

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
MUNICIPAL BUILDING - 7700 MISSION ROAD
TUESDAY, OCTOBER 4, 2011
Council Chambers
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PC MINUTES - SEPTEMBER 6, 2011

III. PUBLIC HEARINGS

**PC2011-06 Request for Conditional Use Permit for a
Drive Thru Service Lane at
3975 West 83rd Street
Zoning: C-2
Applicant: Jeff Horstmeier, Consentino**

**PC2011-07 Request for Special Use Permit for operation of
An Adult Senior Dwelling at
2700 Somerset
Zoning: R-1a
Applicant: Hunt Midwest Real Estate Development, Inc.**

IV. NON-PUBLIC HEARINGS

**PC2011-118 Request for Site Plan Approval
2700 Somerset
Zoning: R-1a
Applicant: Hunt Midwest Real Estate Development, Inc.**

**PC2011-119 Request for Sign Approval
7400 State Line Road
Zoning: C-0
Applicant: Chris Erdley, Tower Properties**

V. OTHER BUSINESS

**PC2011-117 Preliminary & Final Plat Approval
Corinth Square North**

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
September 6, 2011

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, September 6, 2011, in the Multi-Purpose Room of City Hall, 7700 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:00 p.m. with the following members present: Bob Lindeblad, Dirk Schafer, Randy Kronblad, Nancy Wallerstein, Marlene Nagel and Nancy Vennard.

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

APPROVAL OF MINUTES

Randy Kronblad moved for the approval of the minutes of August 2, 2011 as corrected and redistributed. The motion was seconded by Nancy Wallerstein and passed by a vote of 6 to 0 with 1 abstention (Nagel).

PUBLIC HEARINGS

Chairman Ken Vaughn stated there were no public hearings to come before the Commission.

NON-PUBLIC HEARINGS

**PC2011-115 Request for Site Plan Approval
Corinth Square Shopping Center
Zoning: C-2
Applicant: CSN Retail Partners**

Jeff Berg, Lane4, introduced the application for site plan approval for Phase 2 of Corinth Square North which follows the changes previously approved in Phase 1 for the CVS building and Johnny's. He noted Phase 2 renovations would be the first substantial CID project which will focus on traditional site planning, landscaping and facade remodel following the theme of California casual elegance. Mr. Berg noted these changes are where customers will be able to see them and will provide an improved pedestrian experience for shoppers at the center with gathering centers at each corner of the main structure. He noted that Urban Table reflects many of the proposed changes with the

new roof material, increased height of parapets to screen HVAC equipment and an outside gathering area on the corner. Mr. Berg called upon Alan Mackey with Land Plan Engineering and Tom Proebstle with Generator Studios to present the details of the application.

Alan Mackey noted there will be consistency throughout the center with landscape patterns and improved connectivity with the reconfiguration of the parking areas. He reviewed the four corner nodes which have been designed to be functional open spaces for the public to gather. The northeast corner is a more orderly design, with the northwest being more loosely designed with the focus on children. The southwest corner is the location for the Mayor's Holiday Tree, with the southeast corner being a more orderly design with fire pit.

Phase 2 includes the core center, the parking lot west of Commerce Bank and the outbuilding occupied by Johnny's. Commerce Bank, Arby's, the vacant bank building, Hen House, the outbuilding north of Hen House and the outdoor display area for Westlake Hardware are not included.

Phase 2 is a continuation of the concept that was developed in Phase I. More pedestrian walkways have been integrated into the Center connecting the buildings within it as well as the streets that abut the Center. Trees and landscape islands have been included to enhance the aesthetics of the Center. The most significant elements of Phase 2 are the site plans for the four plazas on the corners of the core building. Each of the plazas is unique in its design but there are common elements such as paving patterns, plant materials and wood structures.

Alan Mackey noted there will be consistency throughout the center with landscape patterns and improved connectivity with the reconfiguration of the parking areas. The new trees proposed will be 12 to 15 feet in height. Mr. Mackey reviewed the landscape plantings selected for each area. He reviewed the four corner nodes which have been designed to be functional open spaces for the public to gather. The northeast corner is a more orderly design, with the northwest being more loosely designed with the focus on children. The southwest corner is the location for the Mayor's Holiday Tree, with the southeast corner being a more orderly design with fire pit.

Ron Williamson noted the details for many of the elements included in the design have not been developed yet. The concept drawings that have been presented and the plaza plan for each plaza establish the overall concept. It is suggested that the Planning Commission approve the concepts and authorize Staff to work out the details with the applicant. He added if the final plans vary too much from the concepts as approved by the Planning Commission, they will be returned to the Planning Commission for reconsideration.

Chairman Ken Vaughn led the Planning Commission in their review of the following site plan criteria:

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

The site is fully developed and the proposed site plan is to improve pedestrian environmental and the building and site aesthetics. Existing parking areas and drives will be utilized but enhanced with dedicated pedestrian ways and landscaping.

It was felt that more landscaping should be included to break up the hard surface between the parking spaces and the buildings. There is only one landscape bed on the east, west and south sides of the core building. Consideration should be given to providing more greenspace between the buildings and the parking.

In the parking area east of Hen House ornamental trees are proposed in the north and south ends of the lot. Additional trees should be provided in the middle. Ornamental trees will not provide much canopy and it would be preferable to select shade trees for the parking lot islands that provide more canopy and shade. The same comments apply to the parking area west of Commerce Bank.

The changes in parking layout and circulation in Phase I and the addition of landscape islands and pedestrian walkways may have changed the number of parking spaces that are now available. **The applicant needs to update the parking count and leasable area to verify that parking requirements are still being met. This information should be added to the site plan drawings. (was this done)**

Previous efforts to grow trees in the parking areas has had limited success primarily because they could not be watered. An irrigation system needs to be installed in order to properly maintain the proposed landscape improvements.

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

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

The proposed plan provides more greenspace by adding islands in the parking areas and plant beds in the four plaza areas. Since more pervious area is being created, a stormwater management plan was not required.

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

A major change in traffic circulation was approved in Phase I along Mission Road and Mission Drive. The pattern of vehicular traffic in Phase 2 is not proposed to change from what currently exists; however, there will be improvements for pedestrian circulation. Walkways will be provided between Hen House and the core building, between the core building and Somerset Drive and between the core building and 83rd Street. This will make the Center more accessible for pedestrians both arriving at the Center and walking within it.

E. The plan is consistent with good planning and site engineering design principles. Essentially the renovation plan is consistent with good planning and design principles. Pedestrian circulation is being addressed, more greenspace and trees are being added and the four corners of the core building are being transformed into usable public spaces. Additional shade trees in the parking areas and more landscape beds between the buildings and parking areas would be significant improvements.

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

The proposed improvements to the buildings in Phase 2 appear to follow the design concept as presented in Phase I. The same building materials are being used that were presented to the Planning Commission in July. The building facade renovations as proposed will significantly improve the quality and aesthetic appeal of the Center.

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

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

One of the principles of the Village Vision was to focus on redevelopment and reinvestment in the community. These issues have become primary goals for the City and this project represents a step in that direction. This is the opportunity to enhance the aesthetics of Corinth Square so that it appeals to today's market demands.

Tom Proebstle reviewed the staff conditions for approval and noted the applicant's acceptance of the conditions.

Ron Williamson stated that the Public Works Director has requested an update of the number of ADA parking spaces reflected on the site plan.

Dennis Enslinger reminded the Commission that their approval is on the overall design concepts and that staff would continue to work with the applicant towards on the final designs.

Randy Kronblad confirmed the new concrete will be the golden yellow as presented in the color renderings.

Nancy Vennard asked if all the arcade gables have a metal roof. Mr. Proebstle responded there are some locations where that could not be done. Mrs. Vennard asked if in there were any landscape islands where the water runs into the planting areas. Mr. Mackey reviewed the grading and noted that shallow under drains are being installed. Mrs. Vennard asked if Lane4 would be taking care of the landscape areas, such as dead-heading the plants. Mr. Mackey stated they would be responsible for maintaining the landscaping and noted the landscaping on the northwest corner will take two to three years to become established.

Dirk Schafer commented on the improvements made on the southeast corner with Urban Table. He asked if there would be subbase for the paving areas. Mr. Mackey responded the concrete pavers will be placed on a sand bed and the soil will be tested for soil compaction prior to installation. He added gravel and concrete will be added as needed to get the desired base.

Randy Kronblad stated the CID agreement calls for 1% of the funds are used for public art and asked what plans have been made for this noting the corner nodes would provide an excellent opportunity for art. Tom Proebstle responded where the water fountain is proposed and they are looking to add a sculpture.

Ron Williamson added the windmill shown on one of the earlier concept drawings may not be constructed. Owen Buckley stated the development team continues to brainstorm and that they want a flexible design concept that can grow.

Ken Vaughn noted there are a number of very good elements in the proposed design.

Nancy Wallerstein expressed concern with the open fire pit and asked how it would be monitored. Alan Mackey responded the fire pit will have a cover and that there would be no open flame. Dennis Enslinger noted the design is similar to that found at Village West.

Bob Lindeblad moved the Planning Commission approve PC2011-115 the site plan as submitted on August 2, 2011, for Corinth Square North at the 8262 Mission Road subject to the following conditions:

- 1) That the applicant select shade trees rather than ornamentals for the parking area islands.
- 2) That the revised landscape plan be submitted to the Tree Board for review and Staff approval prior to installation and an irrigation system be installed to provide water for all landscape improvements.
- 3) That the applicant include additional trees in the parking areas between Hen House and the core building and in the parking area on the south west of Commerce Bank.
- 4) That the applicant give more consideration to providing additional landscape beds on the east, west and south sides of the core building.
- 5) That the applicant submit cut sheets for the fixtures for area and building lighting to Staff for review and approval.
- 6) That an outdoor lighting plan be submitted in accordance with the outdoor lighting ordinance for review and approval by Staff.

- 7) That the Planning Commission approve the concept drawings for the building elevations and the plaza areas as presented with the provision that detail drawings will be submitted to Staff for review and approval prior to obtaining a building permit. If the detailed drawings vary significantly from the concept drawings, the plans will be resubmitted to the Planning Commission for review and approval.
- 8) That the applicant provide an updated parking count and summary of leasable area and include the information on the site plan drawings.
- 9) That the applicant revise all drawings based on revised submittals the conditions approved by the Planning Commission and submit three copies of the final drawings to Staff prior to obtaining a building permit.
- 10) That the applicant designate ADA parking spaces on the final site plan and submit the plan to Public Works for review and approval.

The motion was seconded by Dirk Schafer.

Bob Lindeblad complimented the development team on the very thoughtful design and noted their solidification of the design concepts. He is pleased with the combination of parapets in the design.

Randy Kronblad added that the stacking of the roofline is very positive as it breaks up the building line and gives the building a third dimension.

The motion was voted on and passed unanimously.

**PC2011-116 Request for Sign Standard Approval
Corinth Square Shopping Center
7700 Mission Road
Zoning: C-2
Applicant: CSN Retail Partners**

Jeff Berg, Lane4, noted the new sign standard standards are based on the signage at the Country Club Plaza. It allows for different designs and materials while maintaining a common thread. There are four finishes, lettering styles are limited but still allow individuality with controlled mounting options. They are seeking controlled creativity in the signage.

Scott Schulz, Luminous Neon, presented the sign standards for Corinth North which consisted of text and three pages of graphics clearly defining the tenant's options.

In-Line Tenant Spaces & Single Use Free Standing Pad Site Tenants

New building signs are limited to either halo illuminated reverse channel individual letter and/or contour logo or pan channel individual letter and/or contour logo sets with Plexiglas faces. Signs to be mounted to a heavy gauge aluminum fabricated background panel with one of four pre-approved finish colors of grey, dark bronze, taupe white or natural cedar wood plank finish.

Tenants with existing "oval" signs will be allowed to utilize existing sign, provided that it is refaced with one of the pre-approved finish treatments. Existing sign must be refurbished and painted to match the selected face finish. Tenant will be allowed to incorporate the pan channel or halo lit channel letters on the face of sign, or the copy may be routed out of the face and back lit.

The sign standards also address the use of blade signs, pedestrian signs, window signs and temporary signs or banners.

Monument Sign

The proposed monument sign incorporates a promotional display center for the promotion of short-term center or community events. Monuments signs will be located on the northeast and southeast corners of the center

Bob Lindeblad noted the monument sign has a very narrow profile and suggested that additional depth be added to the stone base on the ends.

Ron Williamson reviewed the following staff recommended changes to the submitted sign standards

In-Line Tenant Spaces

The first paragraph identifies new building wall signs, but the graphics do not indicate where they would be placed. The new CVS store will have wall signs, but the old Johnny's wall sign will be removed when the new gable sign is installed. A new Johnny's wall sign will be placed on the east façade of the building. More information is needed on where wall signs are proposed to be located.

The third paragraph also refers to one wall sign per tenant with a maximum of three signs. A fascia sign, gable sign and under canopy sign would account for three signs. The graphics do not indicate where wall signs would be located.

In paragraph four, the words "and in no event shall such area exceed fifty (50) square feet."

In paragraph five, the first sentence should be revised to be consistent with the sign ordinance as follows" "Signage area shall be computed as the smallest rectangular figure that can encompass all of the letters, words, logos or symbols."

Single Use Free Standing Pad Site Tenants

The same comments apply to the "Single use free standing Pad Site Tenants." Show location of wall signs if they are proposed. The CVS store and Johnny's have already been approved through the site plan process.

A section should also be added for directional signage which CVS, Commerce Bank and others may use.

Blade Signs

Under canopy blade signs are permitted in the current sign standards. The word under canopy was omitted in the new text and needs to be included. Otherwise blade signs are projecting signs which are prohibited in the sign ordinance.

Pedestrian Signs

The pedestrian signs also need to be identified as under canopy signs. A tenant could have either a blade sign or a pedestrian sign but not both.

Window Signs/Temporary Signs

More definition is needed for window signs and temporary signs should be a separate category and defined. Currently promotional signs which are temporary signs are being used by tenants in the Center and they should be addressed in the sign standards. Limits need to be established regarding size, materials, type, etc.

Semi-Permanent Leasing Signs/Monument Signs/Location

If semi-permit leasing signs are planned to be used, the location and design needs to be set out in a new section. The sign ordinance provides that the sign face on monument signs can be increased from 20 square feet to 30 square feet if the leasing information is added to the monument sign.

The location and design of monument signs needs to be included in the sign standards.

Dennis Enslinger stated staff would work with the applicant on more refinement of the standards.

Jeff Berg noted directional signs are evaluated on a case by case basis.

Mr. Enslinger noted the sign standards for Corinth South would need to be revised. Mr. Berg stated they are working on those.

Ron Williamson expressed appreciation for the graphic presentation of the sign options. Mr. Vaughn stated he is looking forward to seeing the changes at the center.

Randy Kronblad moved the Planning Commission approve the Sign Standards for Corinth Square North subject to the following conditions:

- 1) Change the title of the document to Corinth Square North Shopping Center.
- 2) Identify where wall signs might be located.

- 3) Add the words “and in no event shall such area exceed fifty (50) square feet” to the end of the sentence in the fourth paragraph of the In-Line Tenant Spaces section.
- 4) Revise the sign area computation as follows: “Signage area shall be computed as the smallest rectangular figure that can encompass all of the letters, words, logos or symbols.”
- 5) Add the word “under canopy” to blade signs.
- 6) Add the word “under canopy” to pedestrian signs.
- 7) Further define window signs.
- 8) Create a separate section for temporary/promotional signs and define the use.
- 9) Create a new section for monument signs and provide a drawing showing the location and design.
- 10) Create a new section on Semi-Permanent Leasing signs.
- 11) Add a section that addresses directional signage.
- 12) Revise the sign standards (text and graphics) with conditions approved by the Planning Commission and submit to staff for review and approval.
- 13) The brick columns on the monument sign be expanded to provide more depth to the sign profile.

The motion was seconded by Marlene Nagel and passed unanimously.

**PC2011-117 Request for Preliminary & Final Plat Approval
 Corinth Square North
 7700 Mission Road
 Zoning: C-2
 Applicant: Rod Zinn, Landplan Engineering**

Jeff Berg, Lane4, expressed his appreciation for the prompt consideration by the Commission of the new plat and stated that Lane4 was in agreement with all of the conditions recommended by staff.

Ron Williamson reviewed the application. Corinth Square is an unplatted tract of land that is bounded by 83rd Street on the South, Mission Road on the East and Somerset Drive on the North and West. The applicant intends to sell the property on the northeast corner of 83rd Street and Somerset Drive which is occupied by a vacant bank building. In order to sell the tract the property must be platted. The plat will be a two lot plat—one lot for the bank and the remainder for the rest of the Center.

Since this is a two lot plat that is not complicated, Staff has agreed to allow the applicant to submit both the Preliminary and Final Plats for consideration at the same time.

Preliminary Plat

The preliminary Plat contains most all the information required by the subdivision regulations. As can be seen there are a number of water, storm water and sanitary sewer lines on the property. Some of the lines are in easements and other lines are service lines to specific businesses. Since the applicant is submitting site plans for the

redevelopment of the center in several phases, many items normally addressed in platting will be addressed through site plan approval.

One minor note is that the street names need to be added to the plat.

In reviewing the plat, Staff would like access control dedicated on the plat at the intersection of 83rd and Somerset for all the frontage of Lot 2; at the intersection of 83rd and Mission Road for a distance of 180 feet along 83rd Street and at the intersection of Mission Road and Somerset Drive for a distance of 200 feet along Somerset Drive. Access central should be limited to one driveway on Mission Road between Somerset Drive and 83rd Street since that is what has been approved on the site plan in Phase I.

Final Plat

The final plat essentially has all the information on it that is required by the subdivision regulations, as a minor note the words "Final Plat" need to be added to the title of the document.

Access control needs to be shown on the plat as previously discussed and granting of access control needs to be included in the text of the Dedication Section of the plat.

Specific language also needs to be included granting access from the access easements on the north and east sides of the Lot 2 to Lot 2.

The text of the plat dedicates sidewalk/trail easements, but none are shown on the face of the plat. These easements should be shown on the face of the plat.

The street names also need to be added to the face of the plat.

The easements on the face of the plat are designated U/E Utility Easement while the text of the plat refers to S/E. This conflict needs to be resolved.

Randy Kronblad confirmed the new entrance off Mission Road is shown on the Final Plat.

Dennis Enslinger stated he would like to have the applicant submit to the City a copy of the maintenance agreement between the two property owners.

Ron Williamson asked if there were any covenants. Jeff Berg responded there will be covenants. Mr. Williamson stated the City should receive a copy of any covenants and they must also be filed with the plat.

Dirk Schafer moved the Planning Commission approve the Preliminary and Final Plats of Corinth Square North and forward the Final Plat to the City Council for acceptance of easements and rights-of-way subject to the following conditions.

- 1) Add the street names and access control to the face of the Preliminary Plat and submit three copies of the revised plat to the City.

- 2) Add the words "Final Plat" to the title of the final plat.
- 3) Add the street names to the face of the final plat.
- 4) Add the access control to the face of the plat and include the language in the Dedication text.
- 5) Add language to the text granting access from the 35' Access Easement to Lot 2.
- 6) Show sidewalks/trail easements on the face of the plat.
- 7) Resolve whether the easements are U/E Utility Easements or S/E Sanitary Sewer Easements.
- 8) Revise the Final Plat as approved and submit three copies to the City for their records.
- 9) That the applicant submit proof of ownership.
- 10) That the applicant submit the final plat to the Johnson County surveyor for a review.
- 11) That the applicant submit a certificate showing that all taxes and special assessments due and payable have been paid.
- 12) That the applicant submit to the City a copy of the maintenance agreement between the two property owners and a copy of any covenants to be recorded with the Plat

The motion was seconded by Bob Lindeblad.

Nancy Wallerstein asked if the property was sold if it would still be eligible for CID funding. Dennis Enslinger responded it would still be eligible because it is in the District and the City cannot restructure the CID agreement; however, he noted Lane4 has the ability to transfer the agreement.

The motion was voted on and passed unanimously.

OTHER BUSINESS

Next Meeting

The submittal for the October meeting are as follows:

- Conditional Use Permit & Site Plan Approval for Tide Cleaners at the current Dragon Inn location.
- Special Use Permit & Site Plan Approval for adult senior dwelling by Hunt Midwest at 2700 Somerset

Mr. Enslinger provided an update on staff meetings with RED regarding the development of the Mission Valley Middle School site. He distributed and reviewed the proposed 84th Street and Mission Road Comprehensive Plan Amendment Schedule. This area includes the Corinth South Center, Tower Properties and the Mission Valley School site. There will be two joint work session with the Planning Commission and the Governing Body. The first will be on Tuesday, November 1st at 6 p.m. and the second on Monday, December 19th at 6 p.m.

RED will conduct the focus group and open forum meetings which he and Mr. Williamson will attend. After the conclusion of the meetings, Lochner and staff will prepare an amendment to the City's Comprehensive Plan that will be considered by the Planning Commission. Mr. Enslinger noted the amendment will be more generic with possibly including multiple possible plans for the development. There will be a web page established on the City's website to allow residents to follow the progress of this process and development. Individuals can sign up for e-mail notifications when he changes are posted on the site.

ADJOURNMENT

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 8:35 p.m.

Ken Vaughn
Chairman

LOCHNER

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: October 4, 2011 Planning Commission Meeting

Project # 010002401

Application: PC 2011-06

Request: Conditional Use Permit for a Drive-thru and Site Plan Approval for Tide Dry cleaner

Property Address: 3975 West 83rd Street

Applicant: CSS Retail Partners, LLC.

