

PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
MUNICIPAL BUILDING - 7700 MISSION ROAD
TUESDAY, AUGUST 7, 2012
COUNCIL CHAMBERS
7:00 P.M.

- I. ROLL CALL

- II. APPROVAL OF PC MINUTES - July 10, 2012

- III. PUBLIC HEARINGS
PC2012-07 Request for Special Use Permit for Daycare Program at
9100 Mission Road
Zoning: R-1a
Applicant: Angela Bertocchini, Premier Learning, LLC

- IV. NON-PUBLIC HEARINGS
PC2012-112 Request for Site Plan Approval for fence setback
4310 West 71st Street
Zoning: R-1a
Applicant: Claire Bretteli

- V. OTHER BUSINESS
Discussion of Setback for Accessory Structures
Discussion Structure Definition

- VI. ADJOURNMENT

Plans available at City Hall if applicable

If you can not be present, comments can be made by e-mail to

Cityclerk@Pvkansas.com

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

**PLANNING COMMISSION MINUTES
JULY 10, 2012**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, July 10, 2012, in the Multi-Purpose Room, 7700 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:00 p.m. with the following members present: Randy Kronblad, Gregory Wolf, Nancy Wallerstein and Nancy Vennard.

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

APPROVAL OF MINUTES

Gregory Wolf moved for the approval of the minutes of June 6, 2012, with the corrected noted. The motion was seconded by Nancy Vennard and passed by a vote of 5 to 0.

PUBLIC HEARINGS

There were no Public Hearings to come before the Commission.

NON-PUBLIC HEARINGS

**PC2012-111 Request for Site Plan Approval for an 8' Fence
8912 Rosewood Drive**

Kurt Kraisinger with Lorax Design Group and Wendy Hills, 8912 Rosewood Drive, requested approval to construct an 8 foot fence along a portion of the north and west property lines of 8912 Rosewood Drive to address privacy concerns with the creation of an outdoor living space in the backyard. Because of the topography of the lot and the fact that the existing 6' fence fails to provide much, if any, privacy, they are proposing the addition of a screening wall and a feature wall to the height of eight feet in addition to the existing fence. The screening wall would be constructed of eco mesh and in some areas a geolam wall to create a greater sense of privacy. The eco mesh will be planted with vines to provide a "green wall" effect. The proposed fence covers approximately 30% of the fence line.

On the west side, the fence is punctuated by an integrated water feature and will include several plantings of taller grasses, both of which will soften the look from inside the yard. The length on the west side was kept at the minimum amount to provide for only enough to encompass and account for the amount of patio needed for seating, the planting bed for grasses and to accommodate the integrated water feature.

On the north side, the additional height will all be greenery once the vines are established, which she has been told will take approximately six months, and will have an appearance similar to a hedge for both herself and her neighbors. Mrs. Hills noted letters of support that have been submitted by her neighboring property owners for the proposed fence.

Mr. Kraisinger noted that one area between the existing fence and the proposed wall will be treated with a concrete curb and along the east boundary geotex fabric will be placed between the two fences to prohibit plant growth and covered with concrete gravel.

Ken Vaughn asked the location of the existing fence in relation to the property line. Mr. Kraisinger responded the existing fence is on the east property line and approximately a foot from the property line. Nancy Vennard expressed concern with the width of the space between fences. Mr. Kraisinger responded the width would only be approximately six inches because of the curbing and water elements.

Ken Vaughn asked what types of plants have been selected for the wall. Mr. Kraisinger noted the final selection has not been made but they are considering Boston Ivy, Calmantis and similar full sunlight plants. He noted the plants that are being considered have the potential to grow higher than the proposed fence.

Chairman Ken Vaughn noted the applicant had a neighborhood meeting and asked if any of the neighbors wanted to address the Commission. Ms Hills stated that none of the neighbors were present, but she had provided written communication from most of them in support of her request.

Dennis Enslinger stated the Commission has the authority to grant the waiver for the proposed 8' fence and noted staff's only concern was how the space between the two walls would be maintained, which has been addressed.

Randy Kronblad noted the plans for this area are very interesting and expressed appreciation for the detailed plans that were presented to the Commission for consideration of this application.

Randy Kronblad moved the Planning Commission approve PC2012-111 granting a waiver for an 8 foot fence as presented at 8812 Rosewood Drive. The motion was seconded by Nancy Wallerstein and passed unanimously.

OTHER BUSINESS

Discussion of Walls in Front Yards

Dennis Enslinger stated the codes staff has encountered the construction of a number of walls in front yards. He noted as the walls require a foundation and thus are considered a structure and prohibited in front yards. He shared photographs of recently constructed walls within front setbacks at 3915 West 89th Street and 5209 West 68th Street. These are often considered landscape elements and are not brought to the attention of codes staff until they are under construction.

Mr. Enslinger stated that currently the code does not have any provision to address these and asked for the Commission for direction. Ron Williamson added both structures under the existing code would be considered solid walls. Mr. Enslinger suggested that possible language could be added for decorative landscape elements.

Nancy Vennard expressed concern that the criteria for these be similar to that of a monument sign - that it be in character with the residence, constructed of similar materials and well designed.

Nancy Wallerstein asked the height restriction on decorative fences. Mr. Enslinger replied they can be 30" but they have to be at least 50% open. He added staff has allowed walls to be constructed in conjunction and attached to courtyards.

Nancy Vennard added that a limitation on the linear footage of the wall may also need to be addressed, noting if the wall goes across the entire space from driveway to driveway on the example shown, it is not a design element.

Ken Vaughn expressed concern with the possible impact of these on drainage and water flow. Mr. Enslinger noted staff is working with Public Works staff on these.

Dennis Enslinger stated that staff would create criteria for consideration by the Commission that would address this issue.

Cancelled BZA Hearing

Dennis Enslinger noted that at the last meeting the Commission was advised of a Board of Zoning Appeals meeting for 8912 Rosewood Drive. Under initial review it was felt the structure located in rear yard would require a variance. Staff upon further review of the request found that the code provided for the approval under "accessory uses" Section 19.34.040A.

