

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
MUNICIPAL BUILDING - 7700 MISSION ROAD
TUESDAY, NOVEMBER 6, 2012
COUNCIL CHAMBERS
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PC MINUTES - October 2, 2012

III. PUBLIC HEARINGS

**PC2012-08 Request for Conditional Use Permit for Drive-Thru Service Window at 6920 Mission Road
Zoning: C-2
Applicant: Curtis Petersen with Polsinelli Shughart PC representing PV Retail Shops**

IV. NON-PUBLIC HEARINGS

**PC2012-113 Request for Site Plan Approval - PV Shopping Center NW Corner of 71st Street & Mission Road
Zoning: C-2
Applicant: Curtis Petersen with Polsinelli Shughart PC representing PV Retail Shops**

**PC2012-115 Request for Site Plan Approval - Retaining Wall 2201 West 72nd Street
Zoning: R-1a
Applicant: Corey Scott**

**PC2012-118 Request for approval for 8 foot privacy fence 4711 West 77th Place
Zoning: R-1a
Applicant: Renee Walker**

**PC2012-119 Request for Site Plan Approval - Standees 3935 West 69th Terrace
Zoning: C-2
Applicant: Jeff DeGasperi, DeGasperi & Associates**

V. OTHER BUSINESS

Approval of 2013 Meeting and Submittal Calendar

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

PLANNING COMMISSION MINUTES
October 2, 2012

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, October 2, 2012, in the Council Chamber, 7700 Mission Road. Vice Chairman Bob Lindeblad called the meeting to order at 7:00 p.m. with the following members present: Randy Kronblad, Dirk Schafer, Nancy Wallerstein, Gregory Wolf and Nancy Vennard.

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

APPROVAL OF MINUTES

Nancy Vennard moved to approve the minutes of September 11, 2012 with the following changes: on page 4 - 7th paragraph - *strong* should be *strongly*; 9th paragraph *centers* should be *buildings*; on page 7 2nd paragraph, 4th sentence should read "Prairie Village Center is becoming more urban than suburban". The motion was seconded by Randy Kronblad and passed by a vote of 6 to 0.

PUBLIC HEARINGS

**PC2012-08 Request for Conditional Use Permit for Drive-Thru Service Window
6920 Mission Road and**

**PC2012-113 Request for Site Plan Approval - PV Shopping Center NW corner of 71st
Street & Mission Road**

PC2012-114 Request for Preliminary & Final Plat Approval - PV Shopping Center

Ron Williamson stated that staff is recommending continuation of PC2012-08 Request for a Conditional Use Permit and PC2012-113 Site Plan approval for all but Phase 1 because all of the requested information has not been provided by the applicant. No elevations have been received for Hen House, nor has the entrance been determined. Staff has had discussions with the applicant on parking, but has not resolved any issues. The Commission asked for a response to the points raised by the tenants regarding the service area and these have not been addressed. The fire department is still reviewing emergency vehicle access information. This is a large project and staff does not recommend moving forward with a lot of loose ends. However, in order to be in compliance with the CID agreement, the Commission has adequate information to consider the entrances to the center from Mission Road and Tomahawk, which are Phase 1 of the Mission Lane Site Plan and the preliminary and final plats.

Curtis Petersen, with Polsinelli, Shughart, PC, representing the PV Shopping Center ownership, stated the applicant intended to come back with all three applications ready. They are very close to getting the needed answers from Hen House and discussions are moving forward on the new building. They are requesting the commission take action on what has been identified as (Phase 1) by staff on the site plan and the plat. The balance of the project will be submitted within the next few days for approval in November.

Gregory Wolf moved the Planning Commission continue PC2012-08 a request for a conditional use permit for a drive thru at 6920 Mission Road to the November 6th Planning Commission meeting. The motion was seconded by Nancy Vennard and passed unanimously.