Current Zoning and Land Use: C-2 General Business District – Retail
CP-2 Planned General Business District – Retail and Office

Surrounding Zoning and Land Use:

North	C-2 General Business District – Corinth Square
West:	C-O Office Building District - Office
South:	R-3 Garden Apartment District – Apartments C-O Office Building District - Office
East:	R-1A Single Family District – Corinth Elementary School C-O Office Building District - Office

Legal Description: Unplatted – Metes and Bounds

Property Area: 6.92 Acres

Related Case Files: PC99-107 Panera Bread Bakery Sign Approval

Attachments: Application, Drawings, Photos

General Location Map



Aerial Map



COMMENTS:

The applicant is proposing to locate a Tide Dry Cleaner in space that is now occupied by the Dragon Inn Restaurant. Approval of a Conditional Use Permit for a drive-thru and a Site Plan are requested. The Tide Dry Cleaner uses a covered drive-thru so customers can drop off and pickup dry cleaning without getting out of their car (valet services). They also have pickup and drop off lockers available for 24 hour service. The garments are cleaned on site using a Green Earth Cleaning process and no hazardous chemicals are used.

The proposal is to construct a canopy on the west end of the building for a covered double wide drive-thru. The interior operation of the cleaners will occupy the 3,150 square feet space which is currently occupied by the Dragon Inn Restaurant. There is a Tide Cleaners at 13420 Roe Avenue that is similar to the operation proposed at this location.

In order to accommodate the expansion, five large trees will be removed and an island will be created on the west side. The island will be planted with new trees but green space will be lost and more impervious area will result.

The applicant held a neighborhood meeting in accordance with the Planning Commission's Citizen Participation Policy on September 19th. One person attended the meeting and was interested in how the valet service worked. It was explained that there will be no outdoor speakers and the valet works with the drop off and pick up of garments.

CONDITIONAL USE PERMIT

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 and meets all setback requirements.

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 located on the west end of the building within an area that is developed with business uses, and therefore 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 conditional use will be located in the middle of developed business area and will 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 building expansion on the west end is approximately 27 feet by 43 feet or 1,161 square feet which is small in size compared to the rest of the buildings in the center. There is an existing gable on the west end of the building and it will be extended 27 feet west.

Much of the green space and five large trees will be lost as a result of this expansion. The applicant has proposed to build an island along the west edge of the drive-thru and plant four trees and 16 shrubs. This will help to mitigate the loss, but the trees will be smaller and the green area will be less.

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 effect.**

The applicant has indicated that four or five parking spaces will be lost as a result of this expansion. This area has had a surplus of parking based on the amount of development, however, an overall parking count before and after the development of this project needs to be provided.

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 83rd Street will serve this facility. There will be a cross traffic movement to enter the drive-thru but the volume of traffic in this area is low and the proposed use is not a high volume generator like a restaurant. All traffic will be handled internally on the site and there should not be traffic congestion on adjacent public streets.

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 dry cleaning process will use Green Earth technology which does not use hazardous chemicals and there should not be any hazardous materials or obnoxious odors associated with this project.

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 dry cleaner terminates.

SITE PLAN APPROVAL CRITERIA

If the Planning Commission approves the Conditional Use Permit for the drive-thru, it can consider approval of the Site Plan.

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 expansion of the building is 27 feet by 43 feet or 1,161 square feet which is insignificant in comparison to the buildings currently located in the shopping area and can easily be accommodated. The proposed use will eliminate some existing parking spaces, but will provide customer parking for its use in the drive-thru which should allow stacking for at least four vehicles. Access will use existing driveway circulation. Greenspace will be reduced in area and five mature trees will be removed but they will be replaced in an island adjacent to the west.

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 proposed development will create more impervious area and therefore increase runoff. The applicant needs to provide the calculations for the impervious increase and prepare a stormwater management plan that addresses these issues. The applicant needs to work with the Public Works Department to develop an acceptable solution for the storm water runoff.

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

The drive-thru will be accessed from an existing driveway off 83rd Street. There will be a cross traffic movement to enter the drive-thru, but traffic volumes are low and this should not be a problem. Traffic currently must make the left turn movement to visit shops and offices to the east.

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

The proposed drive-thru is being added to the end of an existing building and the site plan has been designed to have a minimal impact on this area. The exit from the valet area has been reduced from two lanes to one lane to preserve as much green space as possible. Given the location of existing buildings and the configuration of existing driveways and parking, the plan is consistent with good planning and engineering design.

It should be pointed out that this area is unplatted and should be platted in accordance with the subdivision regulations.

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

The proposed expansion of the gable to the west blends well with the existing building. The roof and columns duplicate the existing structure and are compatible. The faces of the gables are plain and some type of architectural treatment in addition to the signs would improve the aesthetics of the addition.

The proposed signage in the gable areas is too large based on the ordinance. The proposed sign—including the logo—is approximately 25.63 square feet. The ordinance only permits sign area to be 5% of the building façade area. The area of the north façade is approximately 351 square feet and at 5% the maximum size of the sign is 17.5 square feet. The west façade is larger at 621 square feet which at 5% would allow a 31 square foot sign. It is the opinion of Staff that the signs as proposed are too large and not in scale with the gables and that both signs should be the same size based on the area permitted for the north façade.

It should be pointed out that the sign standards for Corinth South were last amended in November 1999. The standards do not address signs on gable areas. The sign standards need to be updated as they were for Corinth Square North. Since the proposed signage is different from the existing sign standards, the Planning Commission will need to approve the specific signage for this business. The applicant needs to submit new sign standards for Corinth South to be approved by the Planning Commission.

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

Village Vision did not specifically address this area as it did for North Corinth Square. However, Village Vision recommended as a general principle that commercial areas need improvement through redevelopment and repositioning. The proposed use is new to the area and is designed to accommodate both the elderly and young families with children.

RECOMMENDATION:

It is the recommendation of the Staff that the Planning Commission approve this Site Plan for Tide Dry Cleaners subject to the following conditions:

- 1) That the applicant submit the Landscape Plan to the Tree Board for review and approval.
- 2) That the applicant meet with Public Works and develop a workable stormwater master plan that meets the Prairie Village Stormwater Ordinance, to be approved by Staff.
- 3) That the gable signs be approved for both the north and west sides, but not exceed 18 square feet in area.
- 4) That any external lighting be in accordance with Section 19.34.050 Outdoor Lighting and an outdoor lighting plan be submitted to Staff for review and approval.
- 5) That the area be platted in accordance with the Subdivision Regulations.
- 6) That all mechanical/equipment units be screened from view.
- 7) That the applicant redesign the gable areas to improve the aesthetics and submit the plans to Staff for review and approval.
- 8) The applicant prepare sign standards for Corinth South to be reviewed and approved by the Planning Commission prior to any additional signage or site plan requests for this area.





CONDITIONAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC2011-06

Filing Fees: \$100

Deposit: \$500

Date Advertised: 9/13

Date Notices Sent: _____

Public Hearing Date: Oct 4, 2011

APPLICANT: Jeff Horstmeier PHONE: 913-302-1764

ADDRESS: 3975 W. 83rd St. P.V. ZIP: _____

OWNER: Consentino PHONE: _____

ADDRESS: _____ ZIP: _____

LOCATION OF PROPERTY: 83rd } Mission . Corinth South

LEGAL DESCRIPTION: See Attached C-1 for legal Description

ADJACENT LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Commercial</u>	<u>C-2</u>
South	<u>RESIDENTIAL/Commercial</u>	<u>R-3 / C-0</u>
East	<u>RESIDENTIAL/Commercial</u>	<u>R-1a / C-0</u>
West	<u>Commercial</u>	<u>C-0</u>

Present Use of Property: RESTAURANT

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



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>2011-118</u>
Filing Fee: <u>\$100</u>
Deposit: <u>\$500</u>
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with Information requested to:

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

Applicant: JEFF HORSNEIER Phone Number: 913-302-1769

Address: 3975 West 83rd St, Prairie Village KS Zip: _____

Owner: Consentino Phone Number: _____

Address: _____ Zip: _____

Location of Property: 83rd & Mission Road

Legal Description: See Attached C-1 for Legal Description of 251 228-4005

Applicant requests consideration of the following: (Describe proposal/request in detail) Submitting Drawings for renovation & construction of covered Vlet service drive.

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____.

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

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

 Applicant's Signature/Date 9/2/11

 Owner's Signature/Date

Buffer Results

AMS

200 foot buffer (12.27 acres) on
OF251228-4005

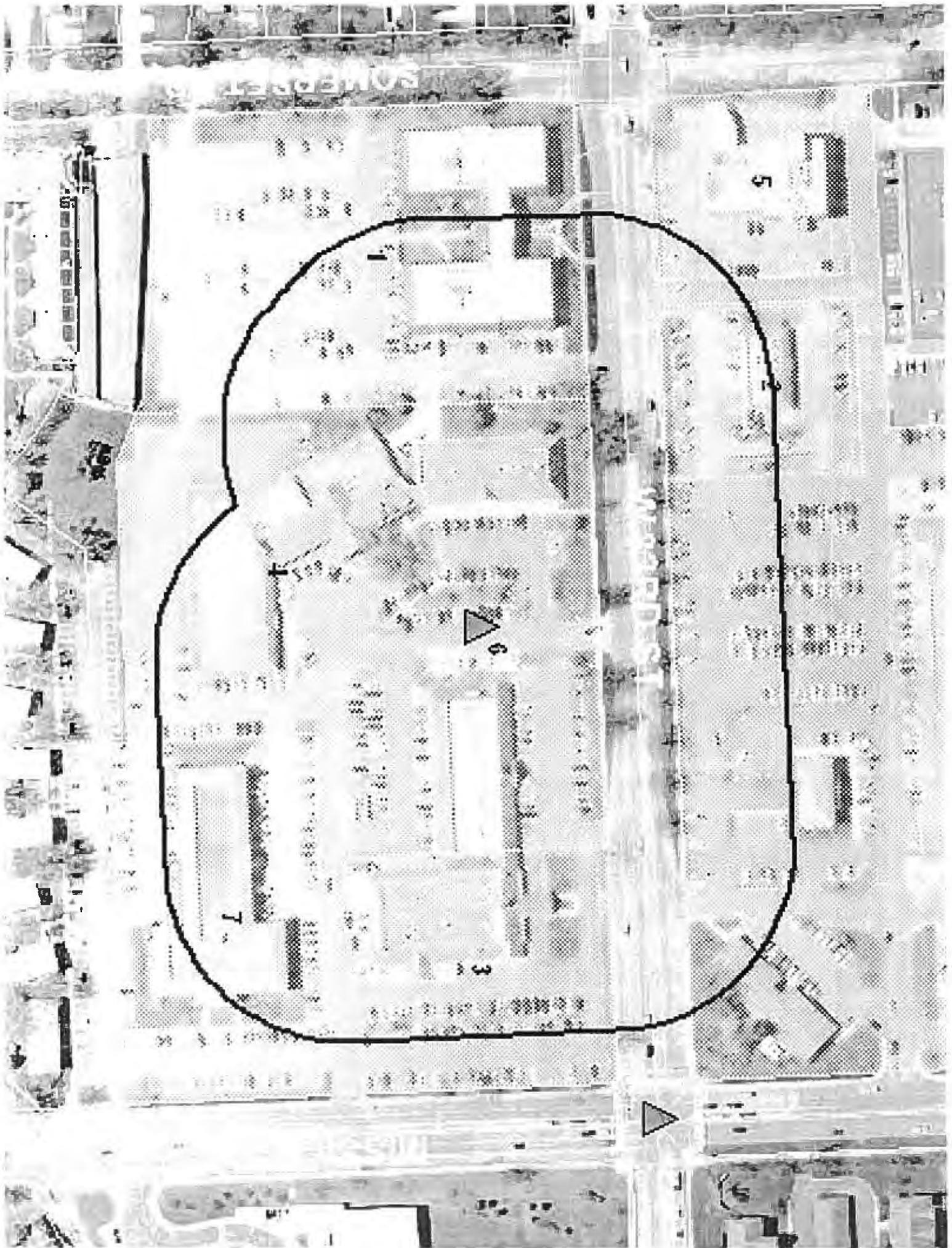
Buffer search returned 8 properties

[Download Results in Text File](#)

No.	Property ID	Area (ft ²)	Acres	Situs Address	Owner1	Owner2	Owner Address	City, State Zip	Billing Name	Billing Name2	Billing Address	Billing City, State Zip
1	OF251228-4008	151,409	3.48	4121 W 83RD ST	TOWER PROPERTIES COMPANY		1000 WALNUT ST APT 900	KANSAS CITY, MO 64106				
2	OF251228-3009	39,219	0.90	4100 W 83RD ST	CSN RETAIL PARTNERS, LLC		0 NS NT	PRAIRIE VILLAGE, KS 00000	LANE4 PROPERTY GROUP, LLC		4705 CENTRAL ST	KANSAS CITY, MO 64112
3	OF251228-4006	79,618	1.83	3901 W 83RD ST	CSS RETAIL PARTNERS, LLC		0 NS NT	PRAIRIE VILLAGE, KS 00000	LANE4 PROPERTY GROUP, LLC		4705 CENTRAL ST	KANSAS CITY, MO 64112
4	OF251228-4025	109,445	2.51	8300 MISSION RD	CSS RETAIL PARTNERS, LLC		0 NS NT	PRAIRIE VILLAGE, KS 00000	LANE4 PROPERTY GROUP, LLC		4705 CENTRAL ST	KANSAS CITY, MO 64112
5	OF251228-3006	42,075	0.97	4200 W 83RD ST	CSN RETAIL PARTNERS, LLC		0 NS NT	PRAIRIE VILLAGE, KS 00000	LANE4 PROPERTY GROUP, LLC		4705 CENTRAL ST	KANSAS CITY, MO 64112
6	OF251228-4005	112,312	2.58	3945 W 83RD ST	CSS RETAIL PARTNERS, LLC		0 NS NT	PRAIRIE VILLAGE, KS 00000	LANE4 PROPERTY GROUP, LLC		4705 CENTRAL ST	KANSAS CITY, MO 64112
7	OF251228-4027	87,508	2.01	8340 MISSION RD	TOWER PROPERTIES COMPANY		1000 WALNUT ST APT 900	KANSAS CITY, MO 64106				
8	OF251228-3001	466,038	10.70	4002 W 83RD ST	CSN RETAIL PARTNERS, LLC		0 NS NT	PRAIRIE VILLAGE, KS 00000	LANE4 PROPERTY GROUP, LLC		4705 CENTRAL ST	KANSAS CITY, MO 64112

Total Area of Parcels: 24.97 acres (1,087,624 ft²)

Selected Property



NOTICE TO OWNERS OF AFFECTED PROPERTY

PLANNING COMMISSION

PRAIRIE VILLAGE, KANSAS

September 12, 2011

APPLICATION NO. PC2011-06

Neighborhood Meeting Summary

A neighborhood meeting was held by Mobius Architects, I.I.c. on **September 19th at 7 pm**, at 4200 West 83rd Street (Old Bank of America Building).

The following person attended:

Jeff Horstmeier	Mobius Architects, llc	8538 Marty Street	913-302-1764
Jim Barry	Green Earth Cleaning	3840 West 139 th Terrace	816-215-1510
Tom Johnston	Somerset Place – President	8412 Somerset Drive	913-381-2484
Justin Kaufmann	Lane4 Property Group	6220 Valley Road	816-786-9131

A short Powerpoint slide presentation was given and then a Question and Answer. The only neighborhood attendee was Tom Johnston and he was just curious about the Valet service. He was concerned that it had something to do with valet service of rental cars. After the presentation he was very excited about the project. Jim Barry assured there were no speakers as in a typical drive-thru. The meeting was adjourned at around 7:30 pm.

Signed:



Jeffrey A. Horstmeier, Project Manager
Mobius Architects, I.I.c.
5909 Martway, Suite 100
Mission, Kansas 66202

consultants:

client:

Tide Dry Cleaner
 83rd and Mission - Corinth
 Overland Park, Kansas

seal:

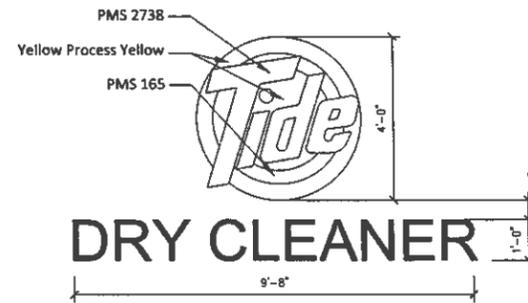
revisions:

issue date: September 1, 2011
 reason for issue: Final - Conditional Use
 project number: 011-11
 project phase: Schematic Design

sheet title: Elevations/
 Architectural Plan

sheet number:

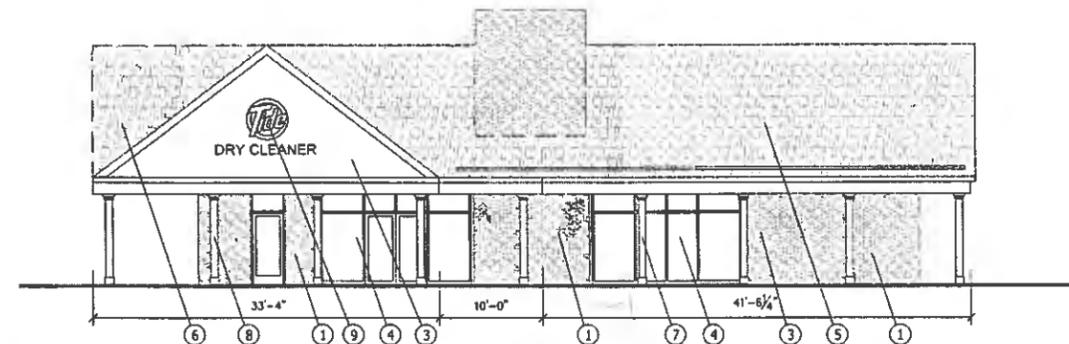
A1.0



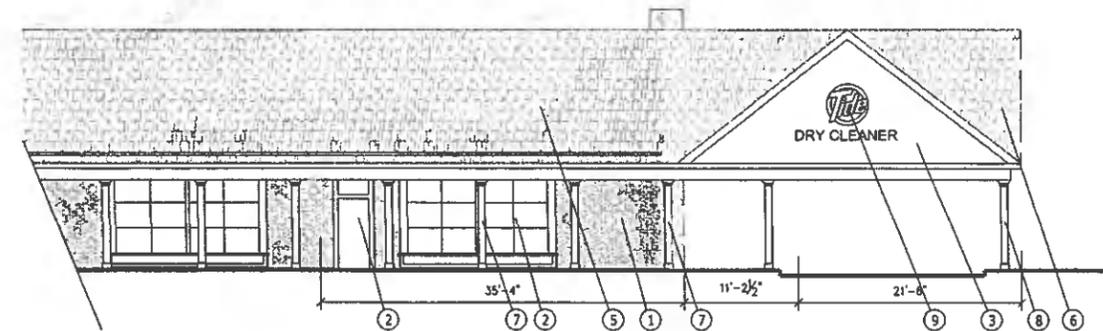
SIGNAGE DETAIL
 Scale: 1/8" = 1'-0"

ELEVATION NOTES:

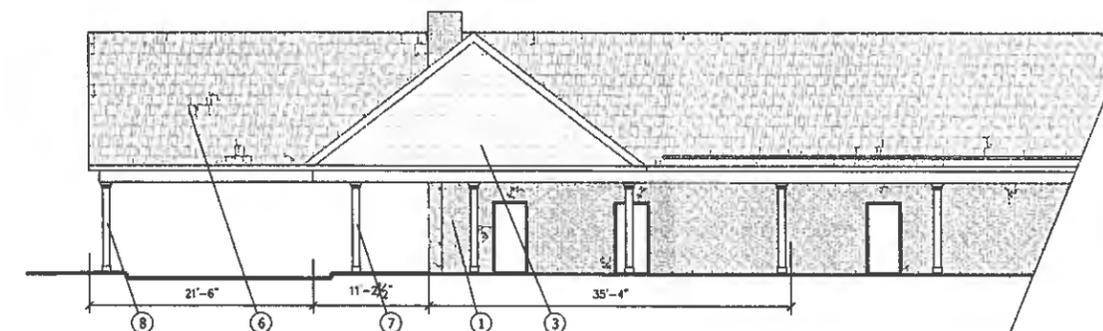
- ① EXISTING BRICK
- ② EXISTING PAINTED WOOD STOREFRONT
- ③ PAINTED WOOD SIDING - TO MATCH EXST.
- ④ CLEAR ANODIZED ALUMINUM STOREFRONT
- ⑤ EXISTING ROOFING
- ⑥ NEW ROOFING TO MATCH EXISTING
- ⑦ EXISTING 8X8 COLUMNS
- ⑧ NEW 8X8 COLUMNS
- ⑨ NEW SIGNAGE



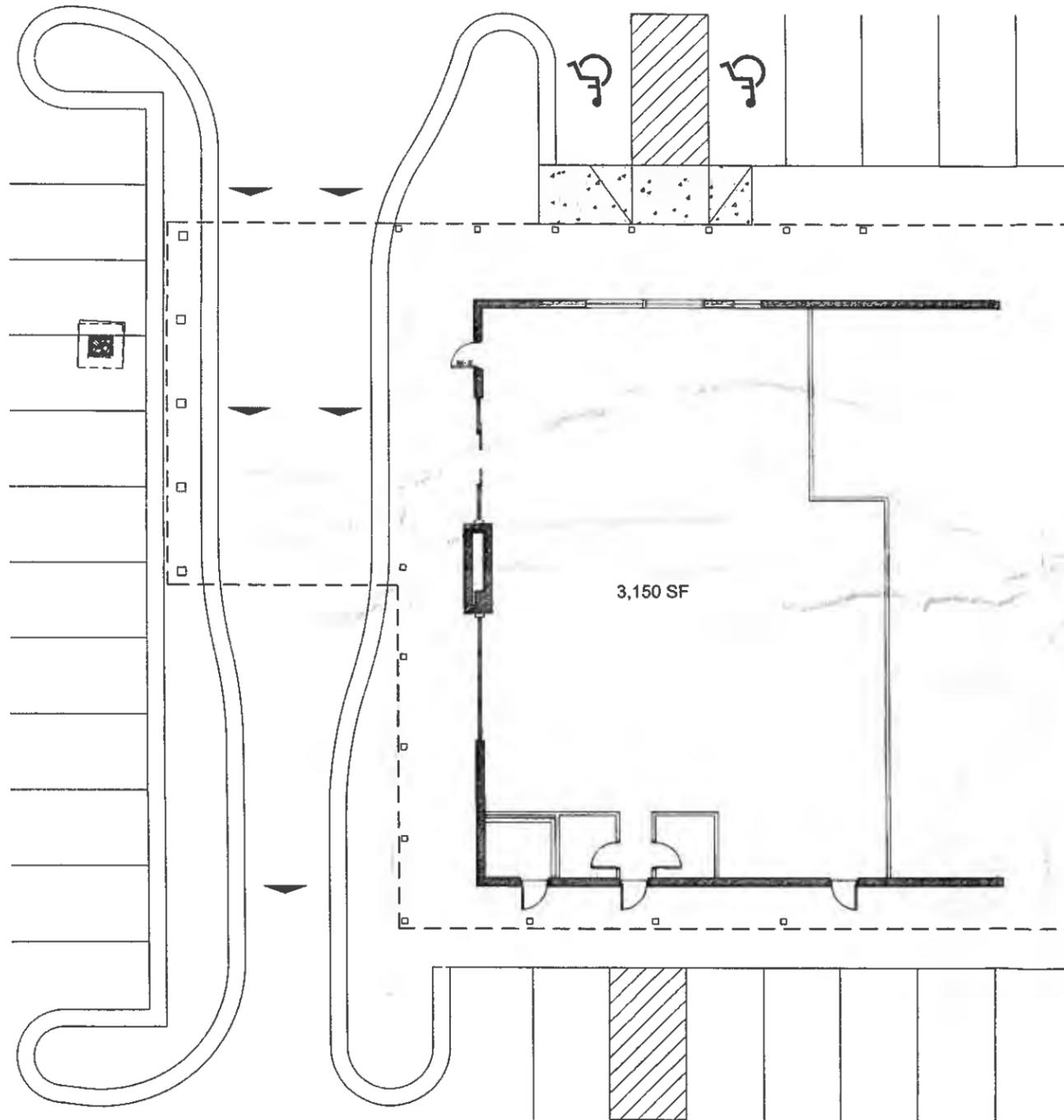
WEST ELEVATION
 Scale: 1/8" = 1'-0"



NORTH ELEVATION
 Scale: 1/8" = 1'-0"



SOUTH ELEVATION
 Scale: 1/8" = 1'-0"



ARCHITECTURAL SITE PLAN
 Scale: 1/8" = 1'-0"

LOCHNER

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: October 4, 2011 Planning Commission Meeting

Project # 010002401

Application: PC 2011-07

Request: Special Use Permit for Construction and Operation of Adult Senior Dwelling – Benton House

Property Address: 2700 Somerset Drive

Applicant: Hunt Midwest Real Estate Development, Inc.

