

PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
MUNICIPAL BUILDING - 7700 MISSION ROAD
TUESDAY, JUNE 5, 2012
COUNCIL CHAMBERS
7:00 P.M.

- I. ROLL CALL
- II. APPROVAL OF PC MINUTES - May 1, 2012
- III. PUBLIC HEARINGS
 - PC2012-06 Request for Special Use Permit for Daycare Program at
7501 Belinder Avenue
Zoning: R-1a
Applicant: Alison Ernzen; Little Owlly's Nest for
Knowledge
- IV. NON-PUBLIC HEARINGS
 - PC2012-106 Request for Preliminary & Final Plat Approval
2110 West 72nd Street
Zoning: R-1a
Applicant: Martin Rutiaga
 - PC2012-107 Request for Site Plan approval - Bldg Height Elevation &
Retaining Wall
3704 West 71st Street
Zoning: R-1a
Applicant: Lauren Hickman, Archetype Design Group
 - PC2012-108 Request for Site Plan Approval - Hen House Renovation
4050 West 83rd Street
Zoning: C-2
Applicant: Generator Studio
 - PC2012-109 Request for Sign Approval & Revised Sign Standards-
2200 West 75th Street
Zoning: C-2
Applicant: Stephanie Warden DDS &
Home Renovations, ALH
 - PC2012-110 Request for Replat of 75 Mission Office Condominiums
3864 West 75th Street
Zoning: C-0
Applicant: Paul Wrablica, III
 - PC2011-06 Request for Site Plan Approval - Windows
3975 West 83rd Street
Zoning: C-2
Applicant: Jimmy Barry - Tide Dry Cleaners

V. OTHER BUSINESS

VI. ADJOURNMENT

Plans available at City Hall if applicable

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

Cityclerk@Pvkansas.com

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

**PLANNING COMMISSION MINUTES
JUNE 5, 2012**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, June 5, 2012, in the Council Chambers, 7700 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:20 p.m. with the following members present: Randy Kronblad, Dirk Schafer, Gregory Wolf, Nancy Wallerstein, Bob Lindeblad 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; Ted Odell, Council Liaison; Jim Brown, Building Official and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Randy Kronblad noted on page 7 the third line from the bottom the word "taken" should be "take". Randy Kronblad moved for the approval of the minutes of May 1, 2012, with the corrected noted. The motion was seconded by Gregory Wolf and passed by a vote of 6 to 0 with Bob Lindeblad abstaining.

PUBLIC HEARINGS

**PC2012-06 Request for Special Use Permit for Daycare Program
at 7501 Belinder Avenue**

Chairman Ken Vaughn reviewed the procedures to be followed for the public hearing and confirmed the publication of notice of hearing and mailing of notices to the surrounding property owners.

Alison Ernzen, 7706 Aberdeen, stated she is seeking approval of a special use permit for a child care center that will allow for a maximum of 45 students that will range in age from infancy to age 5. The hours of operation will be 7:30 a.m. to 5:30 p.m., Monday through Friday, year round. The facility will employ up to 9 people who will park in the east lot during the day. The parents will park in the east lot and walk to the door to drop off and pick up their children.

Ken Vaughn confirmed that applicant has received and reviewed the staff comments.

There was no one present to address the Commission on this application. Chairman Ken Vaughn closed the public hearing at 7:25.

Ron Williamson noted the operation will be contained within the existing structure and no changes will occur to the exterior of the building. In 2005, the property was approved for a child care center for the Kansas City Autism Training Center (KCATC) for a maximum of 10 children and the SUP was renewed in 2008. KCATC has

recently moved to a new location. The applicant will use the same facilities that were approved for KCATC. Therefore, a site plan review and approval was not required.

In 2009 a Special Use Permit was approved for Monarch Montessori School. It is in a different part of the building and is accessed from the south side with parking in the west lot.

The applicant held a neighborhood meeting on May 23, 2012 in accordance with the Planning Commission Citizen Participation Policy and two residents attended the meeting. They were concerned about additional on-street parking on 75th Terrace. It was explained that the entrance to the day care center will be on the north side and parking will be in the east lot. There may be some addition traffic on 75th Terrace entering and leaving the east parking lot.

Mr. Williamson noted the only issue from staff is the condition of the pavement in the east parking lot is poor. It is crumbling and breaking up and needs to be repaired. There are also potholes in the driveway on the south side that provides access to 75th Terrace. These are not the responsibility of the applicant, but need to be addressed by the property owner.