PC2012-114 Request for Preliminary & Final Plat Approval - PV Shopping Center

Prairie Village Shopping Center is an unplatted tract of land that is bordered by Mission Road on the east, 71st Street on the south and Tomahawk Road on the west and north. The applicant is proposing to vacate Mission Lane and Prairie Lane which the City has been encouraging for several years and is a requirement of the CID agreement. The applicant proposes to change the parking configuration in the center and implement a major streetscape plan for Mission Lane. Vacating the public right-of-way will provide the applicant more flexibility in design. In order to vacate Mission Lane and still provide access to Tomahawk Road, the service station and bank have agreed to the street vacation and will sign the plat.

Since this is the platting of an existing developed area and is relatively uncomplicated, staff has agreed to allow the applicant to submit both the Preliminary and Final Plats for consideration at the same time. The applicant also has a time constraint and needs to have the plat approved and recorded in order to start construction on Mission Lane in November to be in compliance with the CID Agreement.

Preliminary Plat

The Preliminary Plat contains most all the information required by the subdivision regulations. There are a number of water, storm water and sanitary sewer lines on the property. Some of the lines are in easements and other lines are service lines to specific businesses. Since the applicant is submitting site plans for the redevelopment of the center in several phases, many items normally addressed in platting will be addressed through site plan approval.

The Flood Plain Zones are not currently labeled. The Zone X on the west side of Tomahawk is actually Zone AO. Also, the division line between Zone AD and Zone AE needs to be shown on the plat. The applicant needs to determine where the trail easement will be and show it on the plat. There is a KCP&L line running east and west across Lot 2 which needs to be in a utility easement or a letter needs to be obtained from KCP&L stating that an easement is not needed.

Staff recommends approval of the Preliminary Plat subject to the applicant making the Flood Plain corrections, adding the trail easements along Mission Road or Mission Lane and Tomahawk Road and resubmitting three copies of the revised document.

Final Plat

Curtis Petersen responded the applicant agrees with staff conditions 1 and 9, but does not agree with #1 & #3. Their study of Mission Road reflects that it is not possible to construct even a six foot trail along Mission Road under the proposed development plan. They do not feel the construction of a trail along Mission Lane would be prudent from a safety viewpoint.

In addressing the ability of pedestrians and bike traffic to get from the south end of the center to the north end, Mr. Petersen presented the following available means: 1) the existing 10' trail along Tomahawk, 2) the public easement would allow bike riding on Mission Lane and 3) sidewalks can be used for bikes.

The Final Plat essentially has all the information on it that is required.

The trail easements need to be shown on the plat for both Tomahawk Road and Mission Road or Mission Lane and dedicated.

As depicted in the master trail plan and as required in the CID agreement the applicant has indicated they would prefer only language referencing to the possible dedication of the trails along Tomahawk and Mission Road.

The Tomahawk Trail is a City Project funded by the CID and the CID agreement contains clear language regarding the general location and design of the proposed trail. Therefore Staff is comfortable referencing the CID agreement on the face of the plat related to the Tomahawk Trail.

However, based on the proposed site plan, the applicant has not adequately addressed how the City would construct a trail on the West side of Mission Road. Originally, the CID called for buildings to front along Mission lane to accommodate a trail on Mission Road (i.e. the US Bank building would be replaced). With the proposed site plan, the overall concept of buildings fronting along Mission Lane has been revised to accommodate the Hen House expansion. Based on the site plan, it would be impossible for a trail to be constructed along Mission Road. Staff has proposed an alternative, that the trail be constructed along Mission Lane at the time it is redeveloped. However, the applicant has indicated that this is not desirable.

With the redevelopment of the UMB Bank site, a 10 foot section of sidewalk was constructed along Mission Lane and Mission Road to accommodate a trail as per the Master Parks Trail Plan. The applicant needs to address how a future trail along Mission Road or Mission Lane will be accommodated prior the filing of the plat and any future easements should be shown on the face of the plat.

