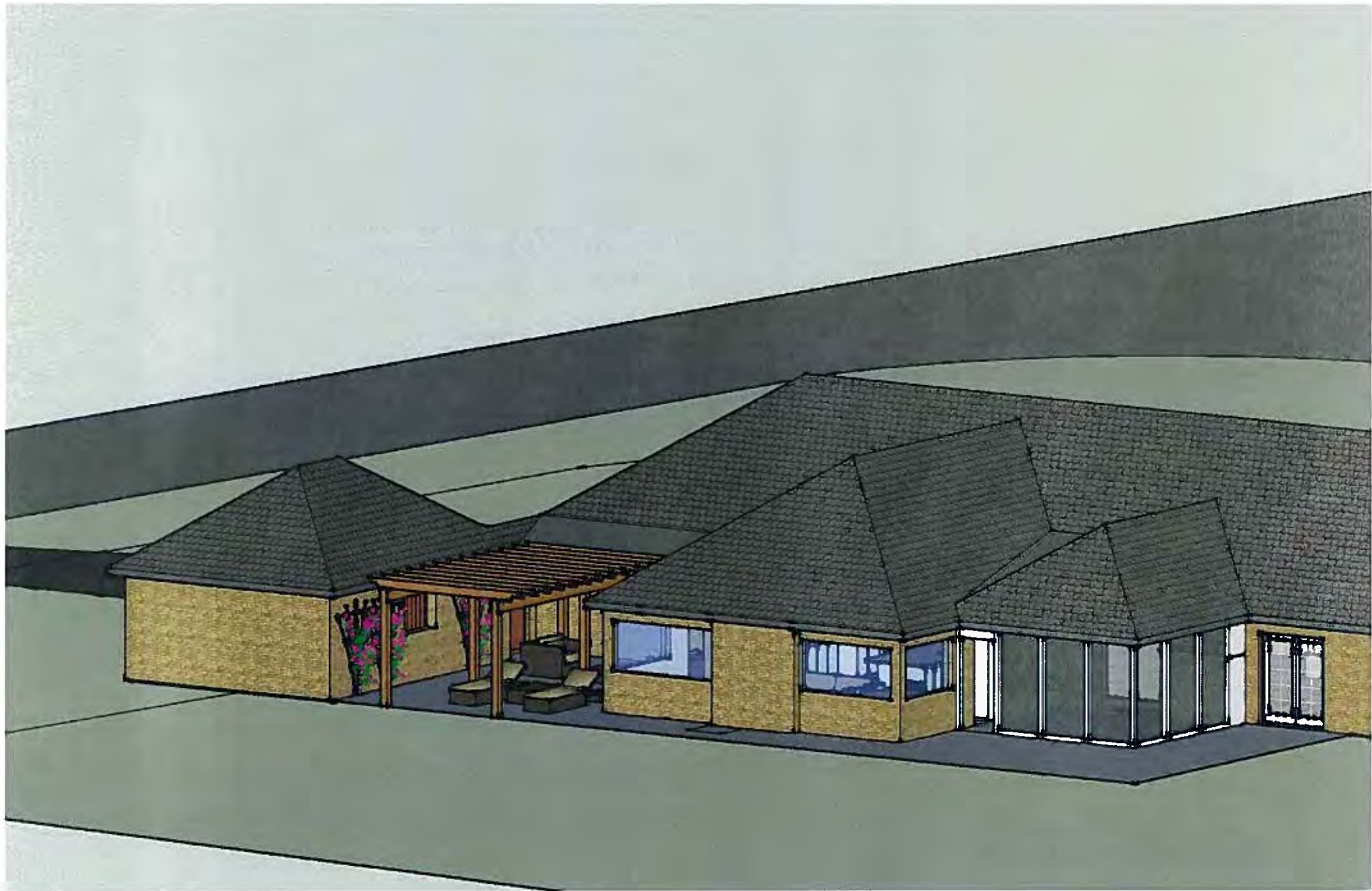
John Schutt
Owner / Designer
Studio605
Leawood Kansas 66206

Dennis,

I held the "town meeting," for the Hansen residence (8300 Delmar) last week. I arrived at 6:45 pm, set up my laptop and easels for several printed architectural images and waited. As of 7:45, no one had arrived. I packed up and left Panera around 8pm with no one attending. I look forward to seeing you at the July 5th meeting.