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

Surrounding Zoning and Land Use:

- North:** R-1B Single-Family Residential District – Single Family Dwellings
- West:** R-1A Single-Family Residential District – Single Family Dwellings
- South:** Leawood – Single-family Residential – Single Family Dwellings
- East:** R-1B Single-Family Residential District – Single Family Dwellings

Legal Description: Unplatted – Metes and Bounds

Property Area: 6.71 Acres

Related Case Files: PC 2011-118 Site Plan Approval for Benton House, an Adult Senior Dwelling
PC 2001-113 Monument Sign Approval

Attachments: Application, Plans, Photos

General Location Map



Aerial Map



COMMENTS:

Hunt Midwest Real Estate Development, Inc. is acquiring the Somerset School site from Shawnee Mission School District and is proposing to construct Benton House, which is a senior living community. Benton House will be developed by Hunt Midwest and Principal Senior Living Group, who will manage and operate the facility after it is constructed.

The applicant is proposing to initially construct an assisted living facility with 59 units and 80 beds. They plan to construct an additional 12 units/20 beds at some point in the future. The 71 units and 100 beds will be in one building and the operation will be similar to Brighton Gardens. Long-range, it is proposed to construct 16 family villas that will parallel the west and north property lines. The Special Use request at this time is for only the 71 units in the main building. The applicant will reapply for the villas when their plans are more defined and the market is more predictable.

The existing Somerset School building will be demolished and the playground equipment and the paved parking areas will be removed. Currently, there are six driveways entering the site from adjacent streets: one on 79th Street; two on Somerset Drive; and three on Belinder Avenue. The six driveways will be reduced to two: one on Belinder Avenue; and one on Somerset Drive.

The total impervious area currently is 145,500 square feet. Phase One: the main building and parking will have an impervious area of 121,100 square feet. When Phase Two, the Villas, is constructed 38,600 square feet of impervious area will be added for a total of 159,700 square feet. Ultimate development will increase the impervious area by 14,200 square feet over what currently exists. Typically when total redevelopment of a site occurs, the City requires the site to comply with current stormwater regulations.

The applicant held a neighborhood meeting on September 14th in accordance with the Planning Commission's Citizen Participation Policy. Seven residents attended the meetings. The applicant outlined the proposed plan in detail including the approval process. The questions from the public were more about the facility operation rather than about the proposed facility itself. There were no significant issues raised that were unanswered by the applicant. The questions on stormwater runoff and fencing along the west property line were the only ones that affected the proposed plan.

FACTORS FOR CONSIDERATION:

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

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

The proposed main building will setback approximately 73 feet from Belinder Avenue 169 feet from 79th Street, 113 feet from Somerset Drive and 188 feet from the west property line which is well in excess of the required building setbacks. The main building—including the 71 units—has an area of approximately 50,000 square feet, which is about 17% lot coverage. The property is unplatted and platting in accordance with the Subdivision Regulations should be a condition of approval.

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

The proposed building is one story and has a residential design. It is a low traffic generator and the number of driveways has been reduced from six to two which will reduce conflicts for the travelling public.

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

The site is large, approximately 6.7 acres, and the developed portion of the site will be 3.7 acres, which leaves approximately three acres of open space. The building is setback more than twice the required setbacks and ample area is available for landscaping. Therefore, the use will not cause substantial injury to the value of the property in the neighborhood.

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it, are such that this special use will not dominate the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the Special Use Permit will so dominate the immediate neighborhood, consideration shall be given to a) the location, size, and nature of the height of the building, structures, walls and fences on the site; and b) the nature and extent of landscaping and screening on the site.

The building is one story and is approximately the same square footage as the elementary school building that is being removed. The roof will be a hip roof design rather than a flat roof as Somerset School so it will have the appearance of being a larger structure. A landscape plan has been submitted but it needs some revision and when additional trees and shrubs are added, it will provide appropriate screening for the surrounding residences. The immediate neighborhood is totally developed and this use will not dominate the area so as to hinder remodeling and updating of nearby residences. The final landscape plan will need to be approved by Staff and the Tree Board.

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

The parking regulations require 72 spaces and the applicant is providing 90 spaces. Therefore, parking should be adequate. The parking spaces all face forward the main building which should minimize lights shining on adjacent property. However, the landscape plan, which is incomplete at this time, should be designed to screen parking areas from adjacent residents.

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

This site was adequately severed with utilities where it served as an elementary school and the utilities should be adequate to serve the proposed facility.

The proposed project will create more impervious surface than the elementary school and stormwater management will need to be addressed. The applicant has prepared a stormwater management plan and submitted it to Public Works. This item will be discussed in more detail in the site plan review, Staff Report.

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

The proposed site plan has reduced the number of driveways from six to two. One driveway will access from Belinder Avenue and the other one from Somerset Drive. The reduction in the number of access points to the site will help minimize congestion.

The proposed assisted living community will generate significantly less traffic than the elementary school according to the traffic analysis submitted by the applicant. Based on the ITE Trip Generation Handbook 8th Edition, it is estimated that the assisted living property will generate 340 daily trips while the elementary school generated 768 daily trips. Therefore, surrounding streets should easily handle

the traffic. It should be noted from the traffic analysis that traffic from the assisted living community will be seven days a week 52 weeks a year while the school traffic was only on weekdays and only when school was in session.

Pedestrian circulation is as important as vehicular for this project. The applicant has proposed to construct a new north-south trail adjacent to the west property line. A paved walkway currently exists there, but it is in poor condition. The sidewalk adjacent to Belinder Avenue is curbside. The City policy is to separate sidewalks from the street a distance of five feet if possible. The sidewalk is five feet wide for part of the distance and four feet wide for the remainder. The sidewalk should be replaced away from the curb and a minimum of five feet in width. ADA standards require five foot wide sidewalks to allow wheelchairs to pass. 79th Street is designated as a collector street, which according to City policy requires a sidewalk on both sides. Currently there is a sidewalk on the north side of 79th Street but not on the south side. Public Works would like this sidewalk to be installed. The applicant would prefer to wait until such time as the Villas are constructed so that the sidewalks do not need to be rebuilt after construction. There also are some grade issues in this area. The City may want the sidewalk installed before the Villas are built therefore, at a minimum, the applicant should sign an agreement to install the sidewalks upon the request of the City.

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

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

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

The proposed building is one story and it has a residential design using materials that are typically found on residential buildings. The materials are brick veneer, cultured stone base white trim with a composition roof. The architectural style and materials blend well with the neighborhood.

RECOMMENDATION:

It is the recommendation of the Staff that the Planning Commission find favorably on the factors and recommend approval of the assisted living facility called Benton House to the City Council subject to the following conditions:

- 1) That Benton House be approved for a maximum of 71 units and 100 beds.
- 2) That the applicant construct a five foot wide sidewalk adjacent to 79th street or provide an agreement to install the sidewalk upon request of the City.
- 3) That the applicant plat the property in accordance with the subdivision regulations prior to obtaining a building permit.
- 4) That the applicant meet all the conditions and requirements of the Planning Commission for approval of the site plan.
- 5) That the Special Use Permit not have a termination or expiration time established for it, however, if construction has not begun within 12 months from the approval of the Special Use Permit by the City Council, the permit shall expire unless the applicant shall reappear to the Planning Commission and receive an extension of time.
- 6) If the applicant violates any of the conditions of approval or the zoning regulations and requirements as a part of the Special Use Permit, the permit may be revoked by the City Council.

Belinder Avenue Looking North



Belinder Avenue Looking North



Belinder Avenue Looking South



79th Street Looking West



West Property Line Looking North



West Property Line Looking South



SPECIAL USE PERMIT APPLICATION
City of Prairie Village, Kansas
Narrative & Supplemental Materials – September 2, 2011



Benton
HOUSE
AT SOMERSET



Hunt Midwest



SENIOR LIVING CENTER
ASSISTED LIVING/MEMORY CARE

Special Use Permit Application – Project Narrative

Hunt Midwest Real Estate Development, Inc. (HMRED) and Principal Senior Living Group (Principal) have partnered to develop and operate assisted living and memory care residential communities in the Kansas City Metropolitan Area. Our first two communities, Benton House at Shoal Creek, in Kansas City's Northland and Benton House of Lee's Summit, on the east side of Lee's Summit, Missouri are both currently under construction and we expect both communities to open in the spring of 2012. *(Additional information on each of the partners follows this narrative along with a map showing the two Benton House projects that are currently under construction)*

Our partnership has been actively searching for a third site in the Kansas City metropolitan area to utilize the Benton House brand and footprint. Our search has centered on premier in-fill sites in Johnson County, Kansas. In early August of 2011 we responded to a request for proposal and entered into contract with the Shawnee Mission School District to purchase the decommissioned elementary school site at the northwest corner of Somerset Drive and Belinder Avenue in Prairie Village, Kansas. Because Prairie Village is an established first ring suburb with great amenities and a leading school district, a variety of housing stock and close proximity to downtown Kansas City, young families continue to purchase or lease homes in the area while the aging demographic remains strong. We believe this brings a unique mix of adult children wanting to keep their parents close and seniors with equity in their homes that want to stay in the neighborhood they have lived in for years.

The existing elementary school building is approximately 49,800 square feet on a 6.71-acre tract of land. The tract is gently sloping, treed along the perimeter, with streets on three sides and seven single-family detached homes on the west side. The street on the south side of the property is Somerset Drive with Belinder Avenue on the east side and W. 79th Street on the north side. Single-family homes surround the site across the three streets. The site also has the normal parking, playground, trail and field facilities associated with an elementary school. It is our intent to completely raze the building and all of the parking, play areas and drives to create Benton House at Somerset as shown on the Phase 1 Plan officially submitted with the Special Use Permit Application. Special care will be taken to protect the old-growth right-of-way trees that surround the property as they will be an integral part of our site.

Principal Senior Living has developed and fine-tuned the Benton House concept which is a single-story building, wood frame building comprised of apartment style suites that circle interior common areas and exterior courtyards. The +/- 39,337 square foot floorplan was developed to limit the ambulatory distance from any suite to the common areas for the assisted living residents and to provide constant supervision and oversight of memory care residents. The first phase of the building will contain 59 rooms. A majority of the memory care resident utilize companion suites (2 residents per room). Approximately 75% of the units will be assisted living and 25% will be memory care units. *(a floorplan has been included for your information)* The building has a commercial kitchen, common dining areas, media room and library, hair salon/barber shop, outdoor courtyards and other flex spaces that can change as amenity needs dictate. The apartments all have handi-cap accessible bathrooms, kitchenettes, walk in closets and their own thermostats to control heating and cooling. The facility will include a community bus with wheel chair lift for transportation of the residents to offsite events, shopping, doctor appointments, etc.

The Phase 1 Plan show a future building expansion area where a wing can be added for 12 additional memory care units with a courtyard for those units. The parking, driveways, utilities, etc. installed with the first phase of the building will accommodate this expansion and we ask that the special use permit allow for the construction of the expansion pending proper staff review of the building construction plans during the permit process.

This building and associated facilities enable the highly trained, caring staff to provide assisted living and memory care services that help balance the desire for independence with the need for support. At Benton House, **Assisted Living** means:

Independence, Dignity and Choice - Age does not diminish the basic human desire for independence, dignity and choice. Benton House seeks to fulfill for seniors what we all want each and every day—to be happy and healthy, to continue to contribute, and to have a voice in the direction of our lives.

Balancing Independence and Support - Our communities handle burdensome tasks such as cooking and cleaning so residents can focus on the important things in life. Free from home upkeep chores, our residents can focus on family, friends and fun. But with personal emergency response systems and 24-hour access to staff, residents feel at ease knowing support is available if needed.

Truly At Home With Assisted Living - Some seniors may need help managing their medications or with other types of personal assistance. Our communities offer a variety of assisted living support to match individual needs. Every member of our staff provides assistance discreetly and with great care. Our communities combine dignity and choice within a framework of independence and support. It's one of the many reasons our residents feel truly at home here.

A point of particular pride for Benton House is the separate, exclusive neighborhood dedicated to serving residents experiencing Alzheimer's Disease or related dementia. Our **Memory Care** communities provide:

A Unique Neighborhood for Unique Needs – This is an exclusive area dedicated to residents facing memory loss. Bright and beautiful, it offers assisted living plus an innovative open design with homelike comforts—but it is also key-pad protected.

A Unique Neighborhood-Innovative Design - Bright and beautiful, this area is still assisted living but features an innovative design developed with passion and purpose. The large open plan offers residents the reassurance of knowing others are around if needed but also the space to be themselves. This includes free access to an enclosed courtyard where they can enjoy gardening, walking or simply relaxing in a favorite rocking chair. So while families rest easy knowing the neighborhood is key-pad protected residents can truly feel free to move around their home. Next, building on studies showing a non-institutional environment is better suited for those experiencing Alzheimer's Disease or related dementia; our memory care neighborhood is designed to be a residential as possible. Great care is taken in the selection of furnishings, lighting and color palettes. The result is living spaces that are comfortable, functional and beautiful.

A Unique Lifestyle-Daily Life - As many caregivers can attest, familiar routines can be reassuring to those experiencing Alzheimer's Disease or other memory loss. But as the saying goes "variety is the spice of life." Benton House seeks to blend both of these needs through our Daily Life. In practice this means while certain aspects of daily living, such as dining, fitness or relaxation, occur at roughly at the same time each day, we seek to vary the activities and events within those time periods so each day feels both familiar and fresh. Ensuring that daily life remains fun and eventful is the responsibility of the Beacon Coordinator, a person dedicated exclusively to the service of the memory care neighborhood residents.

The aforementioned care can only be accomplished with a great team. Typically, the Benton House communities are staffed by approximately 24 associates with the following breakdown:

Title / Position	No. of Associates	Typical Hours
Executive Director	1	Monday – Friday 8:30am – 5:30pm
Resident Services Director (nurse)	1	Monday – Sunday 8:30am – 5:30pm
Community Relations Director	1	Monday – Friday 8:30am – 5:30pm
Food Service Director/Cooks	1	Monday – Sunday 7:00am- 3:00pm
Cook	1	Monday – Sunday 11:00am – 7:00pm
Activity Director	1	Monday – Sunday 9:00am – 6:00pm
Maintenance Director	1	Monday – Friday 8:00am – 5:00pm
Care Assistants	7	Monday – Sunday 7:00am- 3:00pm
Care Assistants	5	Monday – Sunday 3:00pm- 11:00pm
Care Assistants	5	Monday – Sunday 11:00pm- 7:00am
Total Number of Associates on Average:	24	

Monday – Friday Shifts

7:00 am – 8 employees coming, 5 leaving*
 8:00 am – 1 coming
 8:30 am – 3 coming
 9:00 am – 1 coming
 11:00 am – 1 coming
 3:00 pm – 5 coming, 8 leaving*
 5:00 pm – 1 leaving
 5:30 pm – 3 leaving
 6:00 pm – 1 leaving
 7:00 pm – 1 leaving
 11:00 pm – 5 coming, 5 leaving

Saturday - Sunday Shifts

7:00 am – 8 employees coming, 5 leaving*
 8:00:00 am - no change
 8:30 am – 1 coming
 9:00 am – 1 coming
 11:00 am – 1 coming
 3:00 pm – 5 coming, 8 leaving*
 5:00 pm – no change
 5:30 pm – 3 leaving
 6:00 pm – 1 leaving
 7:00 pm – 1 leaving
 11:00 pm – 5 coming , 5 leaving

** Peak employee turnover times involving 13 cars typical*

As shown on the Phase 1 Plan, there is excessive lawn area to the north and west of the Benton House parking and drives. The Master Plan sheet was included to show the city and the general public a conceptual use of this land as future demand arises for a slightly different senior product. With this land and the drives that will be constructed with the Phase 1 Plan, an additional 16 senior housing cottages and / or villas could be constructed on the site. The units shown on the plan are the actual footprints of product that Principal and their architect have constructed in other parts of the country. This product would allow the slightly more active senior to have a larger home with a garage while still being a part of and utilizing some of the Benton House community services. The space is flexible enough with regards to site setbacks and topography to be able to fine-tune the product offering to market demand. We understand that we will be required to submit application to the city for an additional special use permit and / or zone change to allow for this product at the time we decide to move forward with these cottages and villas.

As you review the special use permit application, the associated plan, this narrative and the supplemental materials, we think you will find that the Benton House at Somerset is a unique and ideal fit for this site and Prairie Village. This is a relatively small facility for this industry – allowing for complete attention to detail and the care of each resident as an individual. In Exhibit B of the application we provide additional narrative to answer specific permit questions and we would encourage you to read that submittal as well so we have included that text as a part of the following supplemental information. We would respectfully ask that the special use permit as submitted be issued. We are available to answer any questions and to provide additional materials and information as may be needed - please do not hesitate to call. Thank you in advance for your time and effort in reviewing this application.

SUPPLEMENTAL INFORMATION FOLLOWS:

**EXHIBIT B
TO
SPECIAL USE PERMIT APPLICATION
OF
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.**

Explanations for Responses to Standards for Special Use Permit

1. Is deemed necessary for the public convenience at that location.

The market study and demographic research for this location shows a viable and true need for a senior, assisted-living and memory care community. Our primary market area data shows a large population of age 65+ households that would be likely candidates for the Benton House units, allowing these residents to stay in the neighborhood and in close proximity to the services, doctors, retail locations and amenities that they enjoy. The area also has a large population of adults aged 45 – 64 who may have parents or grandparents that they want to have living close to them. Additionally, as the senior population occupies the Benton House community, the senior's current home becomes available for younger individuals and families to move into either through lease or purchase.

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

The Benton House community will be run by a fully licensed and experienced staff under the direction of Principal Senior Living Group. Principal currently manages and operates over 12 similar communities and the two main partners have over 60 years of combined senior care experience. The senior community generates very low traffic, virtually no crime and very low noise levels. The facility will have internal parking and drives with only two access points to surrounding streets as opposed to the previous use which had six street access points. The building will be designed and constructed to meet all building and site codes and the regulations of local, state and national jurisdictions. After the special use permit approval we will follow the city's review and permitting process prior to construction. The building will also be designed to be EnergyStar compliant for a more sustainable facility.

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

Please see the building elevation drawings submitted with the application. The Benton House is a residential community for seniors which is designed to be compatible with residential neighborhoods. The building is single-story and the residential pitch-roof design, roof dormers, stone, brick and stucco exterior materials, window shutter details and the generous use of landscaping softens the structure and adds to the quality of the neighborhood. Most of the old-growth right-of-way trees will be protected and the building will be setback from the street as described below. Additional street trees will be added with the building landscape as approved by Prairie Village.

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

The maximum building height allowed within this district is 35'. The single-story Benton House building has a highest roof line measurement of 24'2". The front, rear and side yard setbacks of 30', 25' and 15' respectively are shown on the special use permit plan. As is shown on the plan, the building location is setback over double those requirements. Building coverage is well within the requirements of the district.

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

Great care has been taken with the site plan to keep all parking interior to the site and facing towards the interior of the site and away from the neighborhoods. The elementary school that was previously on the site had six driveways that connected to the surrounding streets. The Benton House plan drops the total access point to two locations and has moved these two locations away from existing street intersections. The service entrance and dumpster location are located at the rear (south side) of the building. The dumpster will be screened on three sides with walls and materials that match the building. The fourth side will have screening gates that will remain shut when not in use. A layout and elevation of the dumpster are included with the submittal. Landscape screening will be strategically placed and a landscape plan will be submitted for review.