Mr. Enslinger noted he felt the code was in error and that staff would bring forth a revision for consideration by the Commission at a later date.

Discussion of possible Sign Ordinance Revisions

The sign ordinance in Prairie Village has a very significant legal history. In 1996, ACLU became involved in the sign ordinance on basically two issues: duration limitation and square footage for primarily political/temporary signs. After several iterations and input from ACLU attorneys, the sign ordinance was amended in 1998.

In 2005, temporary signs came to the forefront again and involved several issues. Even though ACLU attorneys were intimately involved in the 1998 amendment, they challenged the ordinance and pointed out that times had changed and a new review was needed.

Ron Williamson noted the primary issue at this time was that the provisions in the newly amended ordinance was unconstitutional because the provisions were "content based." An ordinance is considered to be content based when the content of the sign must be looked at to determine whether certain regulations apply. In other words, political signs, "for sale" signs, other temporary signs must all follow the same regulations. From a regulatory perspective there should be no difference between a

“for sale” sign and a sign that opposes the war in Afghanistan. The sign ordinance was amended in December 2006.

The City has been operating under the amended sign regulations for six years and staff feels there is a need for clarification in the sign regulations as well as addressing some new issues that have occurred.

Temporary Signs:

Ron Williamson noted the ordinance needs to clarify that temporary signs do not include business signs. Many signs are placed in the right-of-way and on poles and trees that advertise painting, roofing, lawn mowing, etc. and the ordinance is not clear that these are prohibited. On the other hand should signs be permitted on a property while work is being done; such as roofing and remodeling contractors. Another proliferation of signs occurs by lawn maintenance companies that put a small sign in the yard every time they perform a treatment.

Another concern is the placement of temporary signs in public right-of-way. This was discussed at length when the ordinance was amended and signs were allowed if agreed to by the adjacent property owner. There is a safety issue of blocking the view of drivers backing out of their driveways as well as a potential liability to the City. Mr. Williamson noted monument signs must be placed on private property and be at least 12 feet back from the curb. Staff would like temporary signs to be treated the same way.

Dennis Enslinger noted the difficulty staff has enforcing the current temporary sign regulations as there is no way to effectively track how long signs have been in place and/or when they were either installed or moved.

Window Graphics:

Window graphics is a recent item that should be addressed. The thought is that they not include any form of advertising and be subject to staff review and approval. The ordinance needs to include a definition and some guidelines for Staff in reviewing and approving window graphics.

Business and Monument Sign Policy:

In April 2008 the Planning Commission adopted a policy on facade signs and text on monument signs and this should be incorporated into the sign ordinance at this time.

Ron Williamson added that several area cities have more restrictive sign regulations. Dennis Enslinger noted the court rulings on signs have varied greatly. He feels there is more flexibility with the regulation of signs in residentially zoned areas.

Commission members agreed with the issues discussed by staff and added concerns with the number of temporary signs and banners on churches and other residential properties. They felt it was important to notify churches and other impacted residents/businesses of proposed revisions. It would be beneficial, if possible, to have their involvement and input in the development of the regulations.

Dennis Enslinger noted staff would work on proposed revisions over the next couple months and urged the Commission to advise staff of other possible changes they would like to have considered.

Next Meeting

The August Planning Commission meeting currently has an application for a Special Use Permit for a Day Care facility at 9100 Mission Road. It was noted the meeting falls on primary election day and felt a short meeting agenda would be possible.

Nancy Wallerstein and Gregory Wolf noted they would be out of town and unable to attend the meeting.

ADJOURNMENT

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 8:00 p.m.

Ken Vaughn
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: August 7, 2012 Planning Commission Meeting

Project # 000005977

Application: PC 2012-07

Request: Special Use Permit for a Child Care Center

Property Address: 9100 Mission Road

Applicant: Premier Learning, LLC

Current Zoning and Land Use: R-1A Single-Family Residential – Lutheran Church of the Resurrection

Surrounding Zoning and Land Use: **North:** R-1A Single-Family Residential –Single-Family Dwellings
East: R-1A Single-Family (Leawood) -Single-Family Dwellings
South: R-1A Single-Family Residential –Single-Family Dwellings
West: R-1A Single-Family Residential –Single-Family Dwellings

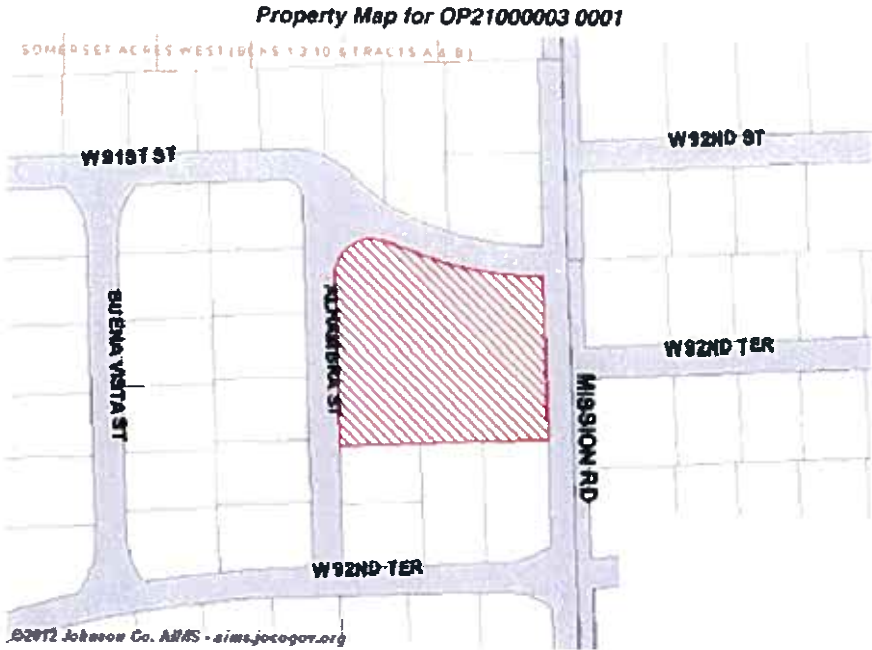
Legal Description: Kennilworth Lot 1, Block 3