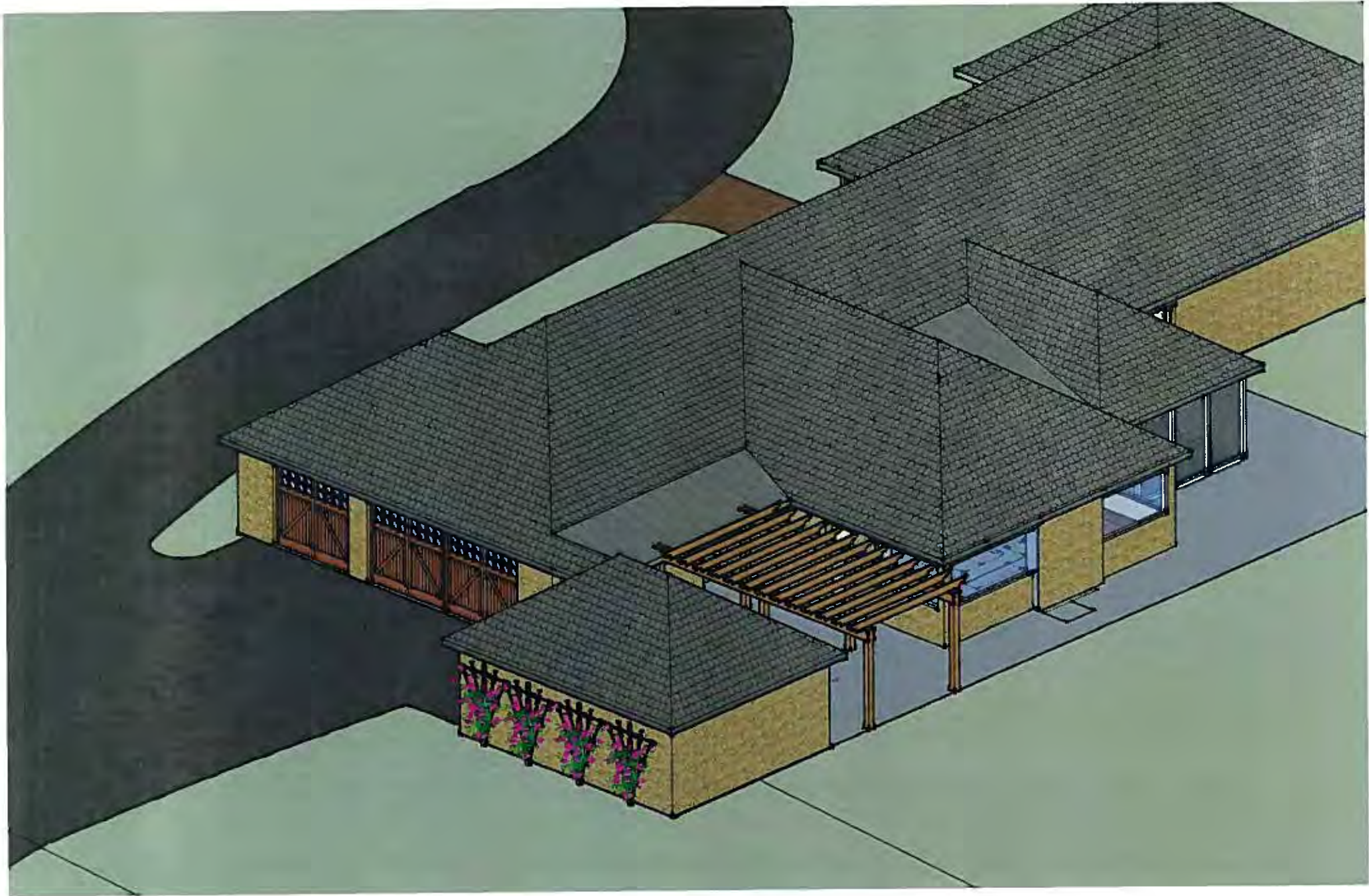
Cheers,

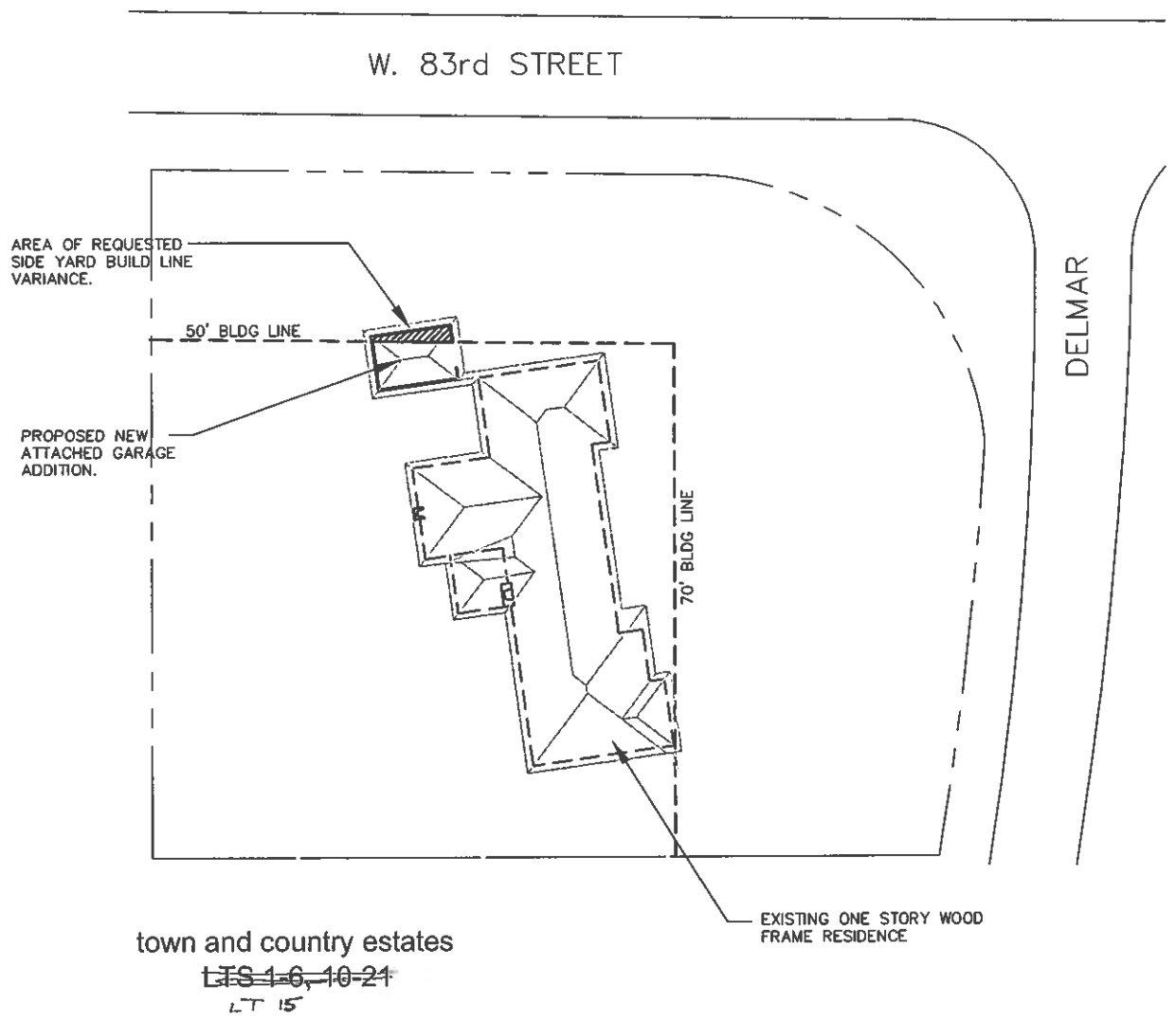
John Schutt







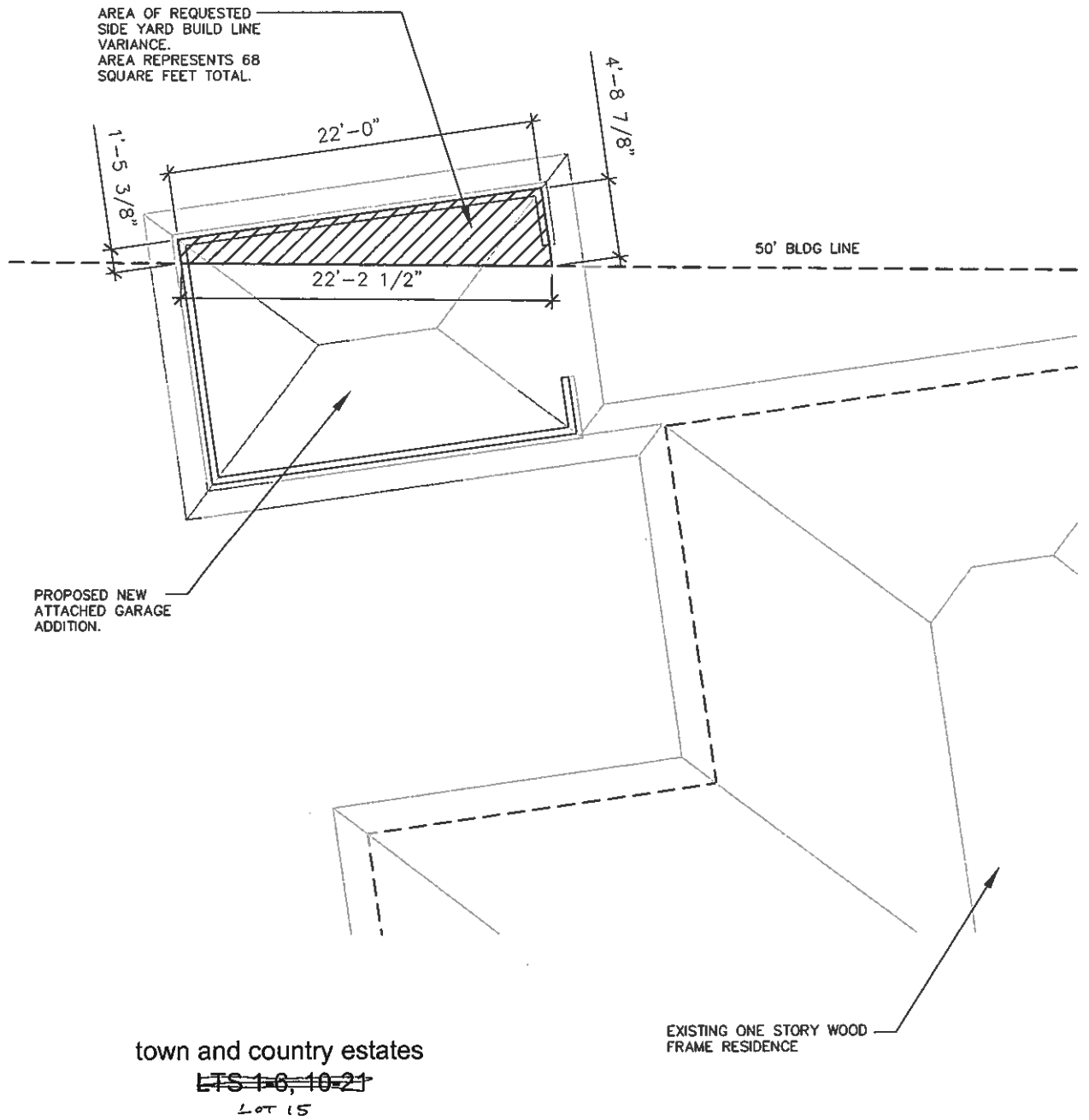




Site Plan
 1"=480'
studio 605
 studio605 retains the ownership and copyright off all design work. Unauthorized reproduction is strictly prohibited.

Hansen Residence
 8300 Delmar Lane
 Prairie Village Kansas

DATE: 10.05.10
 PH. 512.423.9340



Site Plan

1/8" = 1'-0"
studio 605

studio605 retains the ownership and copyright off all design work. Unauthorized reproduction is strictly prohibited.

Hansen Residence

8300 Delmar Lane
 Prairie Village Kansas

DATE: 10.05.10
 PH. 512.423.9340

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: July 5, 2011 Planning Commission Meeting

Project # 010002401

Application: PC 2010-111