The City does not want the liability or responsibility for maintaining the portion of the storm drain that is within the enclosed conduit. However, it is critical that this stream water flow not be impaired. The following language should be added to the PROPERTY OWNER MAINTAINED DRAINAGE AREA section on the Final Plat:

The Property Owner Maintained Drainage Area shall remain free of any obstruction which would restrict the flow of stormwater and said Drainage area shall be maintained by the property owner. On or before May 1st of each year, the property owner shall submit a certification from a professional engineer licensed in the State of Kansas to the Director of Public Works that said Drainage area is in good repair and is fully functional. If it is determined that repair is needed, the property owner shall be given a reasonable opportunity to perform the required maintenance or repair. If the City is required to perform maintenance or repair for any reason including debris removal, it shall have the right to assess said costs to the property owner. The City shall be absolved from all liability for the Property Owner Maintained Drainage Area.

The "60' Storm Drainage Easement" needs to be changed to "Property Owner Maintained Drainage Area" on the face of the plat.

The existing KCP&L line crossing Lot 2 needs to be installed underground.

The text for the City Council needs to be revised as follows:

The Governing Body of the City of Prairie Village, Kansas does hereby accept all public easements, ways of land and approves the public street vacations contained herein, this ____ day of _____, 2012.

The following recommendation was provided by Staff: It is the recommendation of Staff that the Planning Committee approves the Final Plat of Prairie Village Shopping Center subject to the following conditions:

1. That the trail easement for Tomahawk Road be noted as Section 7.04 of the CID Agreement and easements for Mission Road or Mission Lane be shown on the plat.
2. That the "60' Storm Drainage Easement" be changed to "Property Owner Maintained Drainage Area".
3. That text be added to the Property Owner Maintained Drainage Area as follows:
The Property Owner Maintained Drainage Area shall remain free of any obstruction which would restrict the flow of stormwater and said Drainage area shall be maintained by the property owner. On or before May 1st of each year, the property owner shall submit a certification from a professional engineer licensed in the State of Kansas to the Director of Public Works that said Drainage area is in good repair and is fully functional. If it is determined that repair is needed, the property owner shall be given a reasonable opportunity to perform the required maintenance or repair. If the City is required to perform maintenance or repair for any reason including debris removal, it shall have the right to assess said costs to the property owner. The

City shall be absolved from all liability for the Property Owner Maintained Drainage Area.

4. That the KCP&L line running across Lot 2 be installed underground.
5. That the signature block for the Governing Body be revised as follows:
The Governing Body of the City of Prairie Village, Kansas does hereby accept all public easements, ways of land and approves the public street vacations contained herein, this _____ day of _____, 2012.
6. That letters of subordination from lenders be submitted.
7. That the applicant submit the Final Plat to the Johnson County surveyor for a review.
8. That the applicant submit a certificate showing that all taxes and special assessments due and payable have been paid.
9. That the Final Plat as approved be revised and three copies submitted to the City for their records.

Curtis Petersen stated in response to condition #1 that the applicant would like to add the following language because the CID agreement may be amended from time to time, "That the trail for Tomahawk Road be noted as Section 7.04 of the CID agreement." They also do not want trail easements shown on the plat. Regarding condition #3 they would agree to take ownership and maintain the drainage area; however, they would like language added that would reflect where the city has done work in the past the developer would be held harmless for any liability and maintenance.

Bob Lindeblad stated the biggest question on the plat is the inclusion of the trail easements and asked if staff had provided the applicant possible trail scenarios. Mr. Enslinger responded staff has discussed possible options but has not provided any trail design for potential locations to the applicant.

Nancy Vennard asked if the plat needed to be approved in order for them to begin work. Bob Lindeblad responded they need to vacate the street to get things going. Nancy Wallerstein asked what would happen on the west side of Mission Road for trails. Mr. Enslinger responded there are trail connections needed at Tomahawk and at the corner of 71st and Mission Road. He noted the applicant could dedicate some portions along Mission Road as an option, but are unwilling to do so because of loss of parking spaces. Dirk Schafer felt the issues were too complicated to resolve this evening. Mr. Enslinger stated the only action needed is approval of the site plan for the north end.