Dennis Enslinger noted a similar situation was present with the application by the Montessori School and the property owner did make some improvements at that time. This is a code violation and will be processed as such.

Nancy Vennard asked if the property, which is currently for sale, sells would these violations be required to be fixed. Mr. Enslinger noted that actually, the process would need to start over with the new property owner.

Bob Lindeblad stated he sees this as a code violation and does not feel condition #4 should be a requirement of this application. Mr. Enslinger responded this gives the city additional power in gaining compliance from the property owner.

Ken Vaughn stated he does not feel the applicant should be penalized and concerned with the implications of closing the daycare on both Ms Ernzen and the families she is providing with child care.

Dennis Enslinger asked that the condition remain and noted staff would work with the property owner.

Randy Kronblad felt there should be a time requirement for the property owner to submit a plan for addressing the parking lot issues and suggested 90 days for the requirement.

Nancy Wallerstein asked when Ms Ernzen plans to open her day care. Ms Ernzen responded she already has 15 families signed up and others waiting for approval. She would like to open August 1st.

It was noted the property is currently under foreclosure and will be owned by the Bank of Prairie Village.

Nancy Vennard noted that staff is recommending the permit be approved for five years, not ten as requested by the applicant. The applicant understood and was agreeable to five years.

Chairman Ken Vaughn led the Commission in the following review of factors for consideration:

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 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 45 children, and will use the synagogue 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 existing north driveway and east parking lot. The operation will occur during normal business hours and not during the hours where other major events will occur at the synagogue. The east parking lot is in poor condition and needs to be repaired. This was discussed at length in 2008 when the KCATC application was renewed. Some of the lot was repaired but some of it has deteriorated further.

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 drive to 75th Terrace, however, has potholes and needs to be repaired.

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. It should be pointed out that there are numerous signs on this property that need to be in conformance with the sign codes. There are three signs on 75th Street and one sign on Booth and 75th Terrace.

Dirk Schafer moved the Planning Commission find favorably on the factors for PC2012-06 and recommend the Governing Body approve a Special Use Permit for a child care program at 7501 Belinder Avenue subject to the following conditions:

1. That the child care center be approved for a maximum of 45 children
2. That the child care center be permitted to operate year round from 7:30 a.m. to 5:30 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. That the property owner shall submit a plan to the Planning Commission setting out a schedule for repairing and maintaining the east parking lot and the driveway to 75th Terrace within 90 days.
5. That the property owner shall meet with the City Staff to resolve the signing issues.
6. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.

The motion was seconded by Randy Kronblad and passed unanimously.

NON-PUBLIC HEARINGS

PC2012-106 Request for Preliminary & Final Plat Approval 2110 West 72nd Street

Martin Rutiaga, 2110 West 72nd Street, stated he currently owns three lots addressed as 2110 West 72nd Street. All of the lots are 40' wide for a total width of 120'. He would like to split the lot into two 60' lots. Mr. Rutiaga stated he plans to demolish that portion of the home plus an additional 4 feet that is required for the building setback from the side property line. This would reduce the square footage of the dwelling by approximately 217 square feet. The dwelling contains only 1202 square feet so the net result would be a dwelling with only 985 square feet. If this dwelling is not demolished, the applicant plans to add a second floor. There are several homes in this area that are similar in size, but there are many that are larger. The applicant plans to build a new home on the corner lot and may completely demolish the existing home and build a new dwelling on it.

Nancy Vennard confirmed the new home would have a 72nd Street address as this would be required to get the required setbacks.

Dennis Enslinger stated that staff would ensure the existing house has the required five foot setback prior to issuing any permits.

Ken Vaughn asked if he had met with the neighborhood. Mr. Rutiaga replied he met with neighbors on May 9th. Most of the questions were regarding the size of the homes to be built. Mr. Rutiaga stated he plans on building homes similar in size with the neighborhood - four bedroom, 2.5 baths and 1 car garage.

Ron Williamson noted this area was originally platted in 40' wide lots; however, most of the building sites were developed on 60' wide parcels which were a lot and a half. A few were built on 80' parcels which is two lots. The existing dwelling extends into the west proposed lot a distance of approximately 10 feet. The applicant plans to demolish that portion of the home plus an additional 4 feet that is required for the building setback from the side property line. This would reduce the square footage of the dwelling by approximately 217 square feet. The dwelling contains only 1202 square feet so the net result would be a dwelling with only 985 square feet. If this dwelling is not demolished, the applicant plans to add a second floor. There are several homes in this area that are similar in size, but there are many that are larger. The applicant plans to build a new home on the corner lot and may completely demolish the existing home and build a new dwelling on it.