Property Area: 3.72 Acres

Related Case Files: PC 1999-10: Monument Sign Approval
BZA 89-7: Variance to Parking Requirements

Attachments: Application, Plans and Photos

General Location Map



Aerial Map



COMMENTS:

The applicant is requesting approval of a Special Use Permit for a child care center that will allow a maximum of 42 children ranging in age from 0 - 5 years. It is anticipated to use five existing classrooms in the church with each classroom designated for a specific age group as follows:

- Classroom A - Infants (0 - 12 months/walking, Ratio 2:6)
- Classroom B - Toddlers (Walking - Two years, Ratio 1:5)
- Classroom C - Two's (Two - Three years, Ratio 1:7)
- Classroom D - Three's (Three - Four years, Ratio 1:12)
- Classroom E - Four's (Four years - Pre-K, Ratio 1:12)
- Total number of children - 42

The above is an estimate of the child breakdown, but chances are it will be different. Therefore, the approval should only for a maximum of 42 children leaving the breakdown by age group subject to the market.

The hours of operation will be 7:00 a.m. to 6:00 p.m., Monday - Friday, all year long with the exception of eight Holidays when they will be closed. It is anticipated that eight people will be employed at the child care center.

An outdoor play area is located at the south end of the building. A 42" black chain link fence has been installed. The playground will be divided into two sections; one for children under 2.5 years and the other for those over 2.5 years. Playground equipment also has been installed.

Since the proposed child care center is entirely contained within the existing church building, no exterior changes are proposed for the building, and the outside improvement is a fence, site plan approval was not required.

The applicant held a neighborhood meeting on July 21, 2012 in accordance with the Planning Commission Citizen Participation Policy and one person attended the meeting. The attendee was interested in the operation of the facility and only concern was keeping the dumpster within the fenced area.

FACTORS FOR CONSIDERATION:

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

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

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

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

The child care program will be an asset to the community because it will provide a much needed service for taking care of the children within the local area. It will be located within an existing building and will not adversely affect the welfare or convenience of the public.

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

The child care center will be located within an existing structure and use an existing parking lot therefore it should not create any problems for the adjacent property in the neighborhood. The playground area is fenced and the fence is approximately 150 feet north of 92nd Terrace providing significant green space. The request should be approved for a five year period so it can be reevaluated at that time.

- 4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it, are such that this special use will not dominate the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use permit will so dominate the immediate neighborhood, consideration shall be given to: a) 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 child care center will accommodate a group of up to 42 children, and will use the church facility during normal working hours. This use will not have a dominating effect in the neighborhood because it is for a small number of children and it will be located within an existing building. No expansion of the building is proposed.

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

Access to the child care center will be from the parking lot on the west side of the building. The parking lot is large and can certainly accommodate the employee parking and the pick-up and drop-off traffic that will occur. There will be no changes in the parking lot from what currently exists.

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

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

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

Adequate entrance and exit drives currently exist at the facility and this proposed special use will utilize the existing infrastructure that is already in place. The access will be from Alhambra Street.

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

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

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

The special use has not required any changes in the exterior architecture or style of the existing building. The fence material is black chain link and appears to be compatible with the neighborhood. No independent signs are permitted on the property for this use unless approved by the Planning Commission.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission find favorably on the factors and recommend approval of the child care program to the City Council subject to the following conditions:

1. That the child care center be approved for a maximum of 42 children.
 2. That the child care center be permitted to operate year-round from 7:00 a.m. to 6:00 p.m. subject to the licensing requirements by the Kansas Department of Health and Environment.
 3. That the special use permit be issued for the child care center for a period of five years from the date of City Council approval and that if the applicant desires to continue the use after that time period expires, they shall file a new application for reconsideration by the Planning Commission and City Council.
 4. No independent signs shall be permitted unless approved by the Planning Commission.
 5. That the child care center occupy the outdoor space as shown on the plans submitted and if it is increased in area, the proposed expansion will be submitted to the Planning Commission for Site Plan Approval.
 6. That the trash dumpster be contained within the fenced area so that it is screened from view.
 7. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.
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SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC 2012-07
 Filing Fees: 25
 Deposit: 100



Date Advertised: _____
 Date Notices Sent: _____
 Public Hearing Date: _____

APPLICANT: Premier Learning LLC PHONE: (913) 963-0860
 ADDRESS: 9100 Mission Rd. PV ZIP: 66206
 OWNER: Angela Bertocchini PHONE: (913) 963-0860
 ADDRESS: 7916 Ward PKWY P12^{KC} MO ZIP: 64114
 LOCATION OF PROPERTY: 9100 Mission Rd PV KS 66206
 LEGAL DESCRIPTION: KENILWORTH LOT 1 BLK 3

ADJACENT LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Single-family Residential</u>	<u>R1-A</u>
South	↓	"
East		"
West		"

Present Use of Property: CHURCH; DAY CARE

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

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

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

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

If Yes, what length of time? 5 years

SIGNATURE: [Signature]

DATE: 6-27-12

BY: Angela Bertocchini

TITLE: Owner

Attachments Required:

- Site plan showing existing and proposed structures on the property in questions, and adjacent property, off-street parking, driveways, and other information.
- Certified list of property owners

July 2, 2012

To Whom It May Concern,

I, Angela Bertocchini, have applied for a Special Use Permit to open a new child care center in the building of 9100 Mission Road Prairie Village, KS 66206. The center would be inside the Lutheran Church of the Resurrection. We will hold a town meeting to answer any questions or concerns that anyone shall have.

The meeting will be held:

Saturday July 21st, 2012 at 9:00 AM at the Lutheran Church of the Resurrection located at 9100 Mission Road PV KS. We will meet within Fellowship Hall.

Thank you for your time.