Request: Approval of Sign Standards for Hy-Vee State Line Village

Property Address: 7620 State Line Road

Applicant: Hy-Vee, State Line Village

Current Zoning and Land Use: C-2 General Business District Shopping Center

Surrounding Zoning and Land Use:

North:	R-1B Single-Family Residential District-Single Family Dwellings
West:	R-1B Single-Family Residential District-Single Family Dwellings
South:	R-1B Single-Family Residential District-Single Family Dwellings
East:	C-2 General Business District – Service Station KCMO – Office and Single-Family Dwellings

Legal Description: Lots 1, 2, 3 and 4 Block 44 Meadow Lake Subdivision

Property Area: 8.3 Acres

Related Case Files: PC 2010-102 Site Plan Approval for Noodles and Company
PC 2003-102 Replat of Southgate Financial Center
PC 2000-101 Temporary Permit for a Greenhouse
PC 2001-102 Temporary Permit for a Greenhouse
PC 2002-101 Temporary Permit for a Greenhouse

Attachments: Sign Standards

General Location Map



Aerial Map



COMMENTS:

At its regular meeting on November 2, 2010, the Planning Commission approved the installation of two monument signs for State Line Village subject to the condition that the shopping center update the sign standards that were originally approved January 3, 1992 prior to obtaining a building permit for the monument signs. The Planning Commission approved signage for Noodles and Company and the second monument sign that were not addressed by the existing sign standards. There currently is one sign that is not in accordance with the sign standards or the sign ordinance. The Blockbuster sign on the south façade is a panel or box sign and it needs to be removed.

The following are specific comments regarding the sign standards:

The proposed sign standards have been pasted together to show revisions. Upon approval of the final standards by the Planning Commission the document needs to be retyped in its entirety and submitted to Staff for final review and approval.

Section 1.03 Fascia Signs Section (C)

In the second sentence states "color for signs to be installed on brick veneer sign bands shall be off-white to match synthetic stucco." The Baskin Robbins sign is blue on the brick and does not comply with that standard. The standard should be consistent with the stucco sign band standard and "or approved color by landlord" added to the standards.