Mr. Williamson noted the size of the homes will be controlled by the zoning requirements; setback, height and lot coverage. However, he noted the front and side setback lines need to be shown on the plat.

Preliminary Plat:

The lot requirements in R-1B are a 60' in width, 100' in depth and a minimum area of 6,000 square feet. The two proposed lots are 60 feet in width, 130 feet in depth with an area of 7,798 square feet. Both lots meet the zoning requirements.

This area is located within Zone X according to FEMA Maps. Zone X is a low hazard area that is outside the 500-year flood level, which means it has less than a 0.2 percent chance to flood annually. The applicant needs to be aware of this condition and may want to set the first floor elevation higher for added protection. FEMA has no requirements for Zone X.

The Preliminary Plat contains most all the information required by the Subdivision Regulations, however no easements are shown. The surveyor stated that no easements are shown on the Granthurst Plat and none were identified in the title opinions. There is a gas line running parallel to the north property line that needs to be in an easement.

The site is currently served by all utilities and connecting to the second lot should be minimal.

Final Plat:

The survey notes do not need to be shown on the plat except for number 5, which acknowledges the flood plain zone.

No easements are shown on the plat, however, there is a gas line running along the north property line and a 10 foot utility easement needs to be dedicated for it. The applicant needs to verify with utilities whether side lot line easements are needed.

The applicant needs to submit proof of ownership including the names of any party that has a mortgage on the property and also submit a statement showing that all taxes due and payable have been paid.

The Final Plat needs to be reviewed by the County Surveyor for accuracy and acceptance.

Bob Lindeblad moved the Planning Commission approve the preliminary and final plat of Rutiaga Ranch and forward it to the City Council for its acceptance of rights-of-way and easements subject to the following conditions:

1. That the applicant add the 10 foot utility easement along the north property line and meet with utilities to determine if side lot easements are necessary before submitting the final plat to the Governing Body.
2. That the applicant submit proof of ownership.
3. That the applicant submit the final plat to the Johnson County Surveyor for a review.
4. That the applicant submit a certificate showing that all taxes and special assessments due and payable have been paid.
5. That the applicant remove Survey Notes except for number 5.
6. That the applicant revise both the preliminary and final plats and submit three copies to the City for final review and approval.
7. That the applicant show the front and side setback lines adjacent to 72nd Street and Eaton Street on the plat.

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

Ellis Jones, 2110 West 71st Terrace, noted this was not a two story home neighborhood and felt the Commission needed to see the plans for the homes prior to approving the application. Another resident expressed concern whether the house would be addressed on Eaton or 72nd Street.

Nancy Vennard advised the residents the homes have to be addressed on 72nd Street to meet the setback requirements of the approved plat.

PC2012-107 Request for Site Plan approval - Bldg Height Elevation & Retaining Wall at 3704 West 71st Street

Lauren Hickman, with Archetype Design Group, 8010 State Line Road, presented drawings of the proposed new home and reviewed the site plan showing how the requested first floor elevation change of approximately 4.77 would be accommodated.

The existing residence sits at finished first floor elevation of 935.56' and the house to the east sets at 937.85'. The proposed new residence finished first floor elevation would be 940.33' which is 2.48 feet higher than the residence to the east.

Ms Hickman noted showed pictures of how the water from the golf course currently pools and passes across the property. She noted they will submit a drainage plan to public works for approval.

The owner is proposing to tear down the existing dwelling including the removal of the foundation and rebuild an entirely new home. The lot slopes from the rear to the street and in designing the new home the applicant would like to have a side entry garage under the main living area. The existing dwelling was built in 1951 and the site has several mature trees. Unfortunately one of the large oaks (the west one) in the front yard will be removed as a part of this redevelopment. The east oak and the street tree will be saved. The lot is triangular in shape and the grade drops approximately 11 feet from the northeast corner to the southwest corner.

Ms Hickman presented information on the elevations of neighboring properties. She noted the proposed elevation of the garage floor would be 28" above the curb.

Ken Vaughn asked what the first floor elevation was compared to the home immediately to the east. Ms Hickman responded it was 2.48' higher.

Mr. Vaughn noted there is very narrow width on the east to accommodate water flow and asked how surface water would be handled. Ms Hickman stated there are five drain inlets in the front setback and three drain inlets along the patio.