Angela Bertocchini

Owner/Director of Premier Learning, Early Childhood Education Center

Premier Learning

Town Hall Meeting

July 21st, 2012

9:00-10:00 am

Location: 9100 Mission Road PV KS 66206

Host: Angela Bertocchini

Attendees:

Marilyn Hammond

Questions asked:

Marilyn asked about hours of operation, number of children and staff to be expected, curriculum, Angela's background and experience, what re-modeling was done and we took a tour of the inside and outside of the daycare portion of the church. She was excited to see the church taking on the daycare. Her only suggestions/comments were that we keep the dumpster hidden behind the dumpster fence.



February 21, 2012

To Whom It May Concern,

Lutheran Church of the Resurrection, a congregation of the Evangelical Lutheran Church in America, located at 9100 Mission Rd., Prairie Village, KS 66206 intends to lease building space to Angela Bertocchini d.b.a. Premier Learning, which she will be using to house a childcare center. The terms of the lease are currently being negotiated and we anticipate she will be open for business at our location by September of the current year.

If you have any questions or need further information, please do not hesitate to contact me at 913-649-0438 or at the address below.

Sincerely,

The Rev. Alix D. Pridgen, Pastor

Cc: Doug Killion, Council President

Lessee: Premier Learning, LLC d.b.a. Premier Learning, Early Childhood Education Center by

Angela Bertocchini, Sole Member

Date: May 21st, 2012

Angela Bertocchini, Sole Member
9100 Mission Road
Prairie Village, Kansas 66206

Lessor:

Douglas Killion

Date: 5/21/2012

Douglas Killion, Council President
Lutheran Church of the Resurrection
9100 Mission Road
Prairie Village, Kansas 66206
(913) 649-0438

Attachments:

- **Site Plan** of the south end of the LCR education wing with original playground area: NO. A010, dated 4/20/2012
- **Basement Floor Plan** of the south end of the LCR education wing: NO. A050, dated 4/20/2012
- **First Floor Diagram** (*more detailed than Site Plan diagram noted above*) showing **Updated Playground Dimensions** for Playground Area at south end of LCR education wing: NO. A051, dated 4/8/2012 (note: actually updated 5/8/2012, but date not changed on diagram)
- **List of items** Premier Learning, LLC will be using **on loan** from LCR.

Premier Learning, LLC
Child Care Center License Application Narration

Anticipated Open Date: August 1st, 2012

Program Information:

Description of Services: Premier Learning will offer full and part time child care for children ages 0-5 years. We will have five classrooms setup based on projected enrollment and intend to utilize classroom space with the following age groups.

Classroom A: Infants (0-12 Months/Walking, Ratio: 2:6)

Classroom B: Toddlers: (Walking-Two Years, Ratio: 1:5)

Classroom C: Two's: (Two-Three Years, Ratio: 1:7)

Classroom D: Three's (Three-Four Years, Ratio: 1:12)

Classroom E: Four's (Four Years-Pre K, Ratio: 1:12)

Total number of children: 42

Once the children are ready for kindergarten they will leave our program and attend kindergarten at another school. Our space is limited and unfortunately we are not able to offer a kindergarten or a before/after school program at this time. Premier Learning will not provide transportation services.

Our center will be open Monday-Friday, 7:00 am-6:00 pm. We will offer full time and part time options for families. The children will be able to attend: five days per week, M/W/F all day or T/Th all day.

Hours of Operation: 7:00 AM-6:00 PM, Monday-Friday
Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Friday After Thanksgiving, Christmas Eve and Christmas (Closed these days, paid)

We will serve breakfast, morning snack, lunch and afternoon snack each day. Meals will be prepared on site by a designated cook.

Premier Learning will utilize the HighScope Curriculum for all ages of children. Teachers will create lessons plans on a monthly basis and submit to the Curriculum Specialist for feedback, suggestions and review.

Staffing Plan:

Director of Administration/Owner: Angela Bertocchini: Angela will be responsible for all hiring, staff development, staff schedules, enrollment, parent tours, accounting, daily paperwork and all communications necessary between staff and families. Angela will assist the cook in creating a nutritious menu on a monthly basis and purchase all food based on quantities needed. Angela will maintain a positive working relationship with the Church staff and members in order to maintain a positive atmosphere for both parties.

Assistant Director/Curriculum Specialist/Two Year Old Teacher: Jennifer Lew: Jennifer will be responsible for the two year old classroom. She will also be listed as Assistant Director when the Director of Administration is out of the building/unavailable. Jennifer will review all other lessons plans for each classroom to ensure they are following proper HighScope teachings.

Lead Infant Teacher: This teacher will be responsible for all infant room operations and curriculum. She/he will have an Assistant Infant Teacher that will assist with caring for all children and to ensure that the room operations are running smoothly. It will be the responsibility of both teachers to see that the proper lesson plans and curriculum are being followed through each day and that the needs of all the children are being met.

Lead Toddler Teacher: The Lead Toddler Teacher will be responsible for the toddler classroom operations and children. They will create lesson plans following the HighScope Curriculum.

Lead Three Year Old Teacher: The Lead Three Year Old Teacher will be responsible for the three year old classroom operations and children. They will create lesson plans following the HighScope Curriculum.

Lead Four Year Old Teacher: The Lead Four Year Old Teacher will be responsible for the four year old classroom operations and children. They will create lesson plans following the HighScope Curriculum.