Section 1.07 Anchor Tent Signage

Item (D) Tenant and Signage inside anchor tenant spaces needs to be revised as follows:

(D) Sub-Tenant Signage

Where one retail establishment (the "sub-tenant") leases space and conducts business within the "anchor tenant") but does not have an exterior business façade and an exterior door leading directly to the sub-tenant space, one exterior wall sign may be permitted for the sub-tenant if the following conditions are met:

1. The sub-tenant's business establishment occupies at least 100 square feet of floor area, and is staffed and open for business during predetermined hours.
2. The primary tenant's business establishment occupies at least 25,000 square feet of floor area.
3. The sub-tenant's business is a separate legal entity from the primary tenant's business, as opposed to a department, division or subsidiary of the primary tenant's business.
4. Sub-tenant signage shall meet sections (A) and (B) of Section 1.03 and the color of the letters shall be approved by the landlord. Location of sub-tenant signage shall be as shown on Attachment "C". (**Note:** Attachment "C" needs to be updated and include sub-tenant signage locations.)
5. The total area for the combined tenant and sub-tenant signage does not exceed 5% of the area of the façade and in no event exceed 50 square feet in area.

Section 1.12 Gable signs should be changed to Section 1.09 and the remaining sections renumbered accordingly.

The original Attachments "A", "B", "C" and "D" are referred to in the text and need to be updated where necessary to be compatible with these design standards.

RECOMMENDATIONS:

It is the recommendation of Staff that the sign standards be approved subject to the following conditions:

1. Revise Section 1.03 as noted.
2. Revise Section 1.07 as noted.
3. Renumber Sections 1.09 – 1.12 as noted.
4. Revise the Attachments A, B, C and D as appropriate.
5. Retype the entire set of standards including all revisions approved by the Planning Commission.
6. Removal of the Blockbuster panel sign.
7. Submit all revised documentation to Staff for review and approval and remove the Blockbuster panel sign prior to obtaining a building permit for the monument signs.







**SIGN CRITERIA FOR:
STATE LINE VILLAGE**

JULY 5, 2011

Section 1.01. General Intent

These criteria have been established for the purpose of assuring an outstanding shopping center and for assuring visual harmony for the mutual benefit of all Tenants. Conformance will be strictly enforced and any installed nonconforming or unapproved signs will be brought into conformance at the expense of the Tenant. Interpretations of unstated conditions are strictly the prerogative of the Landlord.

Section 1.02. General Requirements

- (A) Tenant shall submit to Landlord for approval within thirty (30) days following execution of this Lease, and before fabrication, four (4) copies of the plans for Tenant's proposed sign. At a minimum, such drawings must show locations, sizes, styles of lettering, materials, types of illumination, installation details and logo design. If the plans are disapproved by Landlord, Tenant shall resubmit them within fifteen (15) days from date of the notice of any disapproval by Landlord until such plans are finally approved by Landlord.
- (B) All governmental permits for the sign and its construction, installation (including electrical hookup) shall be obtained and paid for by Tenant.
- (C) Prior to fabrication of the sign, Tenant shall be responsible for ascertaining and complying with all applicable laws, rules, regulations, city codes and ordinances of any governmental entity having jurisdiction over the Shopping Center as the same shall apply to the sign in any manner whatsoever. Tenant shall verify that the total signage area shall not exceed the allowable signage area, as set forth by the City Signage Ordinance.
- (D) All sign work shall be done by licensed sign contractors.
- (E) The size, location, design, texture, lighting and materials of the sign shall in no way detract from the design scheme of the Shopping Center or any other Tenant's premises.
- (F) The sign must be installed within sixty (60) days after the Leased Premises is turned over to Tenant, but no later than the date of opening for business of Tenant's store.

Section 1.03 Fascia Signs (See Attachment "A")

- (A) All fascia signs shall be individually mounted letters not to exceed twenty (20) inches in height.
- (B) Lettering shall be silhouetted with concealed, white neon *LED* back lighting, *or pan channel with illumination thru the face.*
- (C) Letter color for signs to be installed on the off-white synthetic stucco sign band shall match the *color of building façade or approved color by landlord* adjusted to provide adequate contrast for daytime visibility. Color for sign to be installed on brick veneer sign bands shall be off-white to match synthetic stucco. Landlord approved, color samples or manufacturer's numbers are on file for inspection with the Landlord's approval.
- (D) The standard, approved letter style shall be Helvetica Bold; however, styles that match the tenant's corporate or franchise logo or registered trademark may be used subject to the Landlord's approval.
- (E) Sign area shall not exceed five percent (5%) of the Lease Space facade area and/or fifty (50) square feet.