Randy Kronblad expressed concern that moving the existing swale would send water across their neighbor's property. Ken Vaughn stated the proposed swale moves water to the back and creates greater problems.

Jim Litchy, property owner, stated water flows for the entire site have been calculated and all the water will be retained.

Dirk Schafer noted the wall could be reduced. He feels the staff recommendation to reduce the elevation to 10" is reasonable.

Ron Williamson noted the applicant held a neighborhood meeting on May 21, 2012, six neighbors attended the meeting and the applicant explained the project including the proposed rear yard variance, the floor variation change and the design of the residence. The neighbors apparently were not concerned about the variance of the floor elevation change, but one was concerned that although the design was good, it did not fit this area.

When the Planning Commission reviewed issues of infill development in 2001, one of the concerns was the first floor elevation of the new dwelling in tear down rebuild situations. The concern was that significant increases in the height of the first floor elevation could change the character of development on a street which might not be the best for the neighborhood.

The tear down rebuild redevelopment has been very active on West 71st Street and the Planning Commission has approved two elevation changes on lots further to the east. An application was approved at 3303 W. 71st Street for a 1.58 foot increase in March 2006. Also, an application was approved at 3000 W. 71st Street for an increase of 3'10" in July 2006. This was a unique situation because the existing dwelling and the dwelling to the east were set in a depression and therefore were much lower than other dwellings in the area.

The Commission made the following review of the required criteria for granting an elevation change:

1. That there are special circumstances or conditions affecting the property.

This site is different than the previous building elevation changes approved on West 71st Street. The other lots sloped from the street to the golf course and the desire was to have a walk-out basement with tall ceilings. This lot slopes from the golf course to West 71st Street and the objective here is to have the first floor elevation high enough to view the golf course as well as to provide an elevation high enough for the garage so that water drains to the street. The elevation of West 71st Street where the driveway intersects is approximately at elevation 929' and the finished basement or garage floor elevation is 931'. The driveway is approximately 70 feet long and the slope is approximately 2.85%. The slope could be reduced to 2% thereby reducing the garage floor elevation by about 10". This would still allow adequate slope for drainage so that water drains away from the garage doors.

2. That the elevation change is necessary for reasonable and acceptable development of the property in question.

The applicant has proposed a side-entry garage which is aesthetically preferable to having a two-bay garage facing the street. The garage floor level is set at elevation 931.0' in order for the driveway to adequately drain to West 71st Street. However, it appears that the garage floor could be lowered about 10" and still adequately drain.

The first floor elevation was set at 940.33' to allow enough headroom in the basement. This also could be reduced by 10". The proposed elevation also provides a view of the golf course and permits the construction of a patio area with a minimal retaining wall around the perimeter. Based upon how the design utilizes the site to its best advantage it appears to be reasonable for its redevelopment subject to reducing the elevation by approximately 10". Landscaping can make a significant difference in the appearance of the building and it is recommended that the landscape plan be submitted to staff for review and approval.

Nancy Vennard stated the hard surfaces of the street facing walls need to be softened with plantings.

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

The proposed building elevation will be 2.48 feet higher than the dwelling to the east, which is approximately 23 feet from the property line. If the elevation could be reduced by 10", the difference in elevation for the east property would be less than two feet. This is a neighborhood that is experiencing redevelopment and several major expansions and teardown/rebuilds have already occurred in the immediate area. The redevelopment of this lot should not adversely affect the neighbors or the public and it is likely that the property to the east will expand or redevelop at some point in the future.

Dirk Schafer moved the Planning Commission approve a 3.95 foot increase in elevation for the proposed structure at 3704 West 71st Street subject the applicant submitting a landscape plan to staff for review and approval. The motion was seconded by Randy Kronblad and passed unanimously.

SITE PLAN APPROVAL FOR A SOLID WALL

The proposed site plan indicates a number of walls in the front, sides and rear of the property. These walls serve as retaining walls as well as solid walls when they are above grade.

The Planning Commission made the following review of the criteria for approval:

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

The site is 14,549 square feet while the footprint of the proposed residence is 3,472 square feet and therefore the site is adequate to accommodate the residence. The site is a triangular shape and has an eleven foot change in grade which makes it more challenging to redevelop. Also, because of the shape of the lot, development must occur on the eastern portion.

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

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

There will be an increase in impervious surface so a storm water plan will need to be approved by Public Works.