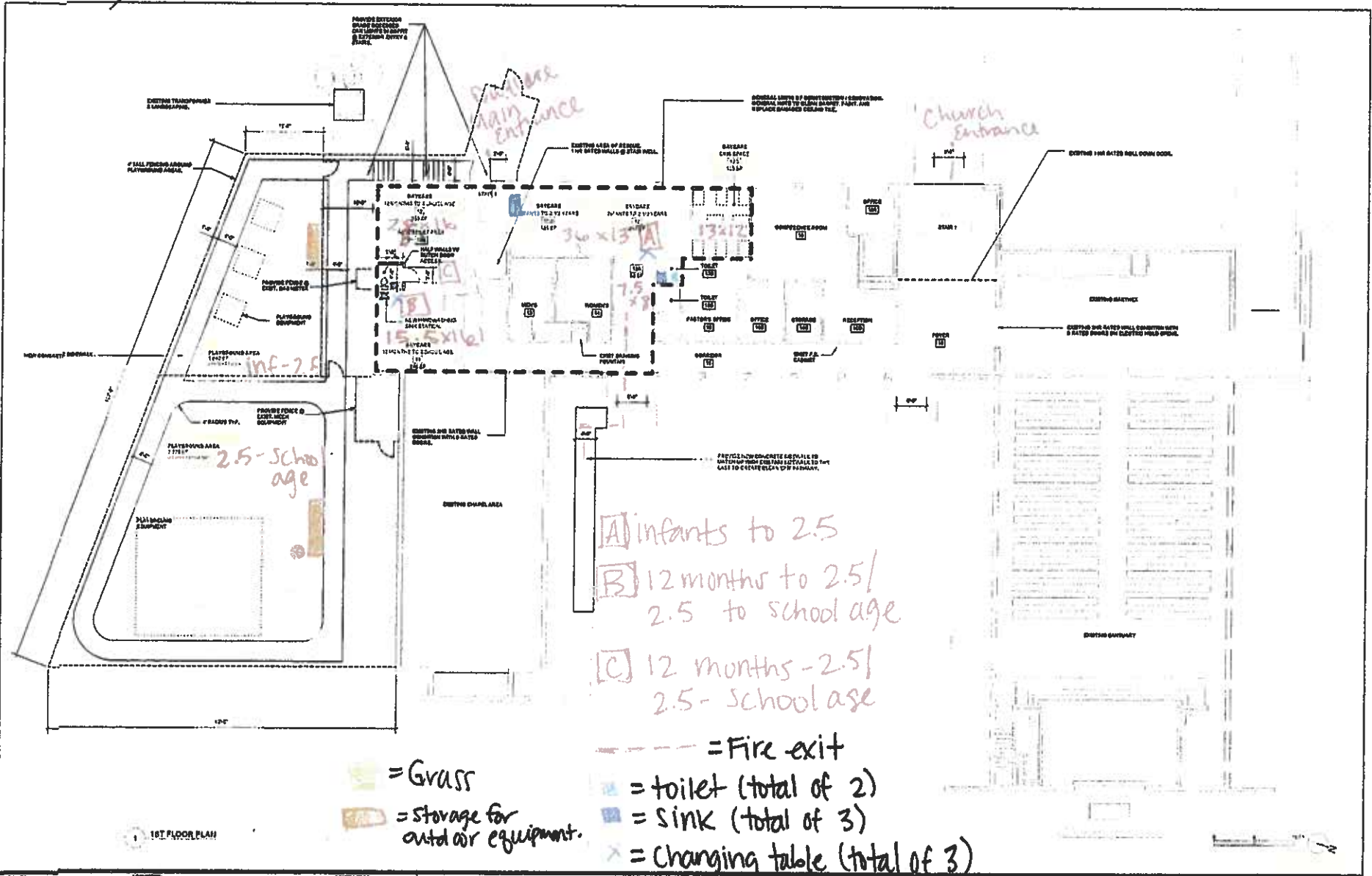
Cook: Our cook will be responsible for preparing all meals and snacks each day based on the nutritious menu that will be created with Angela. He/she will deliver meals to the designated classrooms in a timely manner for each meal and snack time. They will be responsible for cleaning the kitchen area and equipment before leaving each day. He/she will be responsible for maintaining open communication between Angela and the church staff in order for the kitchen and food needs to always be met.

Janitorial services will be shared with the church janitorial services. Premier Learning will pay to have their hallways and restrooms cleaned on a weekly basis. Angela and all teachers will participate in a rotating schedule to clean staff and child restrooms on a daily basis. Teachers will be responsible for cleaning their own classrooms and removing trash at the end of each day. Each classroom will follow a daily and weekly cleaning checklist.

All Directors and Teachers will be responsible for maintaining a positive relationship with parents and families through open communication and honesty. Our children are our number one priority and it is important that parents and families are included on any information that concerns the needs of their children. All staff will be respectful of family values and opinions.

All staff will be expected to treat each other with respect to ensure everyone has a positive working atmosphere each day. All staff will be responsible for meeting the needs of each child every day.