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

The site is surrounded on three sides by public roadways, utilities and facilities so access to these facilities are readily available. Sanitary sewer is available on the west side of the property and adequate potable water, electric, natural gas and telephone service appear to be available surrounding the site. The first phase of the plan will actually have almost ½ acre less impervious area than the existing school use. Nevertheless, we will provide an additional stormwater BMP to help with area water quality and stormwater runoff. A traffic report and drainage report will be submitted for review. Additionally, much more detail will be gathered, submitted and reviewed during the building permit stage which will follow the approval of the special use permit.



Hunt Midwest

Established in 1985 with the founding principles of innovation and growth, Hunt Midwest Real Estate Development is the developer of more than 6,200 acres of commercial, retail, industrial and residential property primarily in Kansas City, Missouri.

Hunt Midwest is owned by the family of legendary sports pioneer and entrepreneur Lamar Hunt. The Hunt family business includes a diverse portfolio of entities involved in real estate, sports, media, energy/resources, private equity and investments. In addition to Hunt Midwest, the company has a number of marquee interests including the Kansas City Chiefs, Chicago Bulls, Columbus Crew, FC Dallas Soccer Club, Dallas' Pizza Hut Park and Chicago's United Center.

As Hunt Midwest has evolved into one of Kansas City's largest full-service real estate development firms, it has made a major impact on the area along the way. Hunt Midwest team members are proud of the role they play in contributing to a growing, vibrant community. Company representatives actively participate in the area's civic and charitable groups, chambers of commerce and economic development organizations.

www.huntmidwest.com



RUNNING HORSE
A new lifestyle community

RIVERSTONE
THE RESERVE
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A new lifestyle community

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A new lifestyle community

LEE'S SUMMIT / RAYMORE

TIMBER TRAILS
A new lifestyle community

EAGLE CREEK
A new lifestyle community

Your Lifestyle. Our Community.



Principal Senior Living Group (PSLG) was founded by David Winters and Kyle Diekmann in 1997. These two partners have been involved in more than 200 senior care facilities across the United State and have over 60 years of combined experience in the industry.

In the past 14 years, PSLG has developed over 20 senior living communities and currently manages and operates 12 senior living communities in South Carolina, Georgia, Florida and Missouri. Their hands-on management style, careful staff selection and successful track record set a superior standard. These partners thrive on creating beautiful facilities that are well managed with a caring environment and a residential, home-like feel.

www.bentonhouse.com



Principal Senior Living Group Properties



Benton Village of Palm Coast, Florida



Benton House of Titusville, Florida



Benton House of Dublin, Georgia



**Benton Manor of Eagles Landing
Stockbridge, Georgia**



**Benton House of Eagles Landing
Stockbridge, Georgia**



Benton House of Covington, Georgia



Benton House of Sugar Hill, Georgia



Benton House of Newnan, Georgia



Benton House of Douglasville, Georgia



**Benton House of Johns Creek, Georgia
(under construction)**

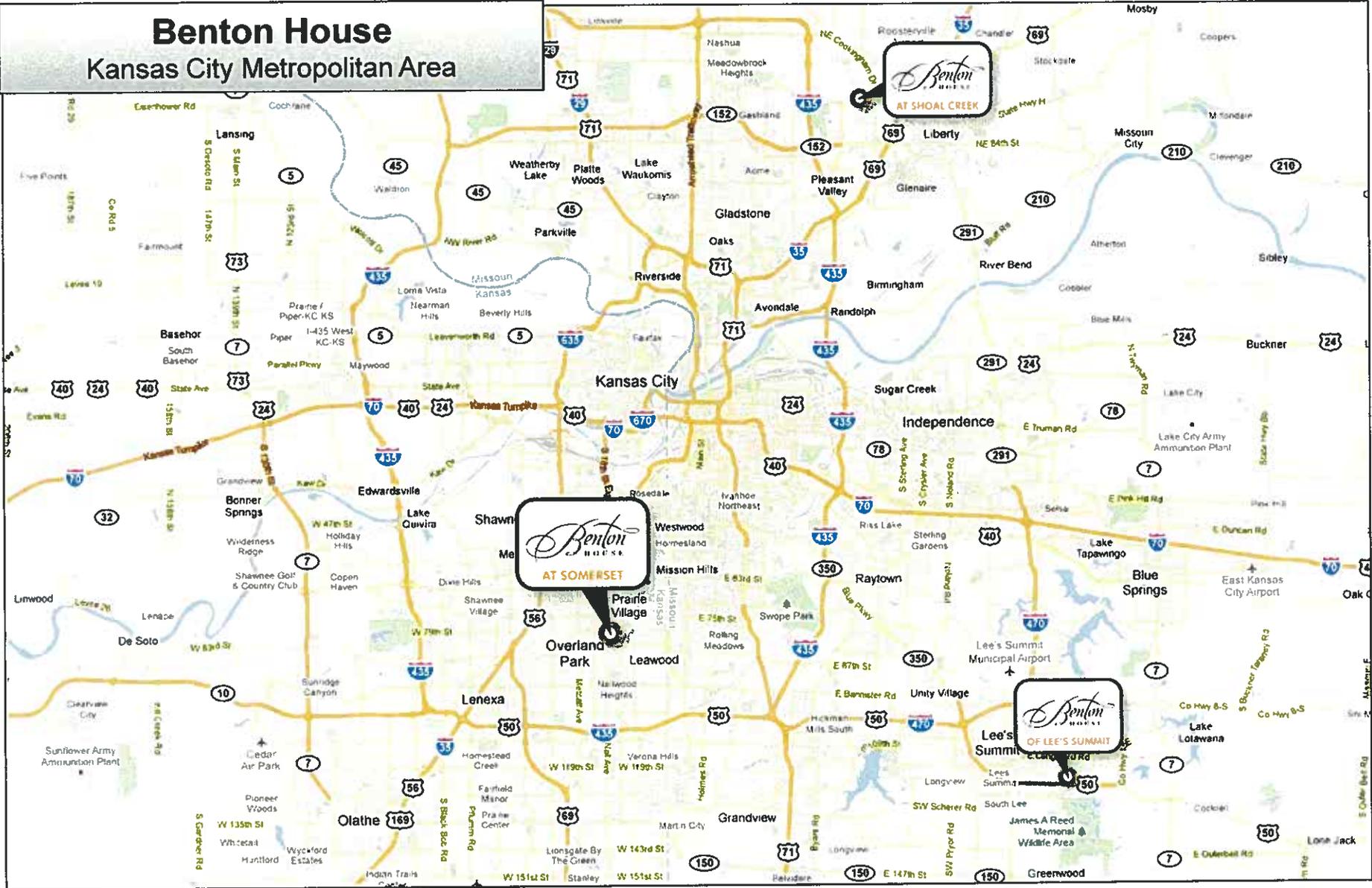


Garden House of Anderson, South Carolina



Peachtree Plantation of Oakwood, Georgia

Benton House Kansas City Metropolitan Area





Typical Front Elevation



Typical Courtyard with Fountain



Typical Entry Foyer



Typical Country Kitchen



Typical Resident's Dining Room



Typical Resident's Living Room



Typical Memory Care Living Room



8300 N.E. UNDERGROUND DRIVE
KANSAS CITY, MISSOURI 64161
(816) 455-2500 • Fax: (816) 455-2890

September 6, 2011

NOTICE OF NEIGHBORHOOD & PLANNING COMMISSION MEETINGS

RE: Somerset Elementary School Site
2700 Somerset Drive
Prairie Village, Kansas 66206

Dear Neighbor:

In early August of this year Hunt Midwest Real Estate Development, Inc. contracted with the Shawnee Mission School District to purchase the approximately 6.7 acre site at the northwest corner of Somerset Drive and Belinder Road in Prairie Village. As you may be aware, the elementary school at this location has been permanently closed by the district. It is our intent to develop the property into a first-class assisted living and memory care community to serve the local senior population – this senior care community will be known as Benton House at Somerset.

On September 2, 2011, we applied to the City of Prairie Village, Kansas for a special use permit which, if approved, would allow for the construction of this facility within the current zoning district. The application process includes a neighborhood meeting and public meetings to make sure citizens and neighbors are apprised of the potential development and have an opportunity to understand what will be constructed on the site and to provide comment. We would like to invite you to attend the following meetings:

NEIGHBORHOOD MEETING

September 14, 2011 – 7:00 p.m.

Multipurpose Room

Prairie Village City Hall - 7700 Mission Road

PLANNING COMMISSION MEETING

October 4, 2011 – 7:00 p.m.

Council Chambers

Prairie Village City Hall - 7700 Mission Road

For this exciting development, we have teamed with Principal Senior Living Group, a senior housing developer and manager with many years of experience developing and managing assisted-living and memory care communities.

The existing school building and facilities will be razed in order for us to construct the new building that will be approximately 39,337 square feet. The first phase of the building will contain 59 apartment units with approximately 75% of the units being assisted living and 25% being memory care units. The building will contain a commercial kitchen, common dining

areas, media room and library, hair salon/barber shop, outdoor courtyards and other flex spaces that can change as amenity needs dictate. The apartments units themselves typically include handi-cap accessible bathrooms, kitchenettes, walk-in closets, emergency response systems and their own thermostats to control heating and cooling. These private pay apartment style homes will allow residents to bring their own furnishings and keepsakes to make their home their own. An area for future building expansion, where a wing can be added for twelve additional memory care units with a courtyard for those units, is included in the plan. This is a relatively small facility for this industry – allowing for complete attention to detail and the care of each resident as an individual.

At the neighborhood meeting we will present the building floorplan and elevations, the special use permit site plan and other information for you to review and comment on. We will also have a question and answer period in an attempt to make sure you have as much information as possible.

We feel the Benton House at Somerset will be an ideal addition to the neighborhood because it is a residentially designed, single-story building with upgraded architecture and landscaping. The building will be set back from the street with all parking facing interior to the site. This setback and site design will allow us to protect and enhance the perimeter right-of-way trees as much as possible. Additionally, these senior care facilities create much less noise and traffic for a neighborhood than the previous school or other potential uses for this site such as neighborhood retail, commercial or office.

Before the meeting, we would invite you to visit www.BentonHouse.com to get a more complete idea of the quality of the facilities and the typical services that will be offered and www.huntmidwest.com to learn more about our company and the quality and commitment we bring to our developments.

Please RSVP to Donna Willis at Hunt Midwest by email to dwillis@huntmidwest.com or by telephone at (816) 455-2500 to let us know if you plan to attend the neighborhood meeting. We look forward to seeing you.

Sincerely,

Hunt Midwest Real Estate Development, Inc.



Brenner Holland

Director of Residential Real Estate & Entitlements

(816) 455-2500

bholland@huntmidwest.com

Special Use Permit Application for Somerset School Site

Neighborhood Meeting

September 14, 2011

Report of Meeting Presentation and Discussion

- Commenced at 7:02 pm
- Opening presentation by Brenner Holland, Hunt Midwest Real Estate Development, Inc. (HMRED)
 - Identified the parties involved and present at meeting. Overview of partnership between HMRED and Principal Senior Living Group (Principal). Those in attendance for the partnership were:
 - Brenner Holland, HMRED
 - Kyle Diekmann, Principal
 - Ora Reynolds, HMRED
 - Brett Carlgren, BHC Rhodes – civil engineer
 - Jim Tilden, Seigfreid Bingham Levy Selzer & Gee – attorney
 - Sheila Martin, Principal
 - Also attending the meeting were Dennis Enslinger, Assistant City Administrator for Community Development Services of the City of Prairie Village, Kansas and members of the surrounding neighborhoods – see sign in sheet list, Exhibit A.
 - Holland gave an overview of intended use for the property as an assisted living and memory care facility. Will be operated under the brand name of Benton House.
 - Holland described SUP process and informed neighbors that Planning and Zoning Commission meeting would be held on October 4, 2011 in the council chambers of Prairie Village City Hall at 7:00 pm. Public is welcome to attend and comment. Planning and Zoning Commission will make recommendation to City Council who has final say on special use permits. The plan is to have the council hear the recommendation at the October 17, 2011 meeting in the council chambers of Prairie Village City Hall at 7:00 pm.
 - Holland described the demolition phase - will use professional contractor who will raze building and properly dispose of and / or recycle all materials. Any asbestos or other toxic materials will be handled and removed by a specialized environmental contractor. Mentioned that some play sets and swings may be donated back to school district or other organizations.
 - Holland described the proposed Site Plan using site plan exhibits on presentation boards:
 - Intended Phase 1 of 59 unit assisted living and memory care around two courtyards, with phase 2 expansion area that would accomdated 12 additional units approved with this SUP. Compared layout to existing current school building, parking lots and play areas. Other specific points presented:
 - Described potential phase 3 (villas / cottages) – stated that these will require amendment to SUP through same process. Neighbors

will have opportunity to review and comment. Will be oriented in a way so that there is a “back-to-back” alignment with houses to the west. Also access to the garages will be from the internal driveway – no direct access to any bordering street.

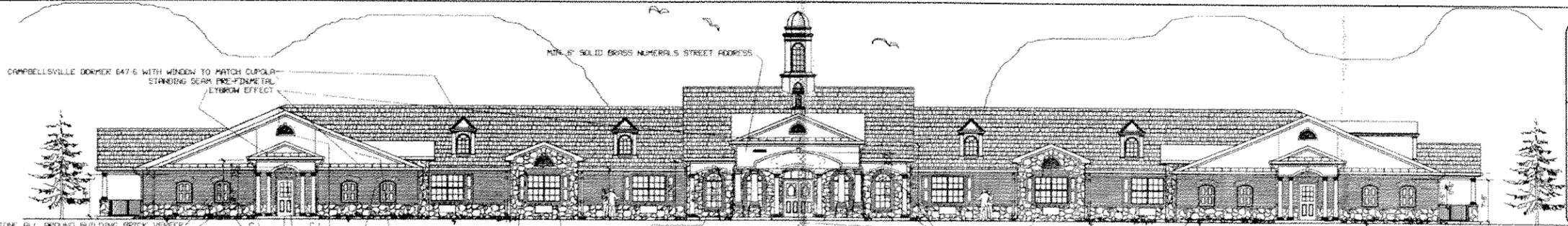
- Assisted living and memory care building will be single story; wood frame construction; residential look and feel. Pitched roofs, heavy landscaping.
 - Location of parking on the interior per staff suggestion.
 - Reduction in number of access points from current 6 drives to 2 drives on new plan; Service entrance will remain off of Belinder Road at back of building. 2 new drives further from main intersections.
 - Preservation of existing right-of-way trees is important to developer group – will work with PV tree board to determine trees that need to go and trees that should stay.
 - Setbacks greatly exceed code requirements. Building will be setback from property line at least as far as the school building is.
 - Described traffic count comparison to school use
- Following Brenner Holland’s presentation, Kyle Diekmann of Principal presented and described in more detail the assisted living and memory care facility as well as Principal’s operating philosophies and experience. Diekmann used a board with 8”x10”, color pictures of existing similar facilities being operated by Principal as an exhibit and aid to his presentation. Specific points of the presentation included:
 - Diekmann described the background and experience of Principal and their development and operation of similar facilities, mostly in the southeast part of the country. Two Benton House facilities are currently being constructed in that Kansas City metro area.
 - Diekmann explained Principal’s operating philosophy – hands on management of a smaller, more personal facility. Described the expertise of the owners of Principal.
 - Diekmann described the type of services to be provided at the Benton House – assisted living and memory care including:
 - Assistance with day-to-day activities such as medications, bathing, ambulatory help, etc.
 - Three meals per day provided
 - 24/365 staff; can include a nurse
 - Community activities such as gardening in the courtyards
 - Facility provided transportation for health care appointments, shopping, entertainment, etc.
 - On-site hair-dresser, manicurist. Bring specialist in to use facility and provide this service.

- Diekmann described how the proposed Benton House facility follows a strict operating philosophy and plan to meet the residents' needs – e.g. well trained and supported staff, homey feel, courtyards, private dining room, media room, family kitchen that can be used by guests.
- Neighbors were encouraged to ask questions during or after the presentations. Specific questions and a brief summary of the answers / discussion follows:
 - What communication will Benton House have with the neighbors? Will there be a news letter of events? Will you communicate if an Alzheimer's patient unexpectedly leaves the facility?
 - Diekmann: Have never before been asked to provide a newsletter that is for the neighbors outside of the facility but would consider doing that.
 - Holland: Will communicate future development plans such as when the expansion will take place for the 12 additional units is to occur. In addition, we will be required to communicate plans for the cottages / villas when through the process to amended the SUP.
 - When will the cottages and / or villas be constructed?
 - Holland: no plans for when these will be done. The footprints shown are buildings that Principal has built in the past. Showing to make sure the buildings would fit and to be transparent with the city and neighbors we may move forward with this use in the future but no schedule has been defined.
 - How many residents will live at the facility?
 - Diekmann: Phase 1 – 59 units, approximately 60-65 residents. With phase 2 – 71 units, approximately 80 residents. Some memory care units will have two residents per apartment
 - Will there be playground equipment or other amenities to encourage families to visit?
 - Diekmann: No playground specifically onsite. Will have other facilities for family and visitors: trail and extensive sidewalks, family kitchen for making cookies / favorite meals, media room, courtyard, private dining area, etc. - all can be utilized by visitors with the residents.
 - Holland: The city's existing Meadowlake Park is within walking distance. The north / south walking trail on the west side of site plan is a connection for the community to use to access the park. Will also be used by residents with street-side sidewalks.
 - Will there be a light or crosswalk at trail and 79th Street intersection?
 - Enslinger: City unlikely to provide a crossing light across 79th Street for access to the existing park. Would not be a warrant there.
 - What outside lighting will there be?
 - Carlgren: All parking on the inside so that car lights will not be directed at neighbors. Light poles and fixtures engineered to be "dark sky" lighting to

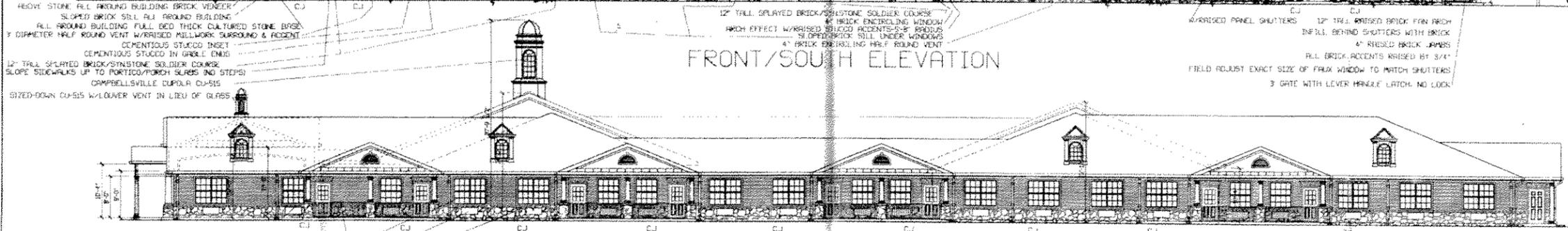
- minimize spillage to unintended areas – neighborhoods. Spaced to light parking and drives to be safe.
- Martin: Lights on the building are also designed to be “dark sky” which means they have shields that keep the light directed in a certain area and not up to the sky or away from property.
 - Enslinger: City will require 0 foot candles of light at the property line.
- Will it be a private-pay facility?
 - Diekmann: Yes – Month-to-month leases; no buy-in required. Will not accept Medicare or Medicaid. 15-20% of residents will have private-care insurance. Some veterans benefit programs can be used.
 - Will you allow visits by neighboring school children and Scout troops?
 - Diekmann: Yes – we encourage having children and other choirs perform. Sometimes Boy Scouts or Girl Scouts come in. We provide other events such as “pet therapy”, speakers and other activities that may can include community members. Each site has a community outreach director that schedules events.
 - What medical professionals will be on staff?
 - Diekmann: Staff usually includes nurses. No doctors will be on staff.
 - What is the resident turnover?
 - Diekmann: 18-24 months is typical.
 - Do you have couples as residents?
 - Diekmann: Yes – they typically occupy one of the 1-bedroom apartments, which have room for a king-sized bed. Some rooms in the memory care unit will have two occupants because many memory-care residents do better with a roommate.
 - Did you think about renovating the existing structure for your use?
 - Carlgren: Yes, but there would be too many challenges with doing that. Would need to upgrade to current building codes. Low ceilings and other features would be difficult to create the homey, high quality feel that residents will want to live in.
 - Diekmann: Footprint of current building would make it difficult to have a caring, efficient, non-institutional operation that meets our philosophy.
 - How long will the demolition take?
 - Holland: Should take approximately 2 months depending on weather. Licensed contractor will remove “toxic” materials, which primarily are asbestos in floor tile, sink coatings and pipe insulation. Quantity is small so will be able to remove it in sealed bags.
 - What will be the grade of the new facility and how will run-off be handled?
 - Carlgren: The grade (elevation of finished floor) will be essentially unchanged from school, but with Phase 1 and 2 will have less impervious area than school, so there should be less run-off. Even with Phase 3, the total impervious area will be

only slightly more than the school. Will have a site disturbance and erosion control plan that will be submitted to the city. Plan will utilize BMPs like silt fences around the construction site. If those are not sufficient, the contractor will build berms or other control features to control run-off and keep dirt and debris from migrating off of the site. When completed, some run-off, less than current runoff amount, will be directed to a storm sewer in the northwest corner of the site that will be connected to the city storm sewer. Majority of run-off on the west will be collected from the parking lot and driveway and directed to the southwest into a storm water detention feature that will filter the water and allow it to slowly drain into the city storm sewer.