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

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

As previously mentioned, because of the shape of the lot at the grade change, it is a more challenging design to accommodate the desires of the owner. The combination of retaining walls and solid walls on the east, west and north sides are needed in order to accommodate the grade changes as proposed. The side-entry garage is preferable to a front-entry, but it does create more design issues in resolving the grading of the site. Appropriate landscaping can soften the appearance of the concrete walls. Based on the concept of the design, the plan is consistent with good land planning and site engineering.

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

For this particular site plan the approval is limited to the solid walls only. The design of the residence is not subject to review and approval. It appears from the plans that the top of the wall on the north side is elevated 941.5'. The existing grade at the northeast corner of the proposed dwelling is approximately 935.5' which means that the wall would be six feet in that location. The wall along the north will vary from about 3.5' on the east to 6.5' on the west. The proposed exterior finish of the walls will be a board form concrete design. The house finish is a masonry veneer. A masonry veneer finish on the wall would be more compatible with the finish of the house. It would not need to be a 4" veneer that is on the house, but a similar material. There are less expensive finishes that would be compatible.

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. The goal is to provide a wider range of housing choices to make the housing stock more competitive with other parts of the metropolitan area. More than 80% of the housing stock in Prairie Village was built prior to 1970 and does not contain the amenities desired by today's home buyers.

Randy Kronblad moved the Planning Commission approve the proposed site plan for 3704 West 71st Street for the requested solid walls subject to the following conditions:

1. That the building elevation change is approved by the Planning Commission. If it is not approved a new design will need to be proposed and submitted for approval by the Planning Commission.
2. That the applicant submit a landscape plan to staff for review and approval.
3. That the walls be either a masonry veneer finish or form concrete that is compatible with the finish of the house and that the applicant submit sample materials to staff for review and approval.

The motion was seconded by Gregory Wolf and passed unanimously.

**PC2012-108 Request for Site Plan Approval - Hen House Renovation
4050 West 83rd Street**

Tom Proebstle, with Generator Studios, addressed the Commission on behalf of Owen Buckley and Lane4 requesting approval of facade changes for the Hen House Market and for the site plan for Phase 3. The site plan for Phase 1 included the east side of Corinth Square and the area around the new CVS store. Phase 2 included the main core of the center, the parking lot to the south and a portion of the parking lot on the west side. On the overall Master Plan for the Center, the Hen House area was indicated as a "Future Phase to be Determined." However, since it has moved up on the priority list it has been designated as Phase 3.

The interior layout of the store is being changed significantly and the primary change that affects the exterior is the reduction from two entrances to one centralized entrance. There are two existing emergency exits on the south facade. The new entrance will be in the center of the building and a new cedar canopy will be constructed at that location. There also will be two new cedar lattice pergolas constructed north and south of the entrance. These two pergolas are located in line with the new crosswalks that will extend from the main core of the center. A new stucco finish is proposed for the fascia and the panels above the store veneer. Samples of the materials were presented. The roof material will remain as it is; however, a corrugated steel screen will be installed at the roof perimeter to screen the roof top HVAC units (RTU). Some of the RTUS are taller than the screen, but they are located toward the center of the roof and cannot be seen from the ground.

Mr. Proebstle noted the walkways will connect the main center to Hen House. Additional sidewalk area has been added in the front to allow for more outdoor sales area and better pedestrian access. There will be a marquee entry with new signage. The architectural finishes will incorporate features of the main center; however, they are not copying everything, but some of the same materials will be used.

Mr. Proebstle reviewed the elevations noting the new two story entrance with a stone base and double columns similar to the design of the main center. In between the existing pillars will be stone and stucco. They will not be attempting to patch in new stone with the old stone. The additional windows shown correspond with the café area of the store. There are no changes proposed for the north, south or west elevations, other than repainting the fascia.

Randy Kronblad confirmed the windows are clear.

Tom Proebstle addressed the conditions of approval recommended by staff. He stated the addition of additional landscaping would be difficult. Mr. Williamson noted staff is not asking for planter boxes everywhere but feels that some additional landscaping is needed.

With the existing trees and landscaping on the west side of the building, they do not feel aesthetic design amenities are necessary. Regarding the proposed window installations, Mr. Proebstle noted they correspond with changes to the interior of the store for the proposed café area and cannot simply be moved for more balance.

More window area is shown on the new elevations than were shown on the elevations submitted with the applications.

#10) Hen House wants to get rid of the sliver windows.