Section 1.04. Installation Requirements for Fascia Signs

- (A) Design, layout, and materials for Tenant signs shall conform in all respects with the sign design drawings provided to Tenant. The maximum height and dimensions for letters in the body of the signs shall be pursuant to approved plans and specifications.
- (B) Landlord will approve exact locations of signs in relation to Tenant's storefront prior to any installation.
- (C) All letters shall be projected mounted to fascia sign panel and no signs perpendicular to fascia are allowed.
- (D) All signs and their installation shall comply with all local building and electrical codes and most bear the Underwriters Laboratory label to conform to Underwritten Laboratory specifications.
- (E) Electrical service to all signs shall be on Tenant's meter at Tenant's expense. Landlord shall provide a wired "J" box behind fascia for electrical connection.
- (F) Tenant shall be responsible for the installation and maintenance of all signs.
- (G) Tenant shall be liable for the operation of Tenant's sign.
- (H) Tenant's sign contractors shall repair any damage caused by said contractor's work, or by its agents or employees.

SIGN CRITERIA FOR STATE LINE VILLAGE:

- (I) All conductors, transformers, conduit except raceways, lamps, and other equipment shall be concealed.
- (J) All fastening and clips are to be concealed and shall be of galvanized, stainless or aluminum metals.
- (K) All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.
- (L) No labels will be permitted on the exposed surface of signs, except those required by local ordinance which shall be placed in an inconspicuous location.

Section 1.05. Under Canopy Signs (See Attachment "B")

- (A) Under canopy tenant signs, if approved by the Landlord, shall be 9"x48" sign face as indicated on Attachment "B", complete with moulding, brackets, and acrylic plastic sign panel as indicated.
- (B) Sign panel shall be 1/4", white, opaque, acrylic plastic of the size and shape shown with 4" high, black, adhesive backed vinyl letters both sides.

Section 1.06. Under Canopy Facade Signs

- (A) Under canopy facade signage for the new south building shall be self-adhering, white vinyl lettering or decals depicting the business name, logo, hours and telephone numbers applied to the glass adjacent to the Tenant Space door and shall be subject to approval by the Landlord. Sign area shall not exceed three (3) square feet.
- (B) Under canopy facade signage for the remodeled existing building shall be subject to approval by the Landlord and the following:
 - 1. Tenant Spaces with exterior, under canopy entrances may have signage as per Paragraph A above or a wall mounted plaque depicting the same information and not exceed three (3) square feet.
 - 2. Tenant spaces served by entrances from the interior common hallway shall be assigned space in one or all three of the wall mounted, internally illuminated building directories mounted on the exterior wall adjacent to the three hallway entrances. The combined area of one tenant's signs shall not exceed three (3) square feet. Signage transparencies for the directories shall have a black opaque background with white, translucent graphics and shall be finished by the tenant. Text shall be limited to the information listed in paragraph A above.

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SIGN CRITERIA FOR STATE LINE VILLAGE:

Section 1.07. Anchor Tenant Signage

- (A) The anchor tenant's façade sign shall be centered and mounted on the principal façade as per attachment "C". Lettering shall be individual, internally illuminated plastic face letters with the sign area not to exceed the current City signage ordinances. *Alternative colors to be approved by landlord.*
- (B) Under canopy signage shall be as per Section 1.05.
- (C) Under canopy façade signage shall be as per Section 1.06 paragraph A.
- (D) *Tenant & signage inside anchor tenant spaces same as fascia signs section 1.03*