Nancy Wallerstein confirmed that if the date was changed in the CID, the entire agreement would be open to possible change. Mr. Enslinger noted that both parties have to approve the changes.

Bob Lindeblad asked why the trail easements were being required. Mr. Enslinger replied by requiring the easements future development would be allowed. He added at the north end of the UMB site there is already a ten foot trail/sidewalk provided. Mr. Lindeblad stated it goes back to the implementation of the Trails Master Plan. Mr. Enslinger responded the direction he received from the Council was for an easement along Mission Lane to be considered. Mr. Lindeblad stated he felt Mission Lane was the worst possible location. Mr. Enslinger stated the easement could be given along Mission

Road as was the original intent of the CID but noted the existence of the U.S. Bank building in the current development makes this impossible.

Dirk Schafer asked what action could be done by Planning Commission without over committing. Mr. Enslinger responded approval of the north end of phase 1 of the site plan would be the simplest action. Randy Kronblad asked if that could be done without the approval of the plat. Mr. Enslinger replied it could be done with the approval of all the signers on the plat. Mr. Williamson noted there are other property owners included on the plat. Mr. Enslinger stated he doubted the plat could be approved by the County and filed by November 1st.

Curtis Petersen stated their intent is to work on the property only after the plat is approved. . He stated the applicant would be amenable to adding the trail easements where feasible along Mission Road. They have talked with the County and feel they could get the plat filed by November 1st.

Dennis Enslinger pointed out the work on the north entrance can be done without plat approval, as landscape work at UMB bank was allowed, and continue to work on the plat. Public Works will issue the necessary right-of-way permit.

Bob Lindeblad said the problem is the master plan for trails requiring trails where they don't fit and he did not recommend requiring the easements. Mr. Enslinger stated staff will work with whatever direction they receive from the Commission.

Curtis Petersen clarified their easement proposal along the retail section of Mission Road, noting it does not include the Macy's property. Mr. Enslinger stated a condition of approval could be the construction of a trail from Mission Lane to 71st Street. Mr. Lindeblad stated as long there are buildings in the way, he does not feel it is the right time to ask for easements. Nancy Vennard asked why an easement couldn't be given on the Macy's property. Mr. Enslinger noted they would lose parking spaces with a trail. It needs to be decided prior to ensure desired greenspace or trail.

Bob Lindeblad confirmed the applicant had issues on conditions #1 and #3 on the staff recommendation. Mr. Enslinger responded the requested change to condition #3 would need to be approved by the City Attorney and he does not see the City waiving liability on the face of a plat.

Keith Bredehoeft stated the closed part of the channel has always been the owner's responsibility to maintain. He doesn't understand the proposed language as every piece of land vacated has had some city improvement at some time.

Ron Williamson stated the information on the preliminary plat should be the same as the final plat.

Dirk Schafer stated that while the trail easements as proposed lead nowhere, he feels they should be given. Randy Kronblad noted they could be vacated at a future time, but this places the responsibility on the owner.

Dirk Schafer moved the Planning Commission approve PC2012-113, the preliminary and final plats for the Prairie Village Shopping Center subject to the following conditions:

1. That the trail easement for Tomahawk Road be noted as Section 7.04 of the CID Agreement. An easement for Mission Road from UMB to the US Bank Building.
2. That the "60' Storm Drainage Easement" be changed to "Property Owner Maintained Drainage Area".
3. That text be added to the Property Owner Maintained Drainage Area to be worked out between the staff and the applicant prior to the Council meeting.
4. That the KCP&L line running across Lot 2 be installed underground.
5. That the signature block for the Governing Body be revised as follows:
The Governing Body of the City of Prairie Village, Kansas does hereby accept all public easements, ways of land and approves the public street vacations contained herein, this _____ day of _____, 2012.
6. That letters of subordination from lenders be submitted.
7. That the applicant submit the Final Plat to the Johnson County surveyor for a review.
8. That the applicant submit a certificate showing that all taxes and special assessments due and payable have been paid.
9. That the Final Plat as approved be revised and three copies submitted to the City for their records.