Nancy Vennard suggested the entrance canopy could be centered on the building and confirmed there would be merchandise outside of the store. Dirk Schafer noted the sidewalk in front of the store is incredibly busy.

Owen Buckley, with Lane4, stated they would like to have more landscaping but feels that needs to wait until how the merchandising area is going to be set up.

Bob Lindeblad agreed the sidewalk is busy and feels that landscape bed would get in the way. There is landscaping in the new wider islands in the parking lot. He feels condition #1 should be removed.

Dirk Schafer noted this is a huge investment and questioned the need for further upgrades on the north and south elevations. Dennis Enslinger responded that since some of funding is from the CID funds from which 1% was committed to the promotion of the arts, staff felt this was an opportunity to do something artistic and break up this large plain façade.

Ken Vaughn noted that Lane4 is interested in making the building attractive and he feels they will monitor the possibility of such changes down the road.

The Commission agreed to delete conditions #7, #8 & #10.

It was suggested that the symmetry could be improved by centering over the glass and not at the center. Bob Lindeblad confirmed the depth of the overhand was three feet. Ken Vaughn isn't sure the proposed move would improve the appearance. Owen Buckley noted the movement isn't possible because of the location of the bank located within Hen House. The Commission agreed to delete condition #10

Ron Williamson noted painting all the RTUS the same color as the screen would help them blend. The final location of all RTUs has not been determined at this time but many will be in the same location as they are now. The plans do not indicate that the screen will be included on the west facade which is viewed from Somerset Drive. He stated the RTUs must be screened on all sides of the building.

The curb will be extended east an additional 5' and a proposed 8' outdoor sales area for seasonal items will be provided along the face of the building. In order to provide a 48" ADA accessible aisle along the front of the building, the sales area will need to be reduced to 7' in width. To allow for vehicle overhang, a minimum distance of 6' is needed from the curb.

Staff feels the west elevation which is the service area needs to be upgraded along with the other elevations. Mr. Williamson noted since the project is a renovation with no new buildings, a neighborhood meeting was not required.

Dennis Enslinger noted that since CID funds will be used in part to fund this renovation, the City Council reviewed the plans at their meeting on May 21st. Their comments were that it needs to be coordinated in design with the rest of the center; minimal change is proposed and a higher level of design was anticipated; more landscaping is needed; and the north and south walls need a more aesthetic treatment.

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

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. The crosswalks to the core building will be completed with this phase.

It was anticipated that some landscaping would be included to break up the hard surface between the parking spaces and the east building facade. Landscape beds are located on the north and south sides of the building. Consideration should be given to providing more greenspace between the buildings and the parking. This would be accomplished using planters or beds by reducing the 8' wide outdoor sales area in some locations.

The landscape along Somerset Drive that screens this building is thin in places and some plants need to be added. There are a few gaps in the yew hedge which need to be filled in. Also some of the pine trees that provide screening appear to be a variety that has been dying recently and they will need to be replaced in the future.

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

Utilities are currently in place serving the Corinth Center and are adequate.

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

The proposed plan does not change the amount of impervious area and therefore a stormwater management plan was not required.

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

The pattern of vehicular traffic in Phase 3 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. This will make the Center more accessible for pedestrians.

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; however more landscape beds between the building and parking spaces would be an improvement. Adequate ADA access is being provided along the entire east facade of the building.

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

The proposed improvements to Hen House appear to follow the general design concept as presented previously in Phase 2. Similar building materials are being used that were previously presented to the Planning Commission. The building facade renovations will improve the quality and aesthetic appeal of the Center. However, there are some comments to consider when approving the elevations. The new entrance has an odd appearance and from a design perspective, the new store front windows would look better if they were on the south side of the entrance under the new entrance canopy. Currently the north and south corner panels on the east elevation are stone from the sidewalk to the eaves. They have windows so it is difficult to extend the stone to fill in the windows, but the new stone veneer could be used to fill those panels.

The north and south facades remain as exist. These walls are large and some materials or features need to be added that would make them more attractive. Both walls are very visible to the shopping center entrances and some aesthetic improvement is needed. The new fascia or at least its color that is proposed on the east elevation should also continue on the north, west and south elevations.

The signs on the east facade exceed the maximum allowable square footage permitted in the ordinance unless sign standards are approved. The maximum square feet allowed per facade is 50 including all sub tenant signs and the proposed signage is 73.9 square feet. The sign calculations in table 4.0 do not appear to be accurate. In scaling the Hen House sign, it appears to be approximately 88 square feet in area. The proportions of the sign to the building facade appear to be in scale. The signage needs to be dimensioned, detailed and included on a sheet to be added to the Sign Standards for the center.