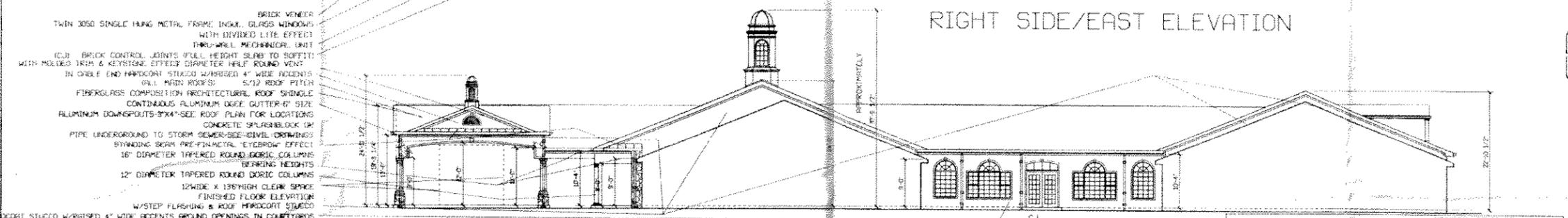
- Will you construct a privacy fence along the west boundary?
 - Holland: That is not currently in the plan. We would consider doing appropriate screening at the time that we seek to have the phase 3 SUP amendment approved.
- Meeting ended with a thank you for attending from Holland to the neighbors and a repeat of the announcement that the Planning Commission meeting will be on October 4 at City Hall and that the Planning Commission recommendation is likely to be taken up by the City Council at its October 17 meeting.
- Adjourned at 8:05 pm



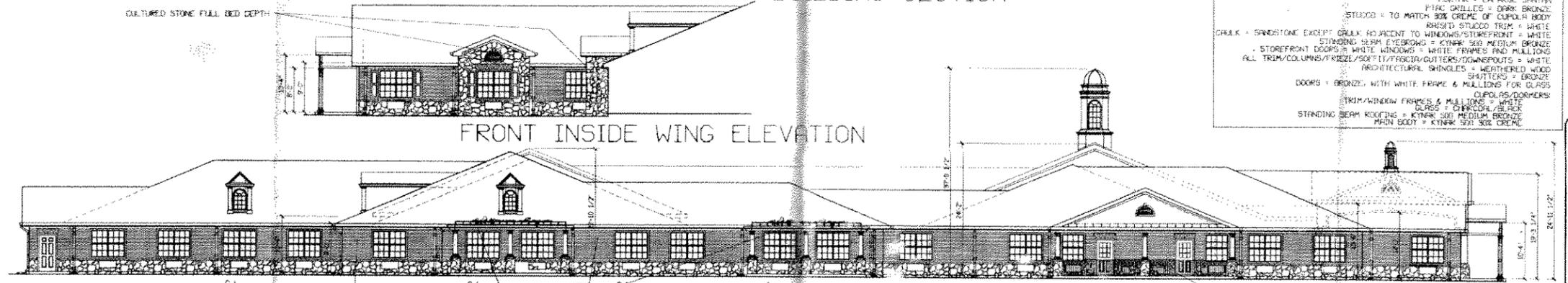
FRONT/SOUTH ELEVATION



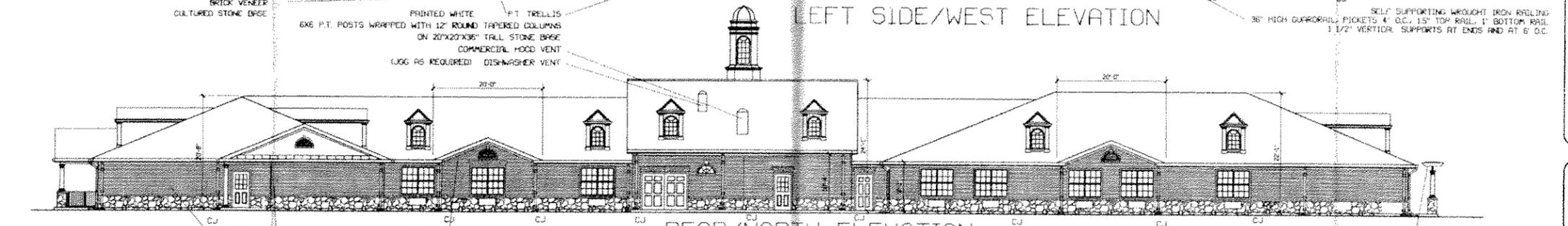
RIGHT SIDE/EAST ELEVATION



BUILDING SECTION



FRONT INSIDE WING ELEVATION



LEFT SIDE/WEST ELEVATION



REAR/NORTH ELEVATION

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

Date	08/17/2010
Revision	A
Author	Mark A. Lamas
Checker	Mark A. Lamas
Project	Benton House
Client	Benton House Living Facility
Address	1000 S. 10th St., Fayetteville, AR
Architect	Mark A. Lamas, Architect
Address	1000 S. 10th St., Fayetteville, AR
Phone	(479) 781-1111
Fax	(479) 781-1112
Website	www.malam.com

For Construction

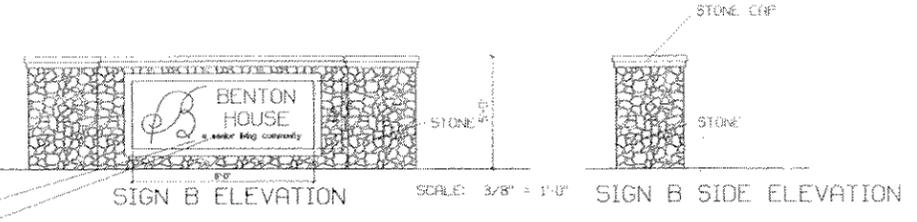
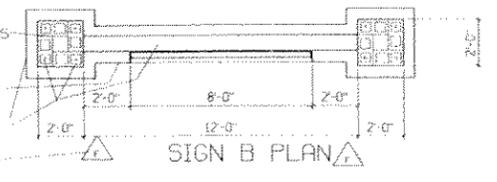
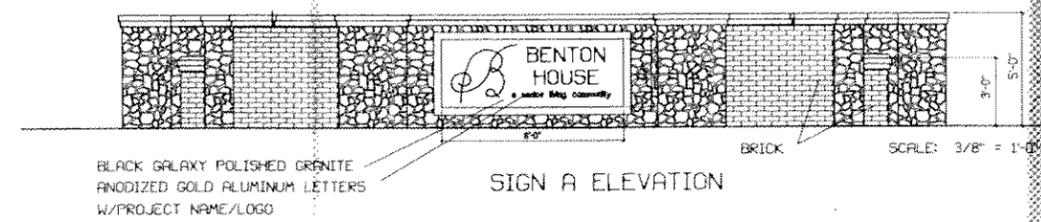
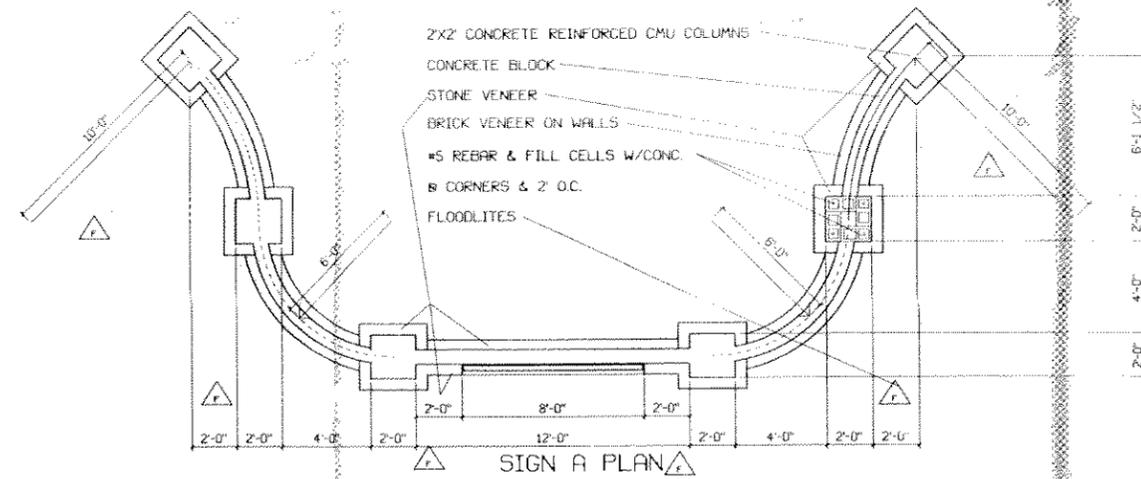


Mark A. Lamas, Architect
 Institute of Architects
 American Institute of Architects
 Member
 1000 S. 10th St., Fayetteville, AR 72701
 Phone: (479) 781-1111
 Fax: (479) 781-1112
 Website: www.malam.com

MATERIAL/COLOR SELECTIONS:
 BRICK = BORG, ROSSWAG
 SYNTHETIC STONE = LIBERTY CLASSIC STONE, FULTON
 MORTAR = LARGE SAND
 STUCCO = TO MATCH SOFT CREAM OF CUPOLA BODY
 PLANK GUTTERS = DARK BRONZE
 RAISED STUCCO TRIM = WHITE
 CHALK + SANDSTONE EXCEPT CHALK ADJACENT TO WINDOWS/STOREFRONT = WHITE
 STANDING BEAM EYEBROW = KYNAR 500 MEDIUM BRONZE
 STOREFRONT DOORS = WHITE WINDOWS = WHITE FRAMES AND MULLIONS
 ALL TRIM/COLUMNS/FRIEZE/SOFT LIT/FACIA/GUTTERS/DOWNSPOUTS = WHITE
 ARCHITECTURAL SHINGLES = WEATHERED WOOD
 SHUTTERS = BRONZE
 DOORS = BRONZE, WITH WHITE FRAME & MULLIONS FOR GLASS
 CUPOLAS/DORMERS =
 TRIM/WINDOW FRAMES & MULLIONS = WHITE
 GLASS = CLEAR/LEADER
 STANDING BEAM ROOFING = KYNAR 500 MEDIUM BRONZE
 MAIN BODY = KYNAR 500 SOFT CREAM

Benton House
 A NEW SENIOR LIVING FACILITY
 1000 S. 10th St., Fayetteville, AR
 FOR PRINCIPAL, SENIOR LIVING GROUP, LLC

A-10



Date	By

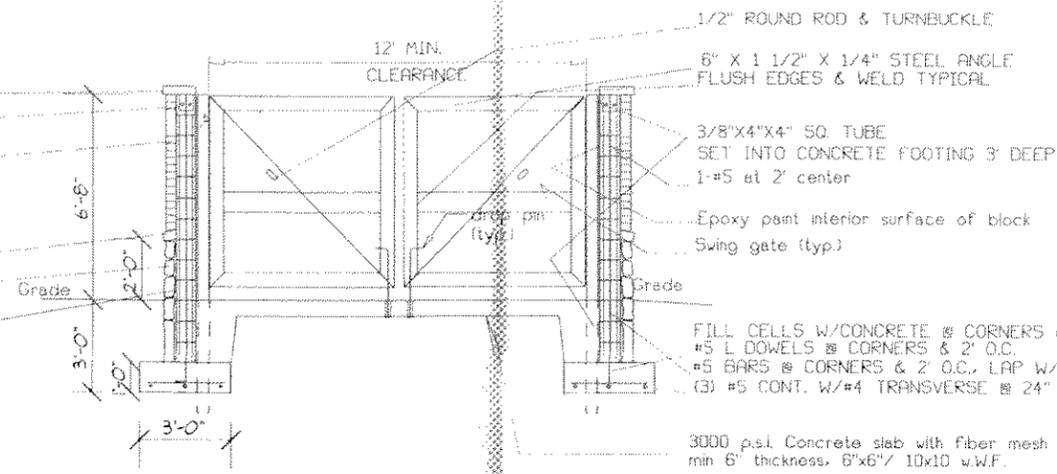
Mark A. Lamas, Architect
 Member American Institute of Architects
 426 Kings Court, N.E. Atlanta, Georgia 30326
 Phone: 404.525.2526 Email: mamas@bamla.com

Benton House
 A NEW SENIOR LIVING FACILITY
 20400 10TH AVE., PRIME VILLAGE, KS
 FOR PRINCIPAL SENIOR LIVING GROUP, LLC

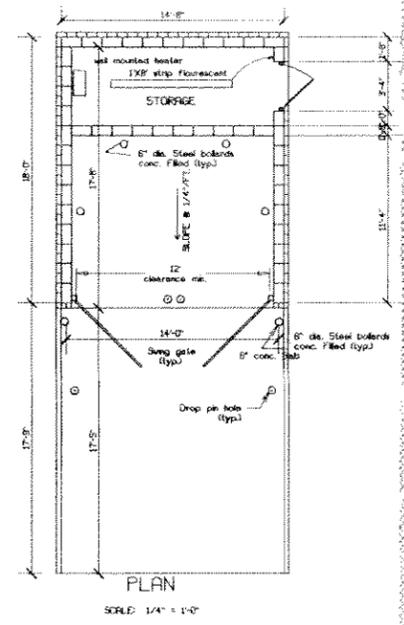
Sign

For Construction

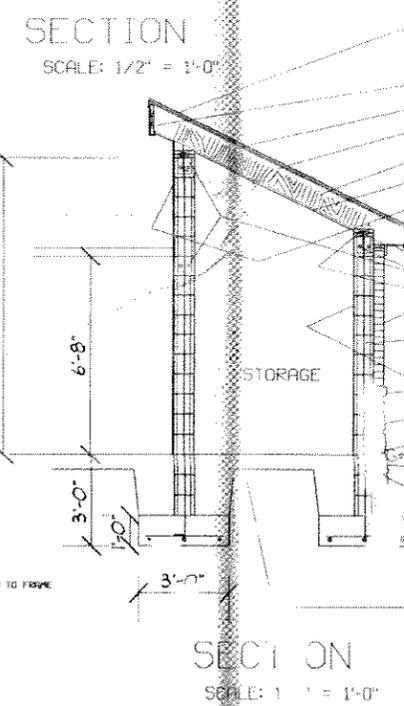
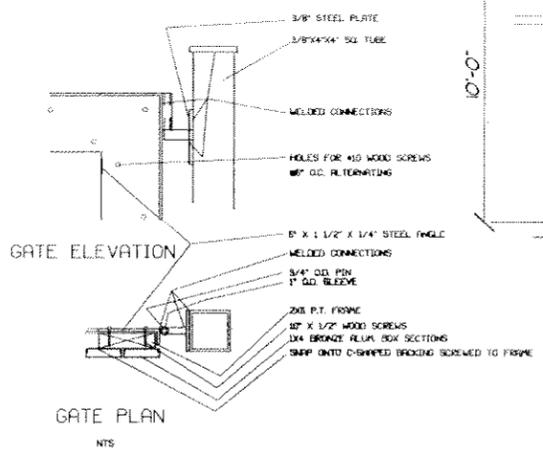
SOLID BRICK CAP
Tie beam with
2-#4 rebar continuous
MODULAR 3 1/2"x2 1/4"x7 5/8" RUNNING BOND
BRICK TIES @ 16" O.C. VERTICALLY & 24" O.C. HORIZONTALLY
0.146" NO.9 W&M CORROSION RESISTANT TIES OF STRAND WIRE
BRICK ROWLOCK SILL
STONE BASE
EPDM FLASHING & WEEP HOLES @ 24" O.C.
(3/8" PLASTIC TUBE JUST ABOVE HEAD JOINT)



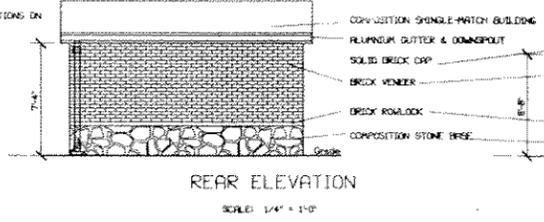
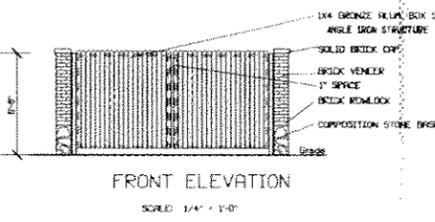
1/2" ROUND ROD & TURNBUCKLE
6" X 1 1/2" X 1/4" STEEL ANGLE
FLUSH EDGES & WELD TYPICAL
3/8"x4"x4" SQ. TUBE
SET INTO CONCRETE FOOTING 3" DEEP
1-#5 AT 2' CENTER
Epoxy paint interior surface of block
Swing gate (typ.)
Grade
Grade
FILL CELLS W/CONCRETE @ CORNERS & 2' O.C. & SOLID BELOW GRADE TYP.
#5 L DOWELS @ CORNERS & 2' O.C.
#5 BARS @ CORNERS & 2' O.C., LAP W/DOWELS (36" MIN LAP) (CENTERED IN CELL)
(3) #5 CONT. W/#4 TRANSVERSE @ 24" MAX. O.C.
3000 p.s.i. Concrete slab with fiber mesh reinforcing - monolithic,
min 6" thickness, 6"x6"/ 10x10 w.w.f.



3000 p.s.i. metal door & frame
C-table with cover
Keyed lever lockset

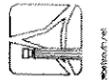


COMPOSITION SHINGLE-MATCH BUILDING
CONTINUOUS GUTTER
ALUMINUM WRAPPED 2X8
ALUMINUM WRAPPED 2X12
2X10'S @ 16" O.C.
AIR SPACE
8" BATT INSULATION
5/8" TYPE X GYPSUM BOARD
STUCCO FINISH ON REAR WALL
VENTED VINYL SOFFIT
Tie beam with
2-#4 rebar continuous
(2) P.T. 2X8 PLATES BOLTED TO BOND BEAM @ 2' O.C.
MODULAR 3 1/2"x2 1/4"x7 5/8" RUNNING BOND
BRICK TIES @ 16" O.C. VERTICALLY & 24" O.C. HORIZONTALLY
0.146" NO.9 W&M CORROSION RESISTANT TIES OF STRAND WIRE
FILL VOID CMU CELLS WITH VERMICULITE
Epoxy paint interior surface of block
BRICK ROWLOCK SILL
STONE BASE
EPDM FLASHING & WEEP HOLES @ 24" O.C.
(3/8" PLASTIC TUBE JUST ABOVE HEAD JOINT)
FILL CELLS W/CONCRETE @ CORNERS & 2' O.C. & SOLID BELOW GRADE TYP.
#5 L-DOWELS @ CORNERS & 2' O.C.
#5 BARS @ CORNERS & 2' O.C., LAP W/DOWELS (36" MIN. LAP) (CENTERED IN CELL)
(3) #5 CONT. W/#4 TRANSVERSE @ 24" MAX. O.C.
3000 p.s.i. Concrete slab with fiber mesh reinforcing - monolithic,
min 6" thickness, 6"x6"/ 10x10 w.w.f.



Date	10/11
Revision	1
1	
2	
3	

For Construction



Mark A. Lamas, Architect
Member American Institute of Architects
100 King Court, SE, Atlanta, Georgia 30316 Phone: (404) 525-8200 Email: mallas@amlamas.com

Benton House
A NEW SENIOR LIVING FACILITY
SCHMIDT DR. & BELINGER AVE. PARKER VILLAGE, KS
PEW FOUNDATION SENIOR LIVING GROUP, LLC

Sheet
Dumpster

LOCHNER

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: October 4, 2011 Planning Commission Meeting

Project # 010002401

Application: PC 2011-118

Request: Site Plan Approval for Benton House, an Adult Senior Dwelling

Property Address: 2700 Somerset Drive

Applicant: Hunt Midwest Real Estate Development, Inc.

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

Surrounding Zoning and Land Use:

- North:** R-1B Single-Family Residential District – Single Family Dwellings
- West:** R-1A Single-Family Residential District – Single Family Dwellings
- South:** Leawood – Single-family Residential – Single Family Dwellings
- East:** R-1B Single-Family Residential District – Single Family Dwellings

Legal Description: Unplatted – Metes and Bounds

Property Area: 6.71 Acres

Related Case Files: PC 2011-07 Special Use Permit for Adult Senior Dwelling
PC 2001-113 Monument Sign Approval

Attachments: Application, Plans, Photos

LOCHNER, BWR Division

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

General Location Map



Aerial Map



COMMENTS:

Hunt Midwest Real Estate Development, Inc. is acquiring the Somerset School site from Shawnee Mission School District and is proposing to construct Benton House which is a senior living community. Benton House will be developed by Hunt Midwest and Principal Senior Living Group, who will manage and operate the facility after it is constructed.

The applicant is proposing to initially construct an assisted living facility with 59 units and 80 beds. They plan to construct an additional 12 units/20 beds at some point in the future. The 71 units and 100 beds will be in one building and the operation will be similar to Brighton Gardens. Long-range, it is proposed to construct 16 family Villas that will parallel the west and north property lines. The Site Plan Approval at this time is for only the 71 units in the main building. The applicant will reapply for the Villas when their plans are more defined and the market is more predictable.

The existing Somerset School Building will be demolished and the playground equipment and the paved parking areas will be removed. Currently there are six driveways entering the site from adjacent streets: one on 79th Street; two on Somerset Drive; and three on Belinder Avenue. The six driveways will be reduced to two: one on Belinder Avenue; and one on Somerset Drive.

The total impervious area currently is 145,500 square feet. Phase One the main building and parking will have an impervious area of 121,100 square feet. When Phase Two, the Villas, is constructed 38,600 square feet of impervious area will be added for a total of 159,700 square feet. Ultimate development will increase the impervious area by 14,200 square feet over what currently exists. Typically when total redevelopment of a site occurs, the City requires the site to comply with current stormwater regulations.

The applicant held a neighborhood meeting on September 14th in accordance with the Planning Commission's Citizen Participation Policy. Seven residents attended the meetings. The applicant outlined the proposed plan in detail including the approval process. The questions from the public were more about the facility operation rather than about the proposed facility itself. There were no significant issues raised that were unanswered by the applicant. The questions on stormwater runoff and fencing along the west property line were the only ones that affected the proposed plan.

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 with appropriate open space and landscaping.

The site is approximately 6.7 acres and the plan indicates that there is ample open space for landscaping, parking and the necessary amenities to provide good screening and site development for adjacent properties. The building has been setback much greater than the minimum setback requirements of the ordinance and therefore should provide a much better setting for the building itself. The proposed main building will setback approximately 73 feet from Belinder, 169 feet from 79th Street, 113 feet from Somerset Drive and 188 feet from the west property line. Approximately 3.7 acres of the site will be developed which leaves about three acres for open space.

There are seven houses that back onto the site and one house that sides the site along the west property line. The property slopes downhill to the west from the north-south trail. Because of the grade change a fence would not provide adequate screening, however, additional trees and shrubs between the trail and the west property line would help to provide privacy and screening for the adjacent residents. The plants should include a mixture of coniferous and deciduous plants. The landscape plan needs to add more plant materials in this area. A revised landscape should be submitted for approval of Staff and the Tree Board.