The motion was seconded by Randy Kronblad. The motion passed unanimously.

PC2012-113 Request for Site Plan Approval - PV Shopping Center NW corner of 71st Street & Mission Road

It is critical that the applicant move forward on implementation of the CID Agreement in November and therefore, Staff is recommending that the Planning Commission only consider and approve Phase 1 of the proposed Mission Lane improvements. Phase 1 is indicated in blue on Sheet AS102 Phasing Plan and includes the two entrances to the Center one from Tomahawk Road and the other from Mission Road. Site Plan Approval for the Hen House expansion and the new building, including the Conditional Use Permit, are recommended to be continued to a future meeting.

The entrance from Mission Road to Mission Lane will have a stone wall, a fountain and landscaping on each side. An elevation of the wall is shown on Sheet AS102. The trail has not been shown on the plan for either Mission Road or Mission Lane.

Sheet LX-10.1 indicates that a stone wall will be constructed at the Tomahawk Road entrance; however, there will not be a fountain because of limited area. An elevation of the proposed wall needs to be submitted. The wall was left off the Planting Plan Sheet.

The applicant held a Neighborhood Meeting on August 23, 2012 in accordance with the Planning Commission Citizen Participation Policy. There were 16 attendees, and a number of issues were discussed. The Mission Lane streetscape was presented; however, no questions concerned Phase 1.

The Planning Commission reviewed the following criteria for site plan approval relative to the proposed Phase 1:

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 purpose of the proposed site plan is to improve pedestrian environment and the building and site aesthetics. Existing parking areas and drives will be utilized but enhanced with dedicated pedestrian ways and landscaping.

Phase 1 includes two very small areas while the remaining Phases 2 - 6 will have a significant impact on the aesthetics of the Center when they are completed.

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

Utilities are currently in place serving the Prairie Village Shopping Center and are adequate to serve this proposed improvement.

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

The proposed Mission Lane plan provides more green space by adding plant beds along both sides of the street. A storm water management plan was not required for Phase 1, but will be required for the proposed addition of the Hen House and the new building.

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

The proposed improvements in Phase 1 will not affect the ingress or egress from the Center or change traffic patterns. Later Phases of the Mission Road Improvements will change some of the parking layouts and the profile of Mission Lane. Overall the proposed improvements will make the Center more accessible for customers.

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 and more green space and trees are being added. Additional shade trees and islands in the parking areas off Mission Lane would be added improvements in the future.

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

This is Phase 1 of the proposed 6 Phase improvement of Mission Lane. The proposed materials and landscaping are compatible and will enhance the aesthetic quality of the Center. A new material, stone, is being introduced to the center and is proposed to be incorporated into the facades of the new building and the Hen House expansion. The applicant has incorporated sculpture features into the Center and this program should be continued as the renovation progresses.

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 Prairie Village Shopping Center so that it appeals to today's market demands.

The Trail Plan has been adopted into the Comprehensive Plan and the trail needs to be located on Mission Road or on Mission Lane as an alternative.

It was the recommendation of the Staff that the Planning Commission approve this site plan for Phase 1 of Prairie Village Shopping Center subject to the following conditions:

1. That the applicant submit the Planting Plan to the Tree Board for review and approval prior to installation and an irrigation system be installed to provide water for all landscape improvements.
2. That the applicant submit an elevation for the proposed wall at the Tomahawk Road entrance to Staff for review and approval prior to obtaining a permit.
3. That the applicant submit a materials palette to Staff with samples of the actual products that will be used.

Curtis Petersen stated the applicant accepted the recommendation with the conditions stipulated by Staff.

Dirk Schafer ask why the Commission was asked to approve part of this and not all. Curtis Petersen stated the CID agreement requires that Project A (the streetscape/Mission Lane work) is begun by November 1, 2012. Therefore, to be in compliance with the agreement partial approval of the site plan is necessary. They would be ok with waiting for full approval, if that were not the case.