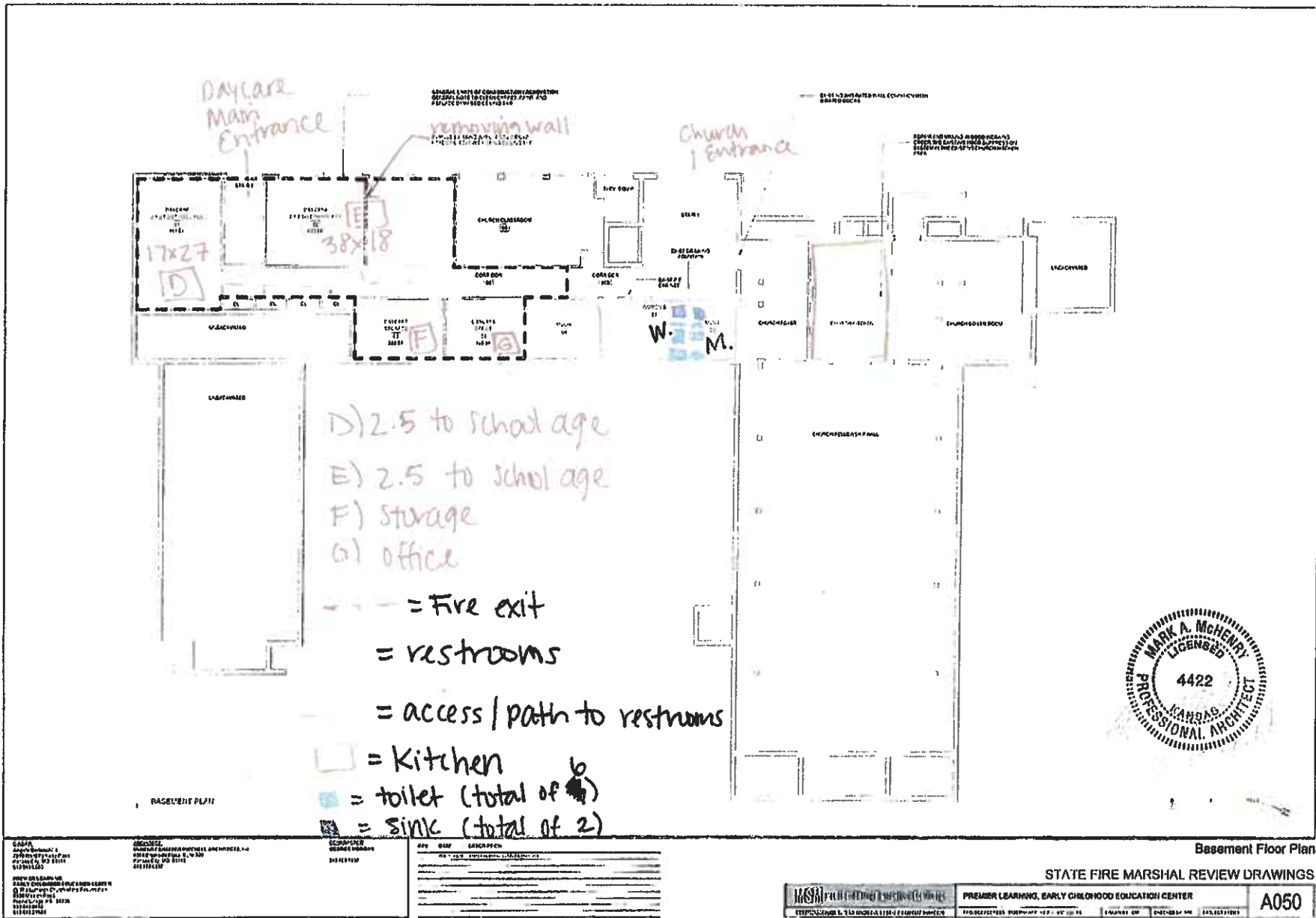
my copy



OWNER: Premier Learning 1111 North Highway 400 Crownsville, MD 21032	ARCHITECT: PREMIER LEARNING ARCHITECTURE, INC. 2244 Southway Plaza, Suite 201 Crownsville, MD 21032 301.586.7000	NOV. DATE: NOV. DATE: NOV. DATE:
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MSM	PREMIER LEARNING, EARLY CHILDHOOD EDUCATION CENTER	A051
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Childcare center plans, based on church layout



Childcare center plans, based on church layout.

Below is a staff schedule based on 100% capacity:

Teachers			
A, Lead/Asst	7:00-4:00	E, Part Time	7:30-1:00 (5 hrs.)
B, Lead/Asst	8:00-5:00	H, Part Time	11:30-6:00 (5.5 hrs.)
C, Lead/Asst	8:30-5:30	K, Part Time	4:00-6:00 (2 hrs.)
D, Lead/Asst	9:00-6:00		

Total Staff
6 Full Time (5 Lead, 1 Assistant)
4 Part Time
1 Cook (7:00-4:00) For Breakfast, Lunch and Snacks
1 Director (Angela: Administration)

Potty Breaks for Teachers	9:00-9:30	E1
	3:30-4:00	H1
Lunch Breaks for PT Teachers	9:30-10:00	E1
	2:30-3:30	H1

Infant, Room A (0-12 months) 2:6				
Teacher	In	Out	Lunch	Covered By
A1, Lead	7:00	4:00	10:00-11:00	E1
B1, Asst	8:00	5:00	12:00-1:00	E1
K1	4:00	6:00		

Two's, Room C (24-36 months) 1:7				
Teacher	In	Out	Lunch	Covered By
Jeni Lew	7:00	4:00	11:00-12:00	E1
K2	4:00	6:00		

Toddler, Room B (12-24 months) 1:5				
Teacher	In	Out	Lunch	Covered By
B2, Lead	9:00	6:00	1:30-2:30	H1
E1	7:30	9:00		

Three's, Room D (3-4 years) 1:10				
Teacher	In	Out	Lunch	Covered By
A3, Lead	7:00	4:00	11:30-12:30	H1
H1	4:00	6:00		

Four's, Room E (4-5 years and Pre-K) 1:12				
Teacher	In	Out	Lunch	Covered By
D1, Lead	8:00	5:00	12:30-1:30	H1

-Toddlers drop off in two's until E1 arrives

-4's drop off in 3's until D1 arrives

-When 3's and 4's drop to a 1:12 ratio in the afternoon/evening, they will combine in the 4 year old room and H1 will close 3's and 4's

-When necessary, teachers will be asked to stay late for overtime and/or Angela will cover classrooms to ensure ratios are always met

Physical Plant Information:

Licensing Room Descriptions	Dimensions	Square Footage
(A) Infants-2.5 Years	36x13	478
(A) Crib Space	13x12	153
(B) 12 Months-2.5 to 2.5 to School Age	15.5x16	248
(C) 12 Months-2.5 to 2.5-School Age	20.8x16	333
(D) 2.5-School Age	17x27	459
(E) 2.5-School Age	38x18	690
(F) Storage	18x12	216
(G) Office	16x12	192

Room A: This classroom has two sinks. One sink for drinking water/preparing bottles and food. One sink for diapering and hand washing. There will be one changing table near the hand washing sink. There is one toilet in the classroom as well if there were a child within this class needing access to a toilet.

Room B: This classroom will have one changing table and one sink for hand washing and drinking water. If a child were to need access to a toilet while in this classroom a free teacher/director would be utilized for the child to use the toilet within classroom A or C. Each child will have a clean, labeled cup that is given to them each day for drinking water. They will have access to their water cup all day.