1. The sub-tenant's business establishment occupies at least 100 square feet of floor area and is staffed and open for business during predetermined hours.
2. The primary tenant's business establishment occupies at least 25,000 square feet of floor area.
3. The sub-tenant's business is a separate legal entity from the primary tenant's business, as opposed to a department, division or subsidiary of the primary tenant's business.
4. A sign criteria for the building or shopping center has been submitted to and approved by the Planning Commission which specifically provides for sub-tenant signage, including standards for the sign location, size, style, color and content. Such sign criteria shall include scale drawings of the facades of all primary tenants where sub-tenant signs are authorized showing the permitted locations for sub-tenant signs.
5. The total area for all signs on the same façade does not exceed the allowable signage area for that district.
6. The provisions of this section for sub-tenant signs shall not apply to businesses within an enclosed shopping mall or to businesses that are conducted primarily by automated machines.

(Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)

Section 1.08 Shopping Center Monument signs

- (A) The (2) shopping center monument signs shall be as per Attachment "D" dated 10-15-10 4 tenants per side plus center name.
- (B) *Location one on state line, one on Cambridge.*

SIGN CRITERIA FOR STATE LINE VILLAGE:

Section 1.09. Bank Building Signage

- (A) Facade signage shall be four facade signs with each sign to be in conformance with the current City signage ordinances. Lettering shall be as per Section 1.03 paragraphs A, B and D. Letter color shall be compatible with the exterior building materials.

Section 1.10. Miscellaneous Signage

- (A) Tenant's address numbers shall be of the five inch (5") high white Helvetica Bold adhesive vinyl-type centered in the glass transom above Tenant's entrance door. The bottom of the numbers shall be three inches (3") above the door frame.
- (B) Tenant's service door identification shall also be of a five inch (5") high white Helvetica Bold adhesive vinyl letters and numbers, with the left-hand margin justified three inches (3") from left side of door. Bottom of top line of lettering shall be five feet (5'-0") above grade. All letters shall be upper case with one inch (1") between lines of copy.

Section 1.11. Restrictions and Conditions

- (A) All restrictions of the City's sign ordinances are hereby incorporated into this Sign Criteria and shall apply to all signs unless specifically approved by the Landlord and accepted by a City issued variance.
- (B) The Landlord reserves the right at any time and from time to time to modify any of the criteria of this exhibit in any manner that remains in conformance with the current City sign ordinance. Purposes for modifications shall be, but not limited to, the following:
1. Updating the visual image of the center.
 2. Accommodating special requirements of a tenant that are not specifically addressed in this Criteria.
 3. Maintaining conformance with the current City sign ordinances.

Section 1.12 Gable Signs

- (A) Shall be same restrictions as fascia signs section 1.03.
With face colors optional which contrast to the gable background color in the daytime.

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SIGN CRITERIA FOR STATE LINE VILLAGE:

All modifications shall be filed with the City to facilitate the Tenant's sign permit application. The Tenant agrees to abide fully and timely with any and all such modifications.

- (C) Vertical copy or signs projecting perpendicular to a building are not permitted.
- (D) No exposed junction boxes, lamps, tubing, conduits, raceways or neon crossovers of any type are permitted.
- (E) The copy of Tenant's sign shall not include the product sold except as part of the Tenant's actual name, insignia or logo.
- (F) No labels are permitted on the sign's exposed surfaces except those required by local ordinance which shall be applied in an inconspicuous location unless contrary to such ordinance.
- (G) All cabinets, ballast boxes, supports, transformers and other equipment shall be concealed.
- (H) No footlighting of Tenant's sign is permitted.
- (I) Tenant's sign contractor shall repair all damage to any in-place construction caused by its work.
- (J) All penetrations of the building structure required for sign installation must be neatly sealed in a watertight condition and match the exterior finish.
- (K) Use of legal name of Tenant is permitted; however, advertising copy of any kind is not permitted.
- (L) Tenants are responsible for removing their signs and repairing the sign fascia prior to vacating the Lease Space. Sign fascia repairs shall match the exterior finish and shall be performed by a contractor approved by the Landlord. Failure to remove the sign and repair the fascia will forfeit the Tenant's sign deposit to the Landlord.