External lighting fixtures are not shown on the drawings. If any are used they shall be the same as the fixtures approved for the rest of the center.

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.

Randy Kronblad moved the Planning Commission approve the site plan for exterior renovations for Hen House Building Facade and Phase 3 of Corinth Square North subject to the following conditions:

- 1) That yews be added to fill the gaps in the yew hedge adjacent to Somerset Drive.
- 2) If the pines die in the screening belt along Somerset Drive, they be replaced with evergreen trees subject to the approval of Staff.

- 3) That an outdoor lighting plan be submitted for Phase 3 in accordance with the outdoor lighting ordinance for review and approval by Staff.
- 4) That a minimum 48-inch wide accessible walkway be maintained between the building and the parking lot curb so as to not be obstructed by vehicle overhangs onto the sidewalk.
- 5) That the signs are approved as submitted on the applicant's drawings subject to the applicant preparing a sheet detailing and dimensioning the signs to attach to the Corinth Square North Sign Standards.
- 6) That the final plan for the proposed RTU screening be submitted to Staff for review and approval prior to issuing a permit and any RTUs that are taller than the screen be painted the same color as the screen.
- 7) That the Planning Commission approve the concept drawings for the building elevations as revised with the provision that detail drawings will be submitted to Staff for review and approval including all revisions 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.

The motion was seconded by Bob Lindeblad and passed unanimously.

PC2012-109 Request for Sign Approval & Revised Sign Standards-2200 West 75th Street

Stephanie Warden, D.D.S., 2200 West 75th Street, and Allen Harris with ALH Homes Renovations at 2200 West 75th Street, Suite 102 appeared before the Commission requesting approval for two free standing blade signs on the east side of the office building located at 2200 W. 75th Street.

Dr. Warden and Mr. Harris explained the current difficulty their clients have identifying where their offices are located. The proposed signs are relatively small in size and designed to assist people once they are in the parking lot to get to the appropriate side of the building and entrance.

Dr. Sidney McKnight, owner of the office building, noted the slope of the parking lot makes it difficult for older clients. He added there are no entrances to the building facing south.

It was confirmed the office building did not have any façade signs.

Bob Lindeblad confirmed there are the only three tenants in the office building.

Dennis Enslinger provided the following history on signage at this location:

In March of 2008, the Planning Commission considered an application for sign standards, at the subject property, (PC2007-104) which included a monument sign and two building façade signs. As part of this application, the Planning Commission

held a general discussion on sign standards which resulted in the following policy being adopted in 2008:

The Planning Commission may, in the process of approving sign standards, approve deviations for the standard requirements as follows, provided said deviations will provide an equal or better development, adjacent properties will not be adversely impacted, and the spirit and intent of regulation will not be violated by granting of the deviation:

1. One sign may be permitted per façade with no requirement that the tenant has direct outside entrance or that the sign be adjacent to its space.
2. That text not be restricted on monument signs provided the sign is designed and built primarily of brick, stone and masonry, complements the building and does not include a case or enclosed cabinet design.

During the discussion related to the previous case, PC2007-104, the property owner of record Dr. Sid McKnight, indicated that he would not request approval for the façade signs if the Planning Commission granted him the ability to have three lines of text on the monument sign. The Planning Commission approved the revised sign standards to allow for the construction of the monument sign (with three lines of text) with the condition that no façade signs be allowed on the building.

Sometime in the last few years the applicants have installed two free-standing blade signs on the east side of the office building. There was no sign permit issued or approval of revised sign standards for the site. Staff contacted the applicants and indicated that the signs were in violation of the approved sign standards and it would be necessary to secure the required approvals.

The proposed signs are located on the east side of the existing structure and face 75th Street. They are directly adjacent to the structure and each flank an existing door and are directly outside corresponding leased area. The sign poles are constructed of tubular steel and the sign is painted steel and are not illuminated.

The proposed signs differ slightly in height based on the design of the signs. The Stephanie Warden sign is 8.5 feet in height and the ALH sign is approximately 9.5 feet in height. The Stephanie Warden sign is approximately 2.6 sq.ft. and the ALH sign is approximately 3.8 sq.ft..