Dennis Enslinger noted there is not sufficient time to amend the CID agreement and noted a change to the date would open all areas of the CID agreement to consideration.

Nancy Wallerstein said she would be more comfortable to get it right than to take action prematurely noting this is a large and important project. Dennis Enslinger responded the CID agreement provided two years to begin work on this project. The Council has not indicated that they want to open the CID agreement and staff is seeking a way for the applicant to be in compliance with the agreement. He would suggest starting with the improvements on the north end as they have the least impact on the remainder of the project that has not been approved. Once construction is begun the applicant has five years to complete.

Ted Odell felt it didn't make sense to start, but agreed with Mr. Enslinger that the work on the north side would be the best starting point under the circumstances.

Curtis Petersen stated the applicant would agree if the Planning Commission felt it would make more sense to provide additional time and not approve anything at this

point in time. Dennis Enslinger noted the Commission does not have the authority to change the requirements of the CID agreement.

Nancy Vennard stated one of the significant problems from her viewpoint is the lack of detail on the parking situation. The day after their last meeting it was announced that a theater was moving into the center which will obviously result in changes to the needed parking. The Commission can't work off partial parking data when the entire parking center needs must be considered. She needs a complete parking count. Bob Lindeblad asked if that information would be available for the next meeting. Mr. Petersen responded that plans are 95% complete missing only a couple details from Hen House.

Randy Kronblad moved the Planning Commission approve PC2012-113 granting site plan approval for the northern portion of the site as identified as "Phase 1" as shown on Sheet AS702 subject to the following conditions:

1. That the applicant submit the Planting Plan to the Tree Board for review and approval prior to installation and an irrigation system be installed to provide water for all landscape improvements.
2. That the applicant submit an elevation for the proposed wall at the Tomahawk Road entrance to Staff for review and approval prior to obtaining a permit.
3. That the applicant submit a materials palette to Staff with samples of the actual products that will be used.

The motion was seconded by Nancy Vennard and passed by a vote of 6 to 0.

NON-PUBLIC HEARINGS

PC2012-115 Request for Site Plan Approval - Retaining Wall 2201 West 72nd Street

Maggie Fisher, attorney on behalf of Corey Scott, 2201 West 72nd Street, requested approval of a waiver requiring retaining walls to be a minimum of two (2) feet from the property line to allow for the construction of an approximately 20 inch high retaining wall along the west property along for approximately 75 feet. A portion of the wall has already been constructed. The wall is to be constructed of concrete block, will have a bonding coat and will be painted. The wall will also have a capstone. The wall was constructed on a gravel base and has some rebar enforcement.

Ms Fisher stated the wall is being constructed because of grade and drainage issues relative to an existing garage structure causing water damage to his house. She stated the neighboring property owner has agreed to the placement of the wall on their property and the installation of French drains. The northeast corner of the garage appears to be approximately 12" on the neighboring property. Ms Fisher indicated there is also an easement to allow the footing of the garage on the adjacent property and she is working on securing additional easements for the wall.

Mr. Scott plans are to build a "v" section around the corner of the garage and then continue the retaining wall to the south approximately 20 feet to just past the existing

garage allowing for grade changes. Mr. Enslinger stated staff is not sure if the “v” section of the wall would be contained within the existing easement and the applicant should document that the “v” section would be within the existing easement that was granted for the garage structure.

Nancy Wallerstein felt this application needs to be continued.

Maggie Fisher noted the staff recommendation for approval and noted they are working on securing a survey to document the location of the retaining wall and will secure additional easements if necessary.

Gregory Wolf moved the Planning Commission approve PC2012-115 granting a waiver from Section 19.44.025B for the retaining wall at 2201 West 72nd Street subject to the following conditions:

1. The applicant provide documentation that the retaining wall is located on the applicant’s property, or within the easement obtained from the adjacent property as part of the garage structure;
2. The applicant provide drainage on the west side of the retaining wall to address any drainage issues related to the site;
3. The applicant provide a sample of the capstone for staff approval; and
4. The applicant provide documentation that the adjacent property owner has approved the installation of the drainage (French drain) on the west side of the wall.