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. The location of the electrical transformer needs to be specifically identified on the plan and appropriately screened.

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

At complete build out, which includes the main building and the Villas, there will be an increase in the impervious area over what currently exists. The applicant is proposing to construct a detention pond on the southwest corner of the site to handle the additional stormwater runoff. The site generally slopes from the northeast to the southwest and the southwest corner of the site is the lowest area. The applicant has prepared a Stormwater Management Study which has been submitted to Public Works for review and comment. The applicant will need to work with Public Works to develop an acceptable solution for the stormwater runoff.

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

The applicant has reduced the number of access points to the site from six to two which reduces the number of points of conflict on the adjacent public streets. The internal circulation and parking wrap around the west and north sides of the main building and the drives will also serve as access to the Villas when they are constructed. The vehicular circulation works well on this site.

The applicant has proposed to replace the north-south trail with a new concrete trail along the west property line. This will help pedestrian traffic safely reach Meadowlake Park on the north side of 79th Street. The sidewalk along Belinder Avenue is curb side which is not in accordance with City policy and it is only 4 feet wide for a portion which does not meet ADA standards for wheelchairs passing. In a strictly residential area, the existing four foot sidewalk would probably serve adequately, but in this senior living community more people may be in wheelchairs and the width of the sidewalks is more critical. The sidewalk should be replaced away from the curb and a minimum of five feet in width.

Public Works has requested a sidewalk be installed along the south side of 79th Street. 79th street is a collector and the City policy is sidewalks on both sides of collector streets. The applicant would like to defer this improvement until the Villas are built because they are concerned that the sidewalk would be torn up during construction and would have to be replaced. It is suggested that as a minimum the developer agree to install the sidewalk at such time as requested by the City whether or not the Villas are constructed. The sidewalk should be replaced away from the curb and a minimum of five feet in width.

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

The site plan appears to be well thought out and designed so that it has a minimal impact on the adjacent residences. It sets back further from Somerset Drive and Belinder Avenue than required by ordinance. The landscape plan is not complete at this time, but there is ample open space to provide screening for the residents to the west and the parking areas. The proposed building is one story which is consistent with the character of the residences in this area and the floor area is about the same size at Somerset School. Therefore, it is in scale with the previous use that occupied the site.

The applicant will need to prepare an outdoor lighting plan in accordance with the outdoor lighting ordinance and submit it to Staff for review and approval.

The tract is unplatted and will need to be platted in accordance with the Subdivision Regulations.

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

The elevations proposed by the applicant are very compatible with the character of the neighborhood. The proposed building is one story and the materials are brick, stone and white wood trim. The roof is an architectural composition which should be similar to homes in the area.

Two monument sign designs are shown on the detail sheet and the plan designates Sign A to be located at the Somerset Drive entrance. Sign A is very large and consideration should be given to reducing its size. The sign face itself is not too large but the supporting walls are out of scale. The sign wall is 32 feet long with a 10 foot wing wall on each end.

All mechanical units need to be screened from view of neighboring properties and adjacent streets. Several units are located around the building and the landscape plan will need to show how these are screened.

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

Village Vision specifically addressed this location and pointed out that it is an attractive site for redevelopment. The type of land use and form of development must be compatible with the neighborhood. Village Vision also suggested the potential for a mix of residential uses. Benton House with the Villas provides a mix of residential types and the one story residential design of the facility is compatible with the surrounding neighborhood. The scale, massing, height, lot coverage and relationship to the streets are as recommended in Village Vision.

RECOMMENDATION:

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

- 1) The applicant revise the landscape plan to include screening for parking, screening along the west property line, and providing additional street trees along 79th Street and Belinder Avenue. The applicant shall submit the landscape plan to the Staff and the Tree Board for review and approval prior to obtaining a building permit.
- 2) Construct a minimum five feet wide north-south trail along the west property line as shown on the site plan.
- 3) Construct a five foot wide sidewalk adjacent to 79th Street or provide an agreement to construct the sidewalk when requested by the City.
- 4) Reduce the size of Sign A so that it is more in scale with the development and submit revised plans to Staff for review and approval.
- 5) Reconstruct the sidewalk along Belinder Avenue so that it is not curbside and it is a minimum of five feet in width to meet ADA Standards.
- 6) Implement the Stormwater Management Plan as approved by Public Works.
- 7) Prepare an outdoor lighting plan in accordance with section 19.34.050 Outdoor Lighting and submit it to Staff for review and approval.
- 8) Plat the property in accordance with the Subdivision Regulations.

Belinder Avenue Looking North



Belinder Avenue Looking North



Belinder Avenue Looking South



79th Street Looking West



West Property Line Looking North



West Property Line Looking South



BHC RHODES

CIVIL ENGINEERS • SURVEYORS

September 9, 2011

Dennis Enslinger
City of Prairie Village
7700 Mission Road
City, State 66208

**Re: Benton House Development
Prairie Village, Kansas**

Dear Enslinger:

Per the request of City Staff BHC RHODES has completed trip generation analysis to compare the number of trips that would be generated by a proposed assisted living facility with the previous land use of an elementary school building located in the northwest corner of Belinder Avenue and Somerset Drive. The existing building was previously used as an elementary school. It has a building floor plan of 49,800 square feet. This building is currently vacant and is proposed to be demolished in order for the site to be redeveloped into an assisted living facility. The new development will include a main building with capacity for one hundred beds for senior assisted living and four one-story villa buildings for independent senior housing. Each villa will have four independent housing units or a total of sixteen independent senior housing villas. Each villa will have capacity for one car garage and driveway space available for parking or a second car. It is expected that residents living in the main building will be unable to drive, while residents living in the senior villas will be capable of driving and may own at least one vehicle. The senior assisted living facility will have a maximum of fifteen employees per working shift.

The site currently has a total of six access driveways, one access to 79th Street (north side of building), three driveways to Belinder Avenue (east side of building), and two driveways to Somerset Drive (south side of building). The proposed development will reduce the number of driveways access to two, one on Somerset Drive and one on Belinder Avenue. The existing driveway to 79th Street will close. The two driveways to the new facility will be located at the location of existing driveways with minor adjustment to for the new site. Refer to the proposed site plan for details.

The ITE Trip Generation Handbook, 8th Edition, was used to estimate the number of trips that would be generated by the proposed assisted living facility and compared with the trips generated by the previous elementary school. **Tables 1 and 2** show the trips generated for each facility. The traffic peak hour of an assisted living facility are expected to be different from the morning and evening traffic peak hours of the adjacent streets. Therefore, the traffic

in and out of the facility is not expected to have significant effect on the commuter traffic peaks of the adjacent streets. Similarly, an elementary school (previous site use), traffic peaks in the morning are similar to the peak of the adjacent traffic but the afternoon traffic peak was earlier than the traffic peak hour of the adjacent street. The tables below compares the corresponding peak hours of traffic for each land use.

Table 1 - Trip Generation for Proposed Senior Assisted Living Facility

Land Use	ITE Code	Quantity	Units	Daily Trips	AM Peak Hour*	PM Peak Hour*	Saturday Peak	Sunday Peak
Assisted Living	254	100	Bed	284	18	36	33	38
Senior Adult Housing Villages	252	16	Dwelling Units	56	1	2	5	9
			Total	340	19	38	38	47

* Generator Peak Hour

Table 2 – Change in Trip Generation for Proposed Senior Assisted Living Facility

Land Use	ITE Code	Quantity	Units	Daily Trips	AM Peak Hour*	PM Peak Hour*	Saturday Peak	Sunday Peak
Proposed Development	**	**	**	340	19	38	38	47
Elementary School (Prior Development)	520	49,800	Sq. ft.	768	259	145	0	0
Difference in number of trips				-428	-240	-107	+38	+47

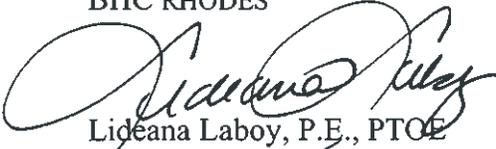
* Generator Peak Hour, ** See Table 1

As shown in the above tables, the number of trips that would be generated by the proposed development on weekdays is significantly lower than the trips generated by the elementary school that previously occupied the study site. On weekends, it is expected that an assisted living facility will generate traffic related to employees' work shifts and visitors, while the previous elementary school usually did not generate traffic during weekends. Nevertheless, the additional weekend trips are significantly low and are not expected to create congestion or affect the traffic on the adjacent streets.

We appreciate the opportunity to be of service to you on this important project. Please feel free to contact us if you have any questions or need any additional information.

Respectfully submitted by,

BHC RHODES



Lidiana Laboy, P.E., PTOE
Senior Traffic Engineer

**PRELIMINARY STORMWATER
MANAGEMENT STUDY
FOR
BENTON HOUSE
(SOMERSET SCHOOL REDEVELOPMENT)**

File Copy
OK

**Project Location:
2700 SOMERSET DR
PRAIRIE VILLAGE, KS 66208**

BHC RHODES # 015430

September 9, 2011



Approved

by: _____
City of Prairie Village, KS



Introduction

Hunt Midwest Real Estate Development Inc is proposing to demolish and remove the existing Somerset School located at 79th Street and Belinder Road. A single story assisted living facility and potential future villas are proposed for the site. The purpose of this study is to identify existing and potential drainage problems, delineate required stormwater treatment facilities and document that stormwater runoff from the development will not have an adverse impact on existing properties adjacent to or downstream of the project.

Design of the storm drainage systems followed applicable City Codes and APWA Section 5600. Peak runoff and detention calculations were performed using the Curve Numbers and Soil Conditions taken from the SCS Method and an SCS Type II Rainfall Distribution. Detention has been analyzed using PondPack software as permitted. The water quality event peak runoff and volume was computed using the MARC BMP Manual design criteria.

Existing Conditions

Currently, the 6.7-acre project site consists of an existing elementary school building, asphalt paved driveways, parking, and playground areas, and grass ball fields. The site is bordered by single-family residential on all sides. Runoff is conveyed overland and through a series of pipes receiving flow from area inlets and building downspouts. Runoff from the site is directed to five primary locations adjacent to the site and connected to the City storm sewer system. The discharge locations and existing drainage areas are depicted The Drainage Area Map in Appendix A. An Aerial Photo showing the existing conditions is also provided in Appendix A.

Proposed Conditions

The proposed project will include construction of an assisted living facility and potential future villas. On-site parking, drives and sidewalks will be provided. Setbacks from Belinder Ave and Somerset Drive will be maintained and the existing trees long the streets will be preserved. Site plans depicting the site improvements were submitted to the City for consideration on September 2, 2011.

Runoff from the proposed site will be altered from the conditions of the existing school. If the entire project is constructed (main building and villas) there will be an increase in impervious areas for the property and thus and increase in stormwater runoff if without stormwater management facilities. In order to limit the peak stormwater discharges from the site, watersheds will be revised and a stormwater detention facility is proposed at the southwest corner of the site.

Downstream Drainage and Flooding

Pursuant to APWA section 5600, stormwater drainage and flooding will be controlled by restricting the maximum allowable release rate of stormwater originating within the proposed development to an amount that will not exceed the existing conditions.

Initial indication from the City staff is that there are no known downstream flooding problems. Inquiries have been made with the Public Works department, but have not been returned as of the issuance of this report. If problems are reported, solutions will be presented in the final design documents for the project.

Final Onsite Drainage System

Stormwater will be conveyed over land and in enclosed pipe systems. Runoff from undisturbed front lawns will be allowed to discharge to the street gutters consistent with existing conditions. Enclosed pipe systems on the northern portion of the site will be connected directly to the City storm sewers on 79th Street. Enclosed pipe systems on the southern portion of the site will be discharged in a Bioretention basin which will serve as a water quality facility and a detention facility. The outfall structure for the bioretention basin will be connected to the existing City storm sewer on Belinder Ave. Refer to the site plans submitted on September 2, 2011 and supplemental plans submitted on September 9, 2011 for site layout.

Drainage Computations

In order to assess the allowable peak discharges from the site, the existing conditions were analyzed. Runoff from 5 locations for the existing conditions are presented in Table 1. The areas are depicted on the Drainage Area Map in Appendix A.

Table 1 - Existing Peak Discharge Conditions

Existing Drainage Areas	Tc	A (SF)	A (AC)	C	10-Year			100-Year		
					K	I (in/hr)	Q (cfs)	K	I (in/hr)	Q (cfs)
NW Corner to Cl on 79th St	5	172996	3.97	0.52	1.00	7.35	15.18	1.25	10.32	26.65
NE Corner to Cl on 79th St.	5	20392	0.47	0.90	1.00	7.35	3.10	1.25	10.32	5.44
East Side to Gutter on Belinder	5	44151	1.01	0.70	1.00	7.35	5.22	1.25	10.32	9.15
SE corner to gutter on Somerset	5	9721	0.22	0.30	1.00	7.35	0.49	1.25	10.32	0.86
SW corner to Cl on Somerset	5	48580	1.12	0.90	1.00	7.35	7.38	1.25	10.32	12.95
Total		295840	6.79	0.63			31.37			55.05

The total runoff (Q) from the site for the 10-Year and 100-Year storm is 31.37 cfs and 55.05 cfs respectively. The runoff volumes from each of the Drainage Areas indicated in Table 1 were used to establish the peak allowable discharge at each location.

The proposed site results in changes to the area, runoff coefficients, and ultimately the runoff to each of the five discharge points. The proposed runoff conditions are presented in Table 2.

Table 2 - Proposed Peak Discharge Conditions

Proposed Drainage Areas	Tc	A (SF)	A (AC)	C	10-Year			100-Year		
					K	I (in/hr)	Q (cfs)	K	I (in/hr)	Q (cfs)
NW Corner to CI on 79th St	5	117491	2.70	0.70	1.00	7.35	13.88	1.25	10.32	24.36
NE Corner to CI on 79th St.	5	10881	0.25	0.60	1.00	7.35	1.10	1.25	10.32	1.93
East Side to Gutter on Belinder	5	26227	0.60	0.40	1.00	7.35	1.77	1.25	10.32	3.11
SE corner to gutter on Somerset	5	10913	0.25	0.30	1.00	7.35	0.55	1.25	10.32	0.97
SW corner to CI on Somerset	5	130273	2.99	0.80	1.00	7.35	47.59	1.25	10.32	30.87
Peak Discharge from Detention							9.51			12.36
Total		295785	6.79	0.70			26.82			42.73

The peak discharges for 4 of the 5 areas are reduced or increased by acceptable amounts and will result in a net reduction in peak flows at those areas. The area at the southwest corner of the site results in a calculated increase in peak flow, and as such, stormwater detention is proposed for that drainage area. The Peak discharge from the detention basin shows that the runoff from the southwest drainage area will be less than existing conditions.

The project will reduce the peak runoff from the site as shown by comparing the Total Runoff amount for the existing and proposed conditions.

Stormwater Detention

Stormwater Detention is provided for the improvements included as part of this project. The detention facility provides adequate volume to provide storage for the 100-year storm event for a drainage area of approximately 3 Acres. Appendix C contains the PondPack output for the design and analysis of the detention basin. Table 3 provides a summary of the Detention Basin Hydraulics:

Table 3 - Pond Routing Summary

Design Storm	Peak Inflow (CFS)	Peak Volume (Ac-Ft)	Peak Elevation	Peak Outflow (CFS)
1-Year	9.64	0.207	954.4	5.42
10-Year (10%)	19.38	0.355	955.7	9.51
100-Year (1%)	30.16	0.541	957.0	12.36

The proposed detention facility provides adequate detention volume for the 100-year storm event, while limiting the peak discharge to less than the peak discharge rate from

the existing conditions. A 15-inch pipe will serve as the primary outlet structure and is proposed to be connected directly to the City storm sewer system along Somerset Drive. An emergency spillway in the form of a 28-foot long concrete weir will be provided. Cross Sections of the proposed Detention Facility Outlet have been included in the plans submitted to the City on 9/9/11.

Stream Corridors

There are no stream corridors adjacent to this property.

Stormwater Treatment Requirements

A bioretention basin is proposed near the southwest corner of the property to address water quality and help infiltrate a portion of the site runoff. The bioretention basin will be integrated with the detention facility.

According to the MARC/APWA BMP Manual Section 4.4 the existing and proposed land uses are not classified as stormwater "hot spots" and will not require any additional management of runoff quality.

The proposed site improvements will include an assisted living facility, villas, asphalt parking areas and driveways. Approximately 55% of the proposed site cover will be impervious. (Total Project Area = 6.7 Ac., Impervious Area = 3.7 Ac.)

The required level of service for the site was determined using the MARC BMP manual worksheet 1A which is provided in Appendix B. The development will result in a net increase in impervious area of 0.40 acres. The Level of Service required per the MARC BMP Manual – Worksheet 1A is 3.9 or a Value Rating (VR) of 13.2

The MARC BMP Manual Development Mitigation Package Worksheet 2 is located in Appendix B. The completed worksheet provides a mitigation plan that meets or exceeds the Required Level of Service of 3.9.

The following calculations were utilized to generate the STF Design:

$$\begin{aligned} WQ_v &= P \cdot R_v \\ Q &= kciA \\ P &= 1.37" \text{ (Water Quality Event)} \\ R_v &= 0.05 + 0.009 \cdot I \\ I &= \% \text{ Impervious} \\ C &= 0.3 + 0.6i, \text{ where } I = \% \text{ impervious} / 100 \end{aligned}$$

Design calculations for the bioretention basin are provided in Appendix B.

The proposed bioretention basin will be located within the property boundary and can be accessed via the proposed drives and parking lot areas.

The property owner will be responsible for long-term maintenance of the bioretention basin.

Corps of Engineers Requirements

A Jurisdictional Determination was not required by Staff or completed as part of the Preliminary Stormwater Management Study for this project, however it is believed that there are no "Waters of the U.S." within the project limits and that there are no existing wetlands that will be impacted with this project.

FEMA / DWR Requirements

The project site lies within Zone X (unshaded) per FEMA FIRM panel number 20091C0040G located in Appendix A. Zone X (unshaded) is an area determined to be outside the 0.2% annual chance floodplain.

Conclusion

The redevelopment of the Somerset School site to a proposed Assisted Living facility and adjacent villas will have a minor impact on stormwater runoff due to a minor increase in impervious areas. Stormwater detention is proposed to offset the increased runoff and limit the peak discharges from the site to the discharge rates calculated for the existing conditions.

Stormwater Quality components calculated as per the MARC / APWA BMP manual are also proposed to be incorporated into the stormwater management systems to reduce runoff from small rain events and promote stormwater filtering.

This project does not impact stream corridors, waters of the U.S., wetlands, or FEMA floodplains.

September 27, 2011

Mr. Dennis Enslinger
City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

RE: Benton House – Special Use Permit and Site Plan Approval

Dear Mr. Enslinger:

With regards to the review comments sent from Mr. Ron Williamson on 9/15/11 via email, we offer the following responses and/or clarifications (numbering matches comments from email):

1. Applicant understands that the Special Use Permit and Site Plan approval will be separate applications / agenda items.
2. A revised landscape plan is attached with the following revisions:
 - a. Name and size of existing trees are shown.
 - b. Foundation plantings and other additional landscaping has been added.
 - c. Screening along the west property line has been noted as a future installation at such time as the villas are constructed. This was discussed at the neighborhood meeting and appeared to be acceptable to the neighbors in attendance.
 - d. Additional street trees have been added. See the enclosed Landscape Plan.
3. Two monument signs are proposed. A “Type A” sign is proposed at the entrance off of Somerset and is shown to scale on the site plan. A “Type B” sign is proposed near the southeast corner of the site in the same location as the existing monument sign for the school. The site plan has been updated to reference the type of sign at each location.
4. A dimension plan with the dimensional data requested was submitted on 9/9/11. Copies of the Dimension Plan are enclosed. The plan shows offsets to property lines, drive widths, parking dimensions etc.
5. Sheet A-1 printed at full size will be submitted under separate cover. At full size, scale bars will be correct.
6. Applicant requests that the sidewalk along 79th Street be deferred until a future phase when the villas as shown on sheet 2 are constructed. There is currently no sidewalk along the south side of 79th Street adjacent to this property, or to the east or west of this property.
7. Roof material is indicated on sheet A-10 as “Architectural” composition fiberglass shingles.
8. The trail along the west property line has been modified as suggested to terminate near the northwest corner of the property.
9. The sidewalk along Belinder Ave. is an existing sidewalk within the public right-of-way. Applicant proposes to preserve the existing sidewalk in place in an effort to minimize

construction activities near the trees that are intended to be saved along the Belinder Ave frontage.

10. Applicant is agreeable to working with City staff to provide for a community garden. The garden would likely be located along the north boundary of the property.
11. A color rendering will be submitted under separate cover. A materials board will be available for review at the Planning Commission meeting.

We appreciate the City's efforts on this project and look forward to working with you as the project moves forward. If you should have any further questions, please call me at (913) 663-1900.