Room C: This classroom will have one changing table, one toilet and one sink. The sink will be used for drinking water and hand washing. Each child will have a clean, labeled cup that is given to them each day for drinking water. They will have access to their water cup all day.

Room D: This classroom does not have plumbing. Children will have access to the restrooms down the hall. Teachers will schedule times throughout the day that will be utilized for toileting/hand washing. If a child needs access to the restroom during other times throughout the day, a free teacher/director would be utilized to assist the child getting to the restroom. Each day the cook will deliver a pitcher of water to this classroom. Each child will have a clean, labeled cup that is given to them each day for drinking water. They will have access to their water cup all day.

Room E: This classroom does not have plumbing. Children will have access to the restrooms down the hall. Teachers will schedule times throughout the day that will be utilized for toileting/hand washing. If a child needs access to the restroom during other times throughout the day, a free teacher/director would be utilized to assist the child getting to the restroom. Each day the cook will deliver a pitcher of water to this classroom. Each child will have a clean, labeled cup that is given to them each day for drinking water. They will have access to their water cup all day.

Outdoor Play Area:

Children will bring their labeled water cups with them to the playground each day. If a child needs access to the restroom during outside time a free teacher/director would be utilized to assist the child getting to the restroom to ensure ratios were never interrupted.

To start out, we will have grass on our playground. There will be a storage cabinet on the playground with outdoor toys, balls and equipment for outdoor activities. Within 12 months of opening we will add playground equipment to the playground area. On the drawings, there is playground equipment notated. This is for future planning.

There will be two playground areas separated by a fence. One area of the playground will be for children under 2.5 years. The other area will be for children 2.5 years and up. The fence height around the playground will be a minimum six feet in height. The fence materials will either be chain-link, wood or wrought iron.



CODES ADMINISTRATION STAFF REPORT

Planning Commission August 7, 2012

PC 2010-112

Request for Site Plan Approval for a Fence Setback Modification

<u>Application:</u>	PC 2012-112
<u>Request:</u>	Request for Site Plan Approval for a Fence Setback Modification per 19.44.025 G to construct a fence one (1) foot from the property line of a corner lot.
<u>Property Address:</u>	4310 W. 71 st Street
<u>Applicant:</u>	Claire Brettell with permission of Mary Jo Wright, Property owner of record

Current Zoning and Land Use	R-1b – Single-Family Residential District
Surrounding Zoning and Land Use	R-1b (Single-Family Residential District) to the north, south and east; developed single family residences. R-1b (Single-Family Residential District) to the immediate west; developed Windsor Park and St. Ann's School.
Legal Description	Prairie Village Lot 1 Block 15
Property Area	0.33 acres (14,463.77 square feet)
Related Case Files: Prairie Village Blocks 5 & 11-17 Final Plat	
Attachments: Application materials	

Vicinity Map PC 2012-112

Request for Site Plan Approval Fence Setback Waiver at 4310 W. 71st Street



Staff Comments:

The applicant, Claire Brettell, is requesting a waiver from Section 19.44.025 C.1 which requires a ten (10) foot setback adjacent to 71st Street and 70th Terrace because the subject property is located on a corner lot with two platted front yards (71st Street and 70th Terrace). The Chief Building Inspector has made the determination that the property has two front yards because of the platted designation.

The original fence location was actually located in the ROW of both 70th Terrace and 71st Street. The applicant is requesting the waiver from the setback requirements to make a more balanced and visual appearance in relationship to the residence. The request is to place the fence two (2) feet -four (4) inches from the property line along 70th Terrace and three (3) feet- seven (7) inches from the property line along 71st Street.

Section 19.32.025.G. sets forth criteria for the Planning Commission to consider a modification to the required setback under the approval of a site plan.

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

The applicant is not proposing to significantly alter the existing building, parking or drive configuration. The open space will remain relatively the same since the proposed fence design is the same as the previous fence. The height of the proposed fence will meet existing code provisions of 2.5 feet.

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

The site has existing utilities.

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

The proposed modifications to the site will not have any impact on stormwater runoff.

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

The Planning Commission has given the placement of fences a great deal of consideration related to safe ingress and egress circulation. In developing setback standards for fences, the Planning Commission has considered impacts on adjacent properties. In this case, the two properties to the west could be adversely impacted. To alleviate such, an impact the zoning ordinance requires that new front yard fences be setback a minimum of ten (10) feet. This would allow clear visibility for anyone backing out of the adjacent driveway.

In this particular case, the applicant is proposing a split rail fence (decorative) which exceeds the 50% void ratio. Given the design of the fence, staff does not find any adverse impact the adjacent properties.

Section 19.44.025 G. allows for the Planning Commission to approve a waiver from the fence regulations through the approval of a site plan.

Given the fact that the proposed fence is decorative in nature, the Planning Commission may consider granting a waiver from the ten (10) foot setback provision. If the Planning Commission decides to

grant a waiver, it is recommended that the fence be setback a minimum of two (2) feet -four (4) inches from the property line along 70th Terrace and three (3) feet- seven (7) inches from the property line along 71st Street.

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

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

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

The proposed fence is compatible with the residential structure and the surrounding neighborhood.

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

The plan is consistent with overall development patterns represented in the neighborhood and with the policies adopted in the Comprehensive Plan.

RECOMMENDATION:

Staff recommends approval of the waiver to section 19.44.025 C, subject to the following conditions:

1. The fence be a minimum of two (2) feet -four (4) inches from the property line along 70th Terrace and three (3) feet- seven (7) inches from the property line along 71st Street;
2. The fence design shall be a split rail fence design with a maximum height of 2.5 feet and
3. Letter from the HOA approving the request.