The motion was seconded by Dirk Schafer.

Randy Kronblad asked if there was any reason the wall could not be constructed the required two feet from the property line. Ms Fisher responded the wall needs to connect with the corner of the house.

Nancy Vennard asked what the capstone material would be. Mr. Scott replied it would be a cinder block capstone approximately 2” to 4”. He is just looking for a way to stop the water.

Randy Kronblad stated he appreciates Mr. Scott’s problem but feels there are other ways to resolve the problem. He is not concerned with the corner of the garage but questioned why the wall needs to go all the way to the street,

Nancy Vennard stated she does not want to approve the waiver without the easements in place. Dirk Schafer stated he was comfortable approving because according to the conditions of the motion without the easements it will not happen.

Bob Lindeblad stated he has always had issues with the required two foot setback. He does not see a problem with the wall being placed on the property line and feels the wall is fine as constructed.

Dirk Schafer noted it would be better if it didn’t extend to the street.

Bob Lindeblad asked if the wall was in the right-of-way. Keith Bredehoeft replied it probably was.

Dennis Enslinger clarified that the wall would be extended approximately 20' in the back. Bob Lindeblad stated he does not feel anything should be done in the rear yard without a survey. Gregory Wolf stated his motion was intended for the front. Mr. Enslinger stated there are also drainage issues in the rear that need to be addressed. Mr. Scott stated he intended to extend the wall into the back approximately 10 feet. Mr. Enslinger stated the water issues would not be solved without the approval of some wall.

Maggie Fisher confirmed an easement was needed for any section of the project that was not being completed on Mr. Scott's property.

Gregory Wolf withdrew his original motion and moved the Planning Commission continue this application to its November meeting. Dirk Schafer agreed with the withdrawal of the original motion and seconded the new motion, which was passed unanimously.

**PC2012-117 Request for Site Plan Approval - Spin Pizza
8226 Mission Road**

Chris Hafner, with Davidson Architecture & Engineering, was pleased to announce that Spin Pizza is locating in a portion of the old CVS Store and requesting elevation changes, a small expansion and approval of an outdoor eating area on the north and east sides of the proposed restaurant. The outdoor eating area is approximately 850 square feet with a seating capacity of 36. The proposed expansion is for a new vestibule of approximately eleven feet by thirteen feet. It also includes a door for access to the outdoor eating area.

The proposed outside seating area on the north side under the canopy would be located between the exterior building wall and the center of the canopy columns, which is approximately 11 feet in width. In order to maintain ADA accessibility through this area an unobstructed walkway of 42-inches should be maintained. That only allows one-way access. Two-way ADA access requires 60 inches. The distance between the columns and the curb is approximately 6'2" of which 30 inches is needed for vehicle overhangs and therefore would be adequate to accommodate an unobstructed 42-inch walkway in front of the canopy columns.

Corinth Center has approximately 313,139 square feet of leasable area including outdoor seating areas and the new CVS Pharmacy. The off-street parking requirement for mixed office/commercial center over 300,000 square feet is 3.5 spaces per 1,000 square feet. Therefore the required off-street parking is 1,096 spaces. LANE4 Property Group had a site survey prepared when the property was acquired and it indicates 1,238 spaces with 39 spaces designated as ADA accessible. The Center exceeds the minimum number of required off-street spaces by 142. The additional 800 square feet

added by Spin Pizza would require an additional 3 parking spaces. The CVS plan along with the revised parking layout along Mission Road increased the number of spaces by two. The Center would still exceed the minimum by 141 spaces.

An outdoor plaza is under construction on the east side of this proposed use. The exterior portion of the building is being upgraded in accordance with the redesign concept approved by the Planning Commission.

The plan shows planters on the east side but not on the north side. Staff recommended adding planters on the north side; however, Mr. Hafner stated they feel that would negatively impact ADA accessibility and would prefer to use hanging flower baskets placed on the wrought iron fence. Nancy Wallerstein confirmed the hanging flower baskets would be north of the sidewalk.