Planning Commission expressed concern with approving these signs and subsequent request by other office building tenants for individual signs. Mr. Vaughn noted this would not be a significant problem for one or three tenant office buildings, but it would for the balance of office buildings in the city.

Bob Lindeblad suggested the placement of signs by the appropriate entrance doors for the businesses, such as a directory sign. He noted sign regulations are determined by zoning districts. He acknowledged the challenges faced by these businesses, but feels the city needs to follow the established rules and not deviate from code.

Randy Kronblad asked that staff work with the applicants to locate appropriate signage on the exterior façade. He noted the challenges of the poorly designed

building with no visible entrances and feels the City needs to provide support in addressing their issues and concerns.

Possible signage changes were discussed by the Commissioners. Dennis Enslinger stated staff would come back with some alternate proposals for consideration by the Commission. Nancy Wallerstein noted she wants the businesses to be successful within the regulations set by the city.

**PC2012-110 Request for Replat of 75 Mission Office Condominiums
3864 West 75th Street**

Paul Wrablica with Telecom Realty Consultants at 3864 West 75th Street, stated he is proposing to purchase 969 square feet from a condominium currently owned by the Alzheimer's Association which is approximately 2,848 square feet. The building is a platted condominium project and the County Surveyor would not accept the filing of a survey for the proposed division.

Ron Williamson noted this plat is a technical requirement necessary to convey the ownership.

The Final Plat needs to have certifications for the approval of the Planning Commission and acceptance by the Governing Body. In addition the plat is subject to the approval of the County Surveyor.

Nancy Vennard moved the Planning Commission approve the Final Plat of 75 Mission Office Condominiums 2nd Plat subject to the following conditions and recommend acceptance of the plat to the Governing Body:

1. That the applicant add approval certification of the Planning Commission.
2. That the applicant add acceptance certification of the Governing Body.
3. That the plat be submitted to the County Surveyor for review and approval.
4. That three copies of the final revised plat be submitted to the City.

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

**PC2011-06 Request for Site Plan Approval - Windows
3975 West 83rd Street**

Jim Berry, 3840 West 139th Terrace, representing Tide Cleaners at 3975 West 83rd Street, appeared before the Commission requesting approval of window graphics on two windows of their facility. The proposed window graphic cover 100% of the entire bay windows.

Mr. Berry noted the covering is neither a sign nor advertising. It is a digital screen designed and used to hide the industrial equipment that is in the building. Lane4, the property owner, has approve the proposal for the window on the west and requested the other window be entirely white. Mr. Berry shared photos of the proposed screenings and the material used. He also showed photos of a similar screening application at a Tide Cleaner facility located in Leawood. He stated only the north and southwest façade windows would be covered. All others would be open.

Bob Lindeblad asked how far from the screenings would be from the window. Mr. Berry responded they would be placed directly next to the window. Mr. Lindeblad stated he would prefer a matted neutral color rather than the white requested by Lane4.

Randy Kronblad noted there are films that can be applied to glass that are transparent without graphics that could be applied in a neutral tone that would mask the industrial equipment and does not draw attention.

Nancy Vennard expressed concern that there be consistency with the coverings.

Gregory Wolf confirmed that the placement of blinds would not need any approval.

Bob Lindeblad stated he wants the building façade to keep its integrity and not to have something that will draw attention to the window. Ken Vaughn noted there appeared to be agreement for a solid neutral color, not white.

Dennis Enslinger stated he would prefer a blind or an open window, noting this would become difficult to enforce over time.

Staff noted that Window graphics have been approved by the Planning Commission for Walgreens and Noodles as a part of their site plan approval. If window graphics are considered the same as window signs, then they can only cover 20% of the window. The Walgreen's and Noodles window graphics did not cover all of the windows. This is the third request and it is likely that there will be more requests in the future. There needs to be a process and some standards established in the Zoning Ordinance to address window graphics.

Bob Lindeblad moved the Planning Commission approve the screening of the west and north windows with a solid neutral material approved by staff. The motion was seconded by Nancy Wallerstein and passed unanimously.

OTHER BUSINESS

Next Meeting

The July Planning Commission meeting will be held on Tuesday, July 10th, not July 3rd due to the holiday. The filing deadline for that meeting is Friday, June 8th. No applications have been filed at this time. If no applications are filed, staff will bring potential revisions to the sign regulations for consideration by the Commission. The Commission agreed this needed to be reviewed again and noted problems they have seen particularly with temporary signs.

ADJOURNMENT

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 9:50 p.m.

Ken Vaughn
Chairman