Sincerely,

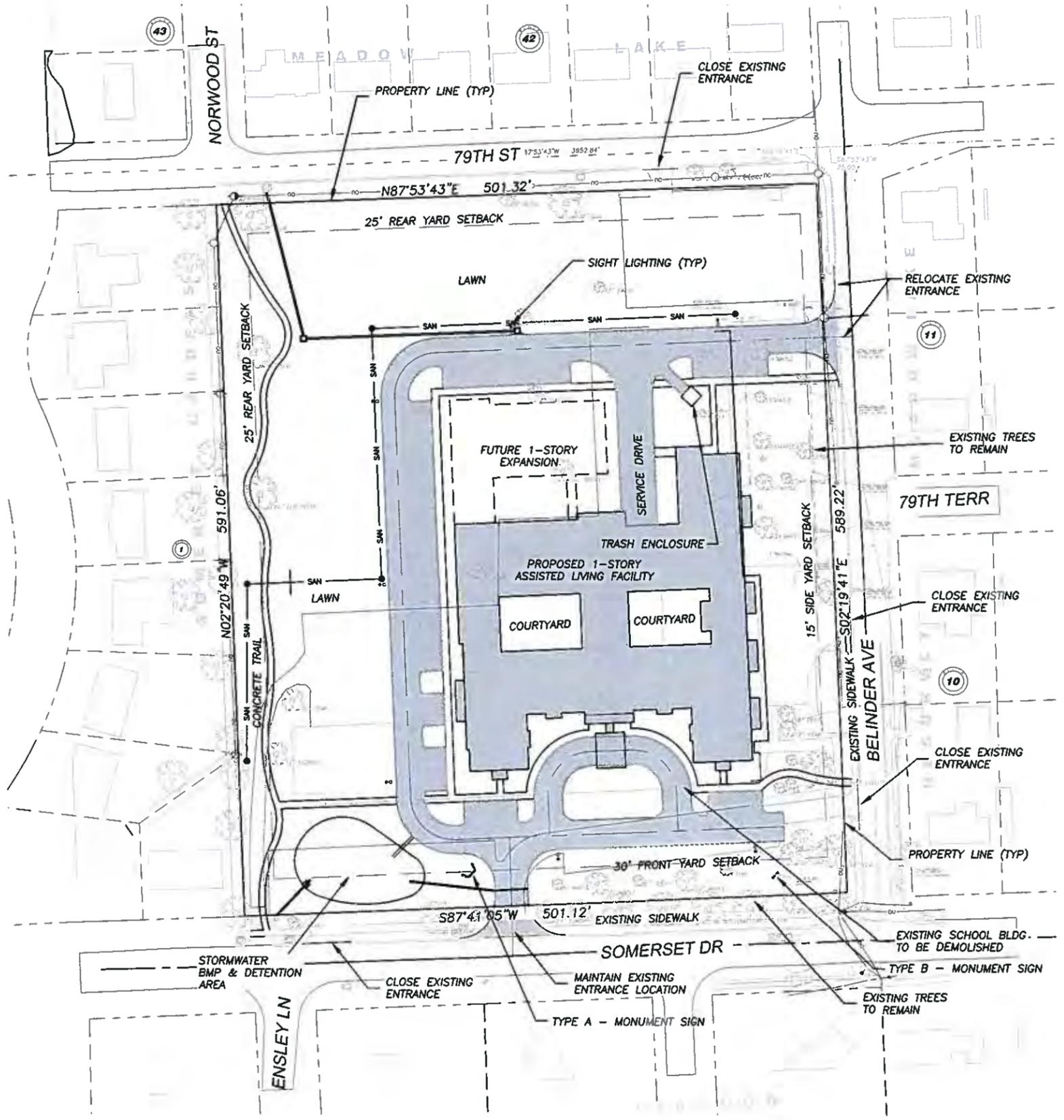


Brett Carlgren, PE
Project Manager

Enc.: Revised Site Plans and Landscape Plans (2 Full Size, 15 11x17)

cc: Brenner Holland
Ron Williamson
Mark Lamas

Sep 26, 2011 - 12:47pm Plotted By: becc@conplan V:\015430\DWG\Eng\Sheet\Sup Plan\015430 SUP SITE PLAN - PHASE 1.dwg Layout: Layout1



NOTES:

1. EXISTING INFORMATION SHOWN IS TAKEN FROM JOHNSON COUNTY AIMS MAPPING SYSTEM AND SHOULD BE VERIFIED BY SURVEY PRIOR TO PREPARATION OF DEVELOPMENT PLAN.
2. CURRENT ZONING IS R-1A
3. THIS PLAN IS FOR CONSIDERATION OF A SPECIAL USE PERMIT ONLY. NO CONSTRUCTION SHALL COMMENCE BASED ON THE INFORMATION SHOWN.
4. ALL EXISTING BUILDINGS AND PLAYGROUND STRUCTURES WILL BE DEMOLISHED AND REMOVED FROM THE SITE AS PART OF THIS PROJECT. REASONABLE EFFORTS SHALL BE MADE TO PRESERVE PERIMETER STREET TREES.
5. ALL PROPOSED SITE LIGHTING WILL BE DIRECTED INWARD AND MINIMIZED SUCH THAT THERE WILL BE LITTLE OR NO GLARE ON ADJOINING PROPERTIES. PHOTOMETRIC PLANS WILL BE SUBMITTED WITH THE CONSTRUCTION DRAWINGS AT A LATER DATE.
6. SEDIMENT AND EROSION CONTROL PLANS CONFORMING TO CITY OF PRAIRIE VILLAGE AND KDHE REQUIREMENTS WILL BE SUBMITTED WITH THE CONSTRUCTION DRAWINGS AT A LATER DATE.

PARKING SUMMARY:

PROPOSED BUILDING = 59 UNITS / 80 BEDS
 FUTURE ADDITION = 12 UNITS / 20 BEDS
 FUTURE VILLA UNITS = 16
 EMPLOYEES ON PEAK SHIFT = 15

PARKING REQUIRED PER PRAIRIE VILLAGE CODE 19.46
 NURSING HOMES = 1 SPACE PER 4 BEDS + 1 PER EMPLOYEE
 SINGLE FAMILY RESIDENTIAL = 2 SPACES PER DWELLING UNIT
 100 BEDS @ 1 PER 4 BEDS = 25 SPACES
 15 EMPLOYEES @ 1 PER EMPLOYEE = 15 SPACES
 16 SINGLE FAMILY VILLAS @ 2 PER UNIT = 32 SPACES

TOTAL PARKING REQUIRED = 72 SPACES

BUILDING PARKING = 58 SPACES
 VILLA PARKING = 32 SPACES
 (1 GARAGE, 1 DRIVEWAY PER UNIT)

TOTAL PARKING PROVIDED = 92 SPACES
 ADA SPACES = 4 SPACES

PRELIMINARY STORMWATER EVALUATION:

EXISTING PROPERTY = 292,400 SF +/- (6.7 AC)
 EXISTING IMPERVIOUS SURFACES = 145,500 SF +/- (3.3 AC)
 PROPOSED PHASE 1 IMPERVIOUS SURFACES = 121,100 SF +/- (2.8 AC)
 PROPOSED PHASE 2 IMPERVIOUS SURFACES = 38,600 SF +/- (0.88 AC)
 PROPOSED TOTAL IMPERVIOUS SURFACES = 159,700 SF +/- (3.7 AC)
 NET CHANGE IN IMPERVIOUS SURFACES FOR PHASE 1 = -24,400 SF +/- (0.5 AC)
 NET CHANGE IN IMPERVIOUS SURFACES FOR PHASE 1 & 2 = 14,200 SF +/- (0.3 AC)

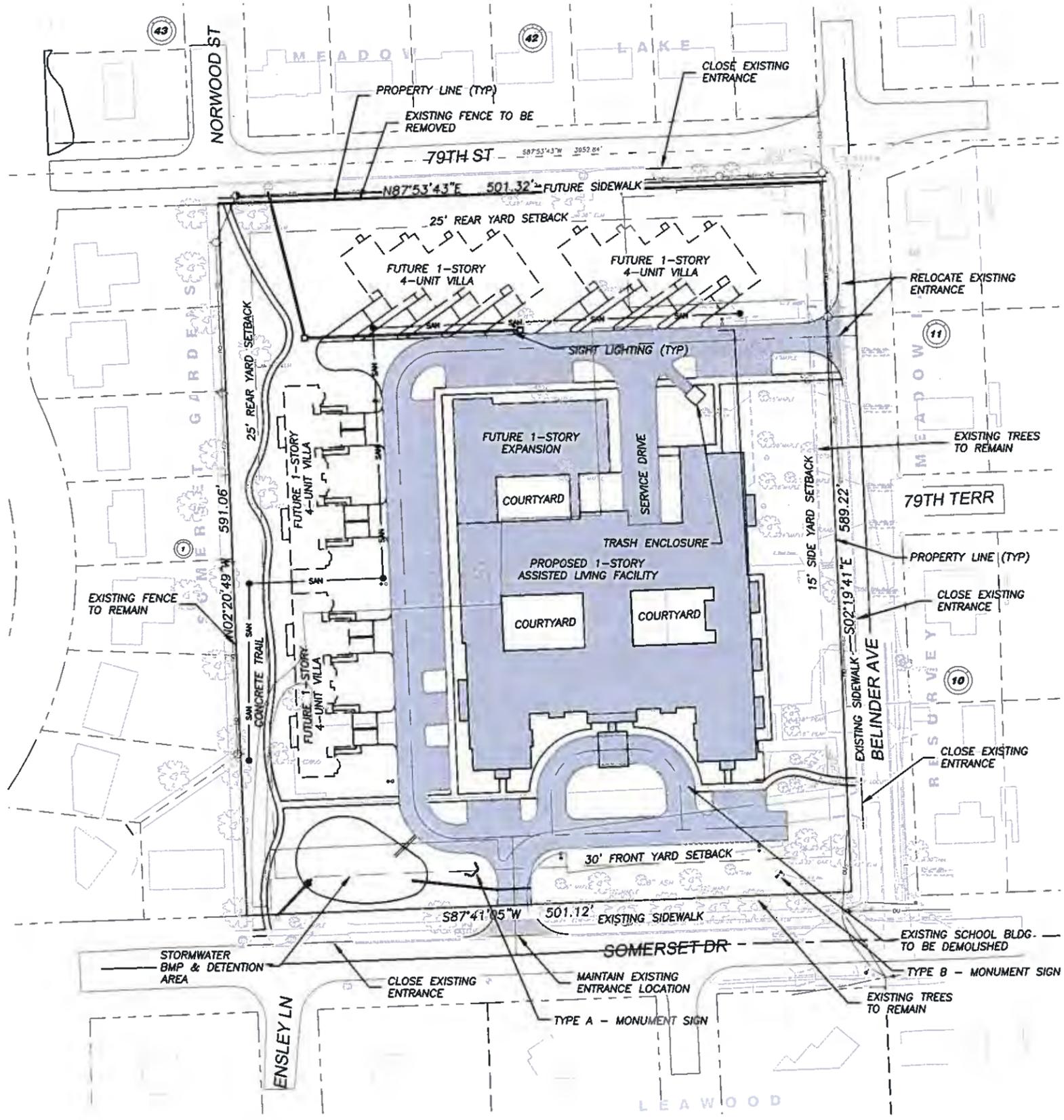
DUE TO A NET REDUCTION IN IMPERVIOUS SURFACES FOR THE PROPOSED PHASE 1 PROJECT, STORMWATER RUNOFF FROM THE SITE WILL BE REDUCED. AS SUCH, NO STORMWATER DETENTION IS REQUIRED FOR PHASE 1. A STORMWATER QUALITY BMP IS PROPOSED AT THE SOUTHWEST CORNER OF THE SITE AS SHOWN ON THE PLAN. THE STORMWATER BMP WILL ALSO SERVE AS DETENTION TO OFFSET AN INCREASE IN IMPERVIOUS AREA FOR FUTURE PHASES. REFER TO THE PRELIMINARY STORMWATER MANAGEMENT STUDY FOR MORE INFORMATION.

LEGEND

Proposed Building	Proposed Expansion
Future Addition	Future Villa Units
Proposed Parking	Existing Parking
Proposed Driveway	Existing Driveway
Proposed Sidewalk	Existing Sidewalk
Proposed Concrete Trail	Existing Concrete Trail
Proposed Lawn	Existing Lawn
Proposed Sight Lighting	Existing Sight Lighting
Proposed Service Drive	Existing Service Drive
Proposed Trash Enclosure	Existing Trash Enclosure
Proposed Courtyard	Existing Courtyard
Proposed Stormwater BMP & Detention Area	Existing Stormwater BMP & Detention Area
Proposed Type A Monument Sign	Proposed Type B Monument Sign
Proposed Property Line	Existing Property Line
Proposed Close Existing Entrance	Proposed Relocate Existing Entrance
Proposed Maintain Existing Entrance Location	Proposed Close Existing Entrance
Proposed Existing Trees to Remain	Proposed Existing Trees to Remain

BENTON HOUSE 79TH AND BELINDER PRAIRIE VILLAGE KS PHASE 1 PLAN SPECIAL USE PERMIT	BEC RHODES CIVIL ENGINEERS & SURVEYORS 6363 College Blvd., Suite 500 Overland Park, Kansas 66211 Phone (913) 663-1900 Fax (913) 663-1633										
Prepared For: HUNT MIDWEST 8300 NE UNDERGROUND DR KANSAS CITY MO 64161	Design: BEC Drawn: BEC Checked: BEC Issue Date: 09/02/11 Project Number: 015430										
1 of 2 1	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Rev.</th> <th style="width: 10%;">Date</th> <th style="width: 50%;">Description</th> <th style="width: 10%;">By</th> <th style="width: 10%;">App.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.	Date	Description	By	App.					
Rev.	Date	Description	By	App.							

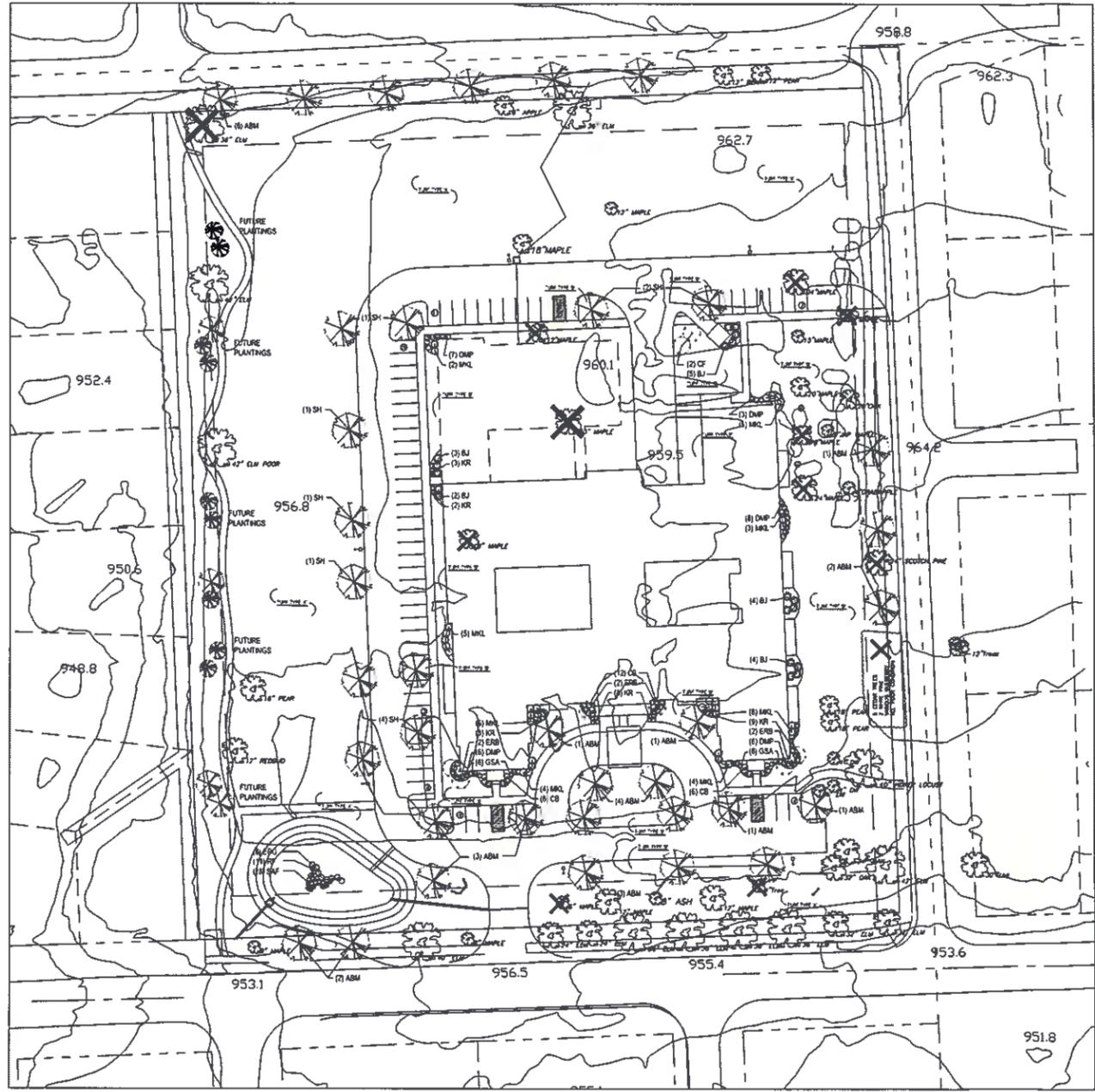
Sep 26, 2011 - 12:49pm Plotted By: brett.conroy V:\015430\Draw\Sheet\Site Plan\015430_SIP_Site_Plan.dwg Layout: Layout1



LEGEND

	Set Monument (1/2")
	Reinforcing Rod w/cap
	Chain Link Fence
	Utility Pole
	Water Line
	Water Meter
	Underground Telephone Line
	Storm Sewer Manhole
	Gate Inlet
	Wood Fence
	Chain Link Fence
	Single Pole Sign
	Deciduous Tree and Shrub
	Coniferous Tree and Shrub
	R/W Right-of-Way

BENTON HOUSE 79TH AND BELINDER PRAIRIE VILLAGE KS MASTER PLAN SPECIAL USE PERMIT	
Prepared For: HUNT MIDWEST 8300 NE UNDERGROUND DR KANSAS CITY, MO 64161	B/C RHODES CIVIL ENGINEER & SURVEYORS 6303 College Blvd., Suite 500 Overland Park, Kansas 66211 phone (913) 663-1900 fax (913) 663-1633
Design: BEC Drawn: BEC Checked: BEC Issue Date: 09/02/11 Project Number: 015430	Description: Date: 09/09/11 Rev. 1 By: BEC App: BEC
2 of 4 2	



1 SITE LANDSCAPE PLAN
SCALE: 1"=50'-0"

GENERAL NOTES:

1. RE-SOD ALL AREAS DISTURBED BY CONSTRUCTION. REFERENCE PLANTING PLANS FOR LOCATION OF SOD AREAS
2. USE 6" DEEP ANGLED MULCH TRENCH FOR LANDSCAPE EDGING ON ALL PLANTING BEDS. REFERENCE PLANTING PLANS FOR LOCATION OF EDGING
3. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY
4. ADDITIONAL LANDSCAPING AND/OR SCREENING WILL BE PROVIDED ALONG THE WEST PROPERTY LINE AT SUCH TIME AS THE FUTURE VILLAS ARE CONSTRUCTED.
5. DEVELOPER AND DESIGN TEAM WILL COORDINATE REMOVAL AND PRUNING OF EXISTING TREES WITH THE PRAIRIE VILLAGE TREE BOARD PRIOR TO COMMENCEMENT OF WORK

TURF TYPE 'A' (SEED)

SEED TYPE 'A' BASED UPON UNITED SEEDS® SUPER TURF 1 W/ LS

SPECIES	% OF MIX
FIRECRACKER LS TURF TYPE TALL FESCUE	22.50
TITANIUM LS TURF TYPE TALL FESCUE	22.50
SPYDER LS TURF TYPE TALL FESCUE	22.50
INFERNO TURF TYPE TALL FESCUE	22.50
MONTEREY 3 PERENNIAL RYEGRASS	10.00

SEED AT A RATE OF 10lbs. PER 1,000 SF

TURF TYPE 'B' (SOD)

PROVIDE FESCUE SOD EQUAL TO/ COMPATIBLE WITH SEED TYPE 'A' PROVIDE SPECIES LIST FOR APPROVAL

LANDSCAPE INFORMATION

- 38 TREES TO BE PRESERVED ON THE SITE
- 12 EXISTING TREES TO BE REMOVED (some are in very bad condition and need to be removed)
- 34 NEW SHADE TREES
- 8 NEW ORNAMENTAL TREES

LANDSCAPE LEGEND

Symbol	Botanical Name (Plant Name)	Common Name	Min. Caliper	Min. Size
OVERSTORY TREES				
ABM	Acer Incanum Autumn Blaze®	Autumn Blaze Maple	2.5" cal.	
SH	Gleditsia Macarthurii 'Skyline'	Shademaster Honeylocust	2.5" cal.	
ORNAMENTAL TREES				
ERB	Cercis canadensis	Eastern Redbud	2" cal.	6' H.
CF	Cornus Florida 'Cloud Nine'	Cloud 9 Dogwood	2" cal.	6' H.
EXISTING TREES TO BE PRESERVED		EXISTING TREES TO BE REMOVED		
DECIDUOUS SHRUBS				
MSL	Spirea prairiensis 'Miss Kim'	Miss Kim Spirea	3/8" cal.	Plant # @ O.C.
OSA	Azalea 'Oscar's Secret'	Oscar's Scarlet Azalea	3 gal.	Plant # @ O.C.
KR	Rosa 'Knockout'	Knockout Rose	3 gal.	
EVERGREEN SHRUBS				
DWR	Pinus mugo 'mughus'	Dwarf Mugo Pine	30" ht.	Plant # @ O.C.
CB	Chamaecyparis 'Chamaecyparis'	Chamaecyparis	3 gal.	Plant # @ O.C.
BJ	Juniperus virginiana 'Glaucoc'	Burn Juniper	5 gal.	36" ht.
EVERGREEN TREES				
EPG	Euphorbia pulcherrima 'Gateway'	Gateway Euphorbia	1 gal.	Plant # @ O.C.
RF	Rubus 'Rubus'	Goldilum Rubus	1 gal.	Plant # @ O.C.
SAT	Sedum Autumn Red	Autumn Red Sedum	1 gal.	Plant # @ O.C.