Submitted by:

Dennis J. Enslinger, AICP

Assistant City Administrator

July 24, 2012

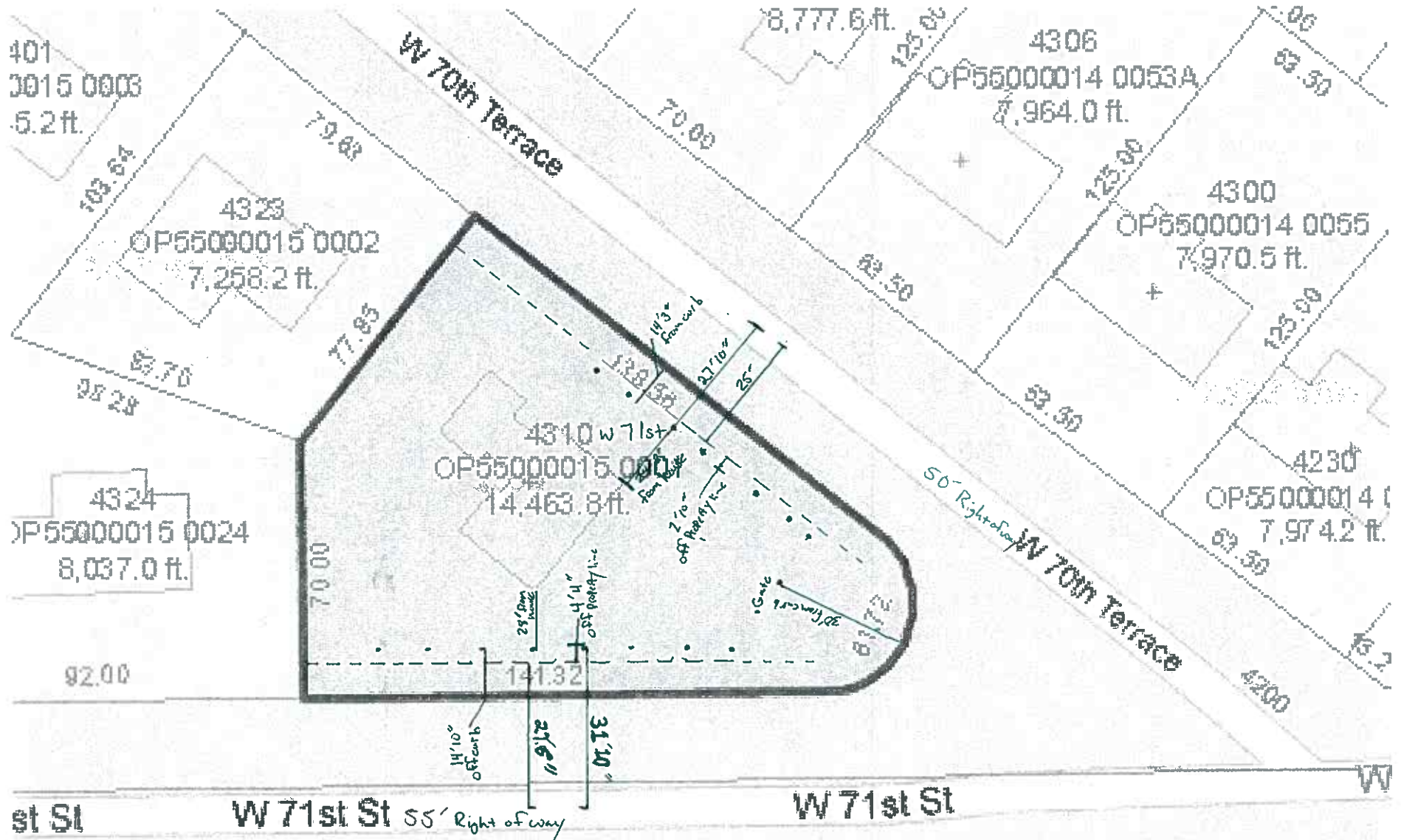
Pictures of House Prior to Removal of Fence



OP55000015 0001



OP55000015 0001





CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2012-112</u>
Filing Fee:
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with Information requested to:

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

Applicant: Claire Brettell 3010 W. 51 Terr westwood ks. 66205
Phone Number: 913 231 2854

Address: 4310 W. 71st Street E-Mail: clbrettell@kc.rr.com

Owner: Mary Jo Wright / Landlord Phone Number: _____

Address: P.V. KS. Zip: 66208

Location of Property: _____

Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail) Consideration Concerning Replacement of deteriorated split rail fence @ perimeter of N.E + S Sides of home @ Corner of Tomahawk + 71st st.

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.

Claire Brettell
Applicant's Signature/Date

Mary Jo Wright
Owner's Signature/Date

7.13.2012



Home **Property** Address History Map *Send Message | Help*

Name **Property - Address - KUPN - QuickRef ID** [Bookmarks](#)

Property ID, Address, KUPN or QuickRef ID:

Use % for wildcard searches - 1 records found << >>

TaxPropertyID	MailAddLine	Owner1FullName
<input checked="" type="checkbox"/> OP55000015 0001	<input type="checkbox"/> 4310 W 71ST ST	WRIGHT, HARVEY WESTON TRUSTEE

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046-065-16-0-40-19-014.00-0 03/11/2010

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LOCHNER

MEMORANDUM

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
SUBJECT: Setbacks for Accessory Structures
DATE: August 7, 2012

Project # 000005977

COMMENTS:

As pointed out at the July Planning Commission Meeting, the ordinance needs to be clarified regarding the setback requirements for accessory structures. The ordinance currently reads as follows:

19.34.040 Accessory Uses-Miscellaneous Provisions

- A. Any accessory use which exceeds ten (10) feet in height shall be located a distance inside the property line at least equal to one-third its height.

This provision does not account for structures that are less than 10 feet in height and the ordinance does not address this anywhere else. Suggested new wording for this provision is as follows:

19.34.040 Accessory Uses and Structures-Miscellaneous Provisions

- A. Unless otherwise set out in these regulations, any accessory structure shall setback a minimum of three (3) feet from the rear and side lot lines, except that an accessory structure exceeding ten (10) feet in height shall be located a distance of one third its height from the rear and side lot lines. In residential districts, unless otherwise set out in these regulations, accessory structures shall not be located in the front yard.

RECOMMENDATION:

This is for informational and comment purposes at this time. Authorization for public hearing will be requested when the proposed sign and wall amendments are addressed.