The Clark Enersen Partners
Architecture
Landscape Architecture
Engineering
Interior
www.clarkensers.com
Kansas City, Missouri
1251 NW Blenheim Parkway, Suite 400
Kansas City, MO 64116-1776
816.474.8237 Fax 816.474.8233
Lincoln, Nebraska

Benton House
79th and Belinder
Prairie Village, KS

TCEP No.: 745-001-11
9-26-2011

Landscape Plan

L1.0

LOCHNER

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: October 4, 2011 Planning Commission Meeting

Project # 010002401

Application: PC 2011-11⁹~~8~~

Request: Approval of Sign Standard Amendment and Monument Sign

Property Address: 7400 State Line Road

Applicant: Tower Properties

Current Zoning and Land Use: CP-O Planned Office Building District – Office Building

Surrounding Zoning and Land Use:

North	R-1B Single-family Residential-Single Family Dwellings
West:	R-1B Single-family Residential-Single Family Dwellings
South:	C-1 Restricted Business – Office Building
East:	Residential KCMO – Single-family Dwellings

Legal Description: Combination of Platted Lots

Property Area: 3.03 Acres

Related Case Files: PC 2005117 Monument Sign Approval
PC 2007-101 Approval of Sign Standards

Attachments: Application, Sign Graphics, Sign Standards, Photo

General Location Map



W 75TH ST

Aerial Map



COMMENTS:

At its regular meeting on May 1, 2007, the Planning Commission approved sign standards and a monument sign for 7400 State Line Road. The approved Sign Standards permit only two tenants on the monument sign. The applicant has another major tenant and is requesting to change the two tenant provision to three tenants.

The face of the monument sign would change from two horizontal tenant listings (see photo) to three vertical panels. The applicant proposes to just change out the two panel sign to a three panel. The sign will not be enlarged and the monument sign base will not be changed.



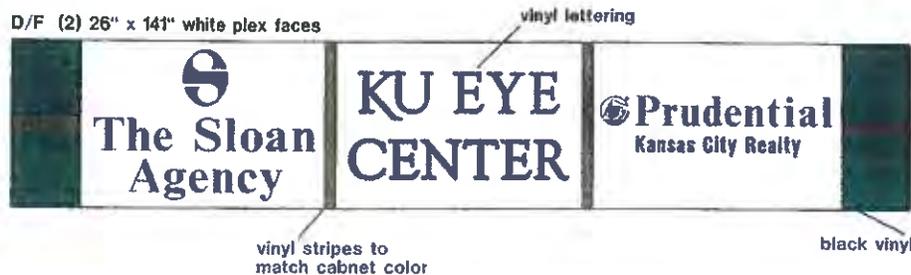
RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the change in the Signs Standards to permit three tenants on the monument signs and approve the three panel design on the monument sign with the condition that the sign panel is not enlarged from what now exists.

KC SIGN PHONE: 913-432-2500 FAX: 913-432-2882



5033 MACKEY, OVERLAND PARK, KANSAS 66203



FILE NAME	7400MAST.PLT	DATE	9.2.11	SCALE	3/4"=1'-0"	CLIENT APPROVAL	DATE APPROVED
DESCRIPTION	REFACE EXISTING FACES WITH NEW, TRANSLUCENT, BLUE (TO MATCH) GRAPHICS. CENTER LINES TO BE BROWN, TO MATCH EXISTING						N/A 7/14/11 7/14/11
ADDRESS	7400 PLACE 7400 STATE LINE RD. PRAIRIE VILLAGE, KS	SALES/PROJECT	JEFF MURPHY	DESIGNER	JAY JENSEN	REVISIONS	
DATE PLOTTED	7/21/11					*This original design and all information contained thereon is the property of KC Sign Express, Inc. and its use in any way other than as authorized is expressly forbidden. This drawing is subject to retain on demand.	

D/F (2) 26" x 141" white plex faces

vinyl lettering



vinyl stripes to
match cabinet color

black vinyl

FILE NAME: 7400MAST.PLT

DATE: 9.2.11

SCALE: 3/4"=1'-0"

CLIENT APPROVAL:

DATE APPROVED:

SIGN SPECIFICATIONS: REFACE EXISTING FACES WITH NEW, TRANSLUCENT, BLUE (TO MATCH) GRAPHICS.
CENTER LINES TO BE BROWN, TO MATCH EXISTING.

% ALLOWED - N/A
BLDG. SQ. FT. -
SQ. FT. ALLOWED =
SIGN SQ. FT. =



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only	
Case No.:	PC 2011-119
Filing Fee:	\$100
Deposit:	\$500
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	10/4/11

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: TOWER PROPERTIES - CHRIS ERDLEY Phone Number: (816) 374-0602

Address: 7400 STATE LINE Zip 66208

Owner: TOWER PROPERTIES Phone Number: (816) 421-8255

Address: 1000 WALNUT, SUITE 900 KC, MO Zip: 64106

Location of Property: 7400 STATE LINE

Legal Description: (ATTACHED)

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

MODIFY MONUMENT SIGNAGE TO ATTACHED RENDERING

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 SIGNAGE MODIFICATION

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.

Christopher B Erdley
Applicant's Signature/Date

Christopher B Erdley
Owner's Signature/Date

EXHIBIT A

Legal Description

TRACT I:

LOTS 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, AND 402, GRANTHURST, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF IN PLAT BOOK 6, PAGE 28.

TRACT II:

LOT 476, GRANTHURST, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF IN PLAT BOOK 6, PAGE 28, EXCEPT: BEGINNING AT THE SOUTHEAST CORNER OF LOT 476; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 476, 188.00 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE DEFLECTING 80° 37' TO THE LEFT FROM THE LAST MENTIONED COURSE, 116.56 FEET; THENCE NORTHERLY IN A STRAIGHT LINE DEFLECTING 80° 37' TO THE RIGHT FROM THE MENTIONED COURSE, 156.00 FEET; THENCE WESTERLY IN A STRAIGHT LINE AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, 200 FEET; THENCE SOUTHERLY IN A STRAIGHT LINE AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, 82.02 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE DEFLECTING 70° 48' 40" TO THE RIGHT FROM THE LAST MENTIONED COURSE, 124.77 FEET TO A POINT ON THE WESTERLY LINE OF LOT 476; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOT 476, 255 FEET TO THE SOUTHWEST CORNER OF LOT 476; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 476, 349.03 FEET TO THE POINT OF BEGINNING.

42

Sign Standards for 7400 Place
7400 State Line Road
Prairie Village, Kansas

I. General Intent

These standards have been established for the purpose of assuring an outstanding building that is aesthetically pleasing for the benefit of all the tenants within the building and residents surrounding the building. Conformance to these guidelines for the design, fabrication, and installation of signs shall be strictly enforced. Any installed nonconforming and/or unapproved signs shall be brought into conformance at the expense of the tenant. Any interpretations of unstated conditions are strictly the prerogative of Tower Properties of the Building Owners.

II. General Requirements

- A. The Tenant shall submit for signage approval with the Building Owners before continuing on to the City of Prairie Village for a sign permit.
- B. Prior to fabrication of the sign, the Tenant shall be responsible for obtaining and complying with all applicable laws, rules, regulations, city codes and/or ordinances of the City of Prairie Village.
- C. Tenant and/or their sign contractor shall obtain all necessary permits from the City of Prairie Village.
- D. Sign Contractors shall be approved by the Building Owners.
- E. The Sign Contractor shall be responsible for any damage due to the installation of approved signs.
- F. The Tenant and/or Sign Contractor shall be responsible for any access panels, catwalks that are required for the installation and/or general maintenance for the signage.
- G. No moving, flashing or roof-mounted signage will be permitted.
- H. Signage on the building.

1. Two (2) signs (one each on the east and south facades) shall be allowed on the building at any one time.
2. These signs shall be individual letters (characters) and shall be white in color.
3. The letters (characters) shall not exceed 36" in height.
4. Back lighting of these letters is optional.
5. Wall signs shall not exceed five percent (5%) of the total area of the façade, but in no event shall they exceed fifty (50) square feet in area.

I. Signage on the Monument Wall

1. Three (3) tenants (maximum) shall be allowed on the monument sign at any one time.
2. The sign faces shall not exceed twenty (20) square feet in area.
3. The signs shall be located above the monument base.
4. The signs shall be internally illuminated aluminum box cabinets with a translucent acrylic face.
5. Signs shall be lettering/logos for business identification only, and shall not include phone numbers, website addresses, etc.
6. Only one (1) monument sign shall be permitted for the building.



CODES ADMINISTRATION

Planning Commission Meeting Date: October 4, 2011

PC2011-117

Request for Preliminary & Final Plat Approval Corinth
Square North Zoning: C-2
Applicant: Rod Zinn, Landplan Engineering

BACKGROUND

On September 6, 2011, the Planning Commission reviewed and approved the preliminary and final plats subject to the following conditions:

- 1) Add the street names and access control to the face of the Preliminary Plat and submit three copies of the revised plat to the City.
- 2) Add the words "Final Plat" to the title of the final plat.
- 3) Add the street names to the face of the final plat.
- 4) Add the access control to the face of the plat and include the language in the Dedication text.
- 5) Add language to the text granting access from the 35' Access Easement to Lot 2.
- 6) Show sidewalks/trail easements on the face of the plat.
- 7) Resolve whether the easements are U/E Utility Easements or S/E Sanitary Sewer Easements.
- 8) Revise the Final Plat as approved and submit three copies to the City for their records.
- 9) That the applicant submit proof of ownership.
- 10) That the applicant submit the final plat to the Johnson County surveyor for a review.
- 11) That the applicant submit a certificate showing that all taxes and special assessments due and payable have been paid.
- 12) That the applicant submit to the City a copy of the maintenance agreement between the two property owners and a copy of any covenants to be recorded with the Plat

As part of the review by the County Surveyor, it has been determined that there may not be the necessary documents to show the dedication of adjacent rights-of-way, in particular, Somerset. Therefore, staff has requested that the adjacent rights-of-way be shown on the final plat. Because these were not originally approved by the Planning Commission, the Planning Commission will need to reapprove the Final Plat.

ATTACHMENTS

Revised Final Plat Corinth North

PREPARED BY

Dennis J. Enslinger

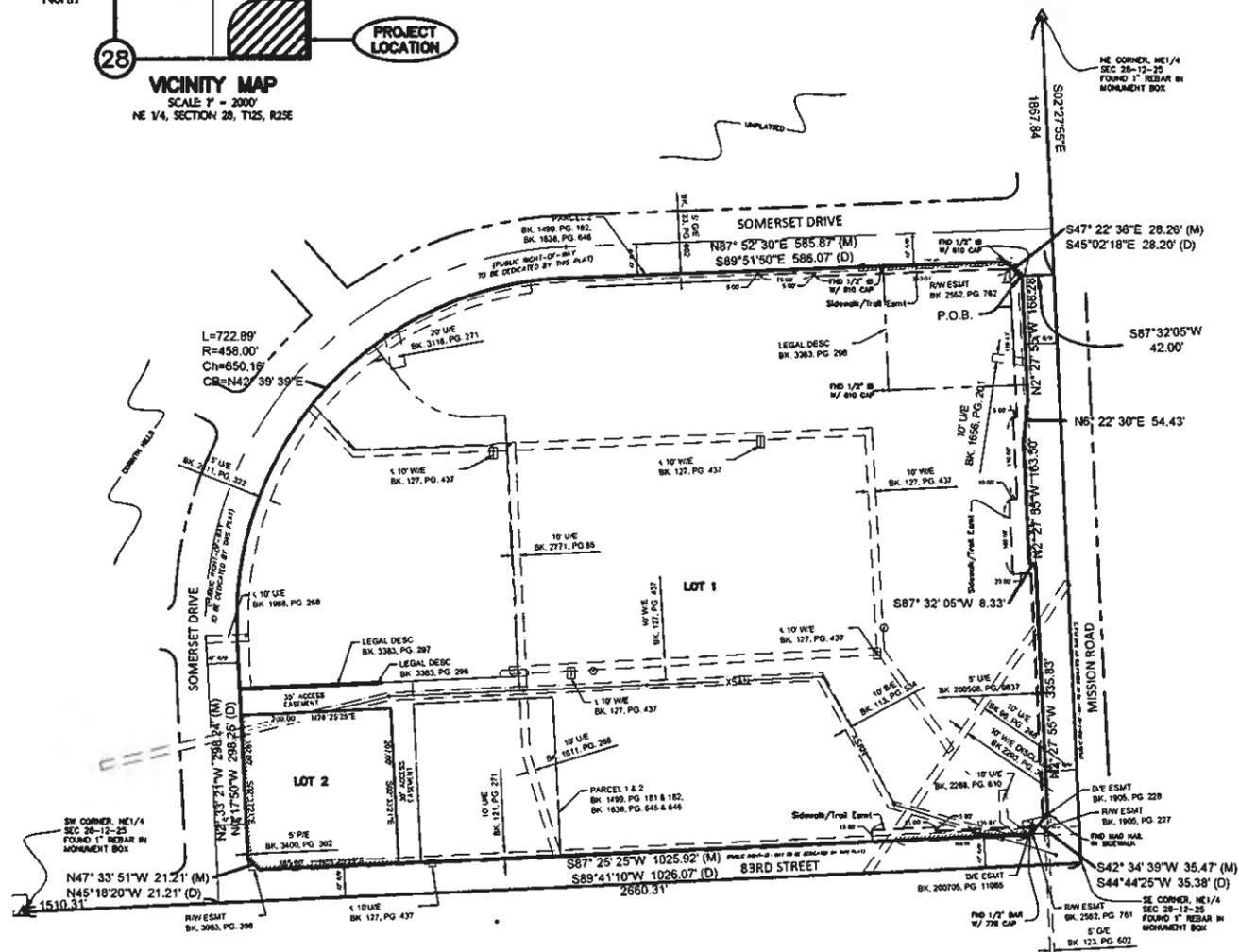
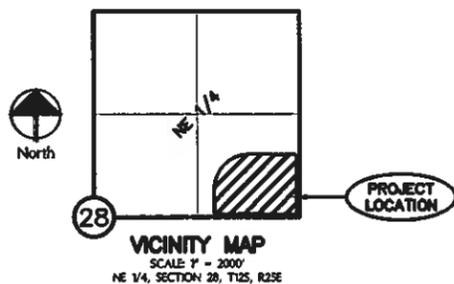
Assistant City Administrator

Date: September 29, 2011

Corinth Square North

FINAL PLAT

A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE,
JOHNSON COUNTY, KANSAS



MONUMENTATION

- FOUND MONUMENT AS DESCRIBED HEREON
- SET 1/2"x24" BAR W/ CAP "PLS 1559" IN CONCRETE
- FND. "PK" NAIL IN CONCRETE SIDEWALK
- FND. 1/2" BAR W/ CAP AS NOTED
- △ FND. 1" REBAR IN MONUMENT BOX AS NOTED (SECTION CORNER)

HORIZONTAL DATUM:
BEARINGS BASED ON NORTH AMERICAN DATUM (NAD 83/07), KANSAS STATE PLANE GRID SYSTEM, NORTH ZONE BY GPS OBSERVATION OF THE JOHNSON COUNTY CONTROL SYSTEM. COORDINATES SHOWN HEREON ARE PROJECT GROUND COORDINATES. C.A.F. = 0.9999289436 = KANSAS STATE PLANE COORDINATES

CLOSURE ANALYSIS:
Perimeter: 3439.537' Area: 775518.84 Sq. Ft.
Error Closure: 0.0022 Course N20° 08' 30"E
Error North: 0.00203 East: 0.00074
Precision: 1:1553682.727

ACKNOWLEDGEMENT
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HERETO SUBSCRIBED ITS HAND.

OWNER: CSN RETAIL PARTNERS, LLC (KS)
A KANSAS LIMITED LIABILITY COMPANY

BY: LANDMARK RETAIL PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: _____

DATED: _____

STATE OF KANSAS } SS
COUNTY OF JOHNSON }

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED DENNIS M. REILLY, TO ME PERSONALLY KNOWN AS THE VICE PRESIDENT OF LANDMARK RETAIL PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF CSN RETAIL PARTNERS, LLC (KS), A KANSAS LIMITED LIABILITY COMPANY, WHO, BEING DULY SWORN BEFORE ME, HAS EXECUTED THIS INSTRUMENT OF WRITING, AND HAS ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT AND DEED OF SAID PERSON.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

IN TESTIMONY WHEREOF, THE UNDERSIGNED LENDER HAS HERETO SUBSCRIBED ITS HAND.

LENDER: BANK OF AMERICA, N.A.

BY: _____

DATED: _____

STATE OF KANSAS } SS
COUNTY OF JOHNSON }

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED DANNIE M. SMITH, TO ME PERSONALLY KNOWN AS THE SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., WHO, BEING DULY SWORN BEFORE ME, HAS EXECUTED THIS INSTRUMENT OF WRITING, AND HAS ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT AND DEED OF SAID PERSON.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION
ALL THAT PART OF THE NE 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28-T12S-R25E, THENCE SOUTH 02°27'55" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 166.84 FEET; THENCE SOUTH 87°32'05" WEST, 42.00' TO THE POINT OF BEGINNING (P.O.B.); THENCE SOUTH 02°27'55" EAST, ALONG THE WEST RIGHT OF WAY OF MISSION ROAD AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 166.28 FEET; THENCE SOUTH 06°22'30" WEST, 54.43 FEET; THENCE SOUTH 02°27'55" EAST, 163.50 FEET; THENCE SOUTH 87°32'05" WEST, 8.33 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MISSION ROAD, THENCE SOUTH 92°27'55" EAST, ALONG SAID RIGHT OF WAY LINE, 335.83 FEET; THENCE SOUTH 42°34'08" WEST, 35.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 83RD STREET, THENCE SOUTH 87°29'25" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 1025.92 FEET; THENCE NORTH 47°33'51" WEST, 21.21 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOMERSET DRIVE AS ESTABLISHED, THENCE NORTH 02°33'21" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 298.24 FEET; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 458.00 FEET, WITH A CHORD BEARING OF NORTH 42°39'39" EAST AND A CHORD LENGTH OF 650.16 FEET, FOR A CURVE DISTANCE OF 722.89 FEET; THENCE NORTH 87°52'30" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SOMERSET DRIVE, 585.87 FEET; THENCE SOUTH 47°22'36" EAST, 28.28 FEET TO THE POINT OF BEGINNING. CONTAINS 17.765 ACRES, MORE OR LESS.

DEDICATION
THE UNDERSIGNED PROPRIETOR OF THE ABOVE-DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH HEREAFTER SHALL BE KNOWN AS CORINTH SQUARE NORTH.

NO ABOVE GROUND FACILITIES ASSOCIATED WITH THE USES HEREIN PERMITTED SHALL BE CONSTRUCTED, LOCATED OR MAINTAINED IN ANY AREA OF THE U/E THAT CROSSES OR INTERSECTS WITH A DRAINAGE EASEMENT D/E.

WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON SAID PARTS OF LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED THEREON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

AN EASEMENT OR LICENSE TO LAY, CONSTRUCT, ALTER, REPAIR, REPLACE AND OPERATE ONE OR MORE SEWER LINES AND ALL APPURTENANCES CONVENIENT FOR THE COLLECTION OF SANITARY SEWAGE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, OVER AND THROUGH THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" OR "S/E" ON THIS PLAT IS HEREBY DEDICATED TO THE JOHNSON COUNTY UNIFIED WASTEWATER DISTRICTS OR THEIR ASSIGNS.

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE AND CONTROL ACCESS FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON SAID PARTS OF LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED THEREON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATED FOR PUBLIC USE AND PUBLIC WAYS AREAS NOTED AS "SIDEWALK/TRAIL EASEMENTS" NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON UTILITY OR CORPORATION ON SAID PARTS OF LAND SO DEDICATED, ANY PIPES LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED THEREON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HEREBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

NOTES:
CONTROLLED ACCESS IS DEDICATED ALONG THE SOUTH AND WEST LOT LINE OF LOT 2, AND ALONG THE SOUTH LINE OF LOT 1, ADJACENT TO 83RD STREET, AS SHOWN ON DRAWING AND ALONG THE NORTH LINE OF LOT 1, ADJACENT TO SOMERSET DRIVE AS SHOWN ON DRAWING.

ONE POINT OF ACCESS SHALL BE ALLOWED ALONG THE EAST LINE OF LOT 1 ADJACENT TO MISSION ROAD.

RIGHTS OF ACCESS SHALL BE GRANTED BY LOT 1 TO LOT 2 FOR INGRESS/EGRESS PURPOSES ALONG THE NORTH LINE OF LOT 2 (35' A/E), AND ALONG THE EAST LINE OF LOT 2 (30' A/E).

THIS PLAT SHALL FORMALLY DEDICATE A 42 FOOT RIGHT-OF-WAY ALONG THE EAST AND SOUTH HALF OF SOMERSET DRIVE BOUNDED TO THE WESTERLY AND NORTHERLY PROPERTY LINES OF LOT 1 AND 2, AND SHALL FORMERLY DEDICATE A 42 FOOT RIGHT-OF-WAY ALONG THE WEST HALF OF MISSION ROAD BOUNDED BY THE EAST PROPERTY LINE OF LOT 1 ON THE WEST AND A 42 FOOT RIGHT-OF-WAY ALONG THE NORTH HALF OF W. 83RD STREET BOUNDED ON THE NORTH BY THE SOUTH PROPERTY LINES OF LOTS 1 AND 2.

APPROVALS:
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS ON THIS _____ DAY OF _____, 2011.

KEN VAUGHN, CHAIRMAN JOYCE HAGEN MUNDY, SECRETARY

LANDS DEDICATED FOR PUBLIC PURPOSES ACCEPTED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, ON THIS _____ DAY OF _____, 2011.

RONALD L. SHAFER, MAYOR ATTEST: JOYCE HAGEN MUNDY, CITY CLERK



W/E WATER LINE EASEMENT TO RWD NO. 1
U/E UTILITY EASEMENT
S/E SANITARY SEWER EASEMENT TO JOURNED
A/E ACCESS EASEMENT
G/E GAS EASEMENT
/// CONTROLLED ACCESS

FLOOD STATEMENT:
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 20091C0039C WITH AN EFFECTIVE DATE OF AUGUST 3, 2009. EXACT LOCATION IS SUBJECT TO ANY INACCURACIES A FLOOD STUDY MAY PRODUCE. COMMUNITY: CITY OF PRAIRIE VILLAGE NO. 200175

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

CERTIFICATION
I HEREBY CERTIFY THAT THE PLAT OF SOMERSET 83 IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN THE MONTH OF AUGUST, 2011, AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



RODNEY R. ZAHN, PLS 1559
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(785) 843-7530

PLAT PREPARED AUGUST, 2011
PROJECT NO.: 2011,1147,250

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