The Planning Commission reviewed the following site plan criteria:

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

The proposed site plan indicates the outdoor sidewalk location can accommodate the additional square footage for the outdoor eating area; however, it will need to meet ADA requirements for pedestrians to circulate along the covered walkway. No new parking areas or drives are required for this use. Planters are proposed between the plaza and the dining area on the east side. Hanging flower planters can be added to the north side. No plants have been identified on the plan and the applicant will need to submit that information to Staff for approval.

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

C. The plan provides for adequate management of stormwater runoff. There will be no increase in impervious surface so stormwater is not an issue.

D. The plan provides for safe and easy ingress, egress and internal traffic circulation. The proposed site will utilize existing driveways and the general circulation of the Center will not be changed. Adequate pedestrian accessibility will need to be maintained between the seating area and the parking lot on the north side.

E. The plan is consistent with good land planning and good site engineering design principles. The addition of outdoor seating will help create a more vibrant atmosphere for the center and is consistent with good land planning practices. The primary site design issue is the need to maintain a minimum 42-inch walkway for ADA accessibility between the canopy columns and the parking lot curb.

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

The building façade will be changed significantly from the current predominantly stone to windows on both the north and east sides. The columns and stone will all be the same materials as the rest of the center so the proposed change will be compatible. The elevations indicate that the lower 42" of the glass area will be spandrel glass, but the color has not been identified. Spandrel glass is an additional material being introduced to the Center. The north elevation proposes glass to the floor while Land of Paws just to the west has a stone base under the windows. It would be preferable if the north elevation was consistent in design.

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

One of the principles of the Village Vision was to focus on redevelopment and reinvestment in the community. These issues have become primary goals for the City and this project represents a step in that direction. This is the opportunity to enhance and intensify the use of the building that will generate additional revenues for the City.

Randy Kronblad moved the Planning Commission approve PC2012-117, site plan for Spin Pizza's outdoor dining area subject to the following conditions:

- 1) That all lighting used to illuminate the outdoor area be installed in such a way as to not create any glare off the site and be in conjunction with the outdoor lighting regulations.
- 2) That a minimum 42-inch wide accessible walkway be maintained on the north side between the canopy columns and the parking lot curb so as to not be obstructed by vehicle overhangs onto the sidewalk.
- 3) That the applicant installs hanging flower planters on the north side and submit final landscape plan to Staff for review and approval.
- 4) That the glass on the north elevation have a stone base similar to Land of Paws.
- 5) That the applicant submit the color of the spandrel glass to staff for approval prior to the installation.

The motion was seconded by Nancy Wallerstein.

Nancy Vennard noted she works for the company that will be doing the interior space for this project, but does not view this as a conflict of interest and will be voting. The motion was voted on and passed unanimously

OTHER BUSINESS

Presentation of Proposed Overlay Design District - Countryside East Homes Association

The City of Prairie Village has been looking at ways to assist homes associations with the issues involved with the construction of additions and new homes within existing residential areas. The City has implemented a notification process for notifying homes associations of projects which will significantly alter the exterior of the structure (porches, etc.) or add additional square footage.

In 2010, the City Council directed staff to work with the Countryside East Homes Association in the development of a neighborhood conservation overlay district and the development of development/design standards.

Staff has drafted the enabling language for the Neighborhood Conservation Overlay District. The draft language sets forth the criteria for the establishment of neighborhood conservation overlay districts, use of development/design standards and the appeal process.

The intent of the process is to have the Planning Commission, Governing Body, or at least 51% percent of the property owners within the proposed area, initiate the establishment of a district. There would be a formal hearing process before the Planning Commission and the Governing Body would have the final authority for the approval of each district. The area must be at least 25 years or older, minimum of 5 acres, and have “built environmental characteristics that create an identifiable setting, character or association.”

Dennis Enslinger stated projects subject to review would be reviewed at the City staff level for compliance with the approved development/design standards. If staff determines the project is not in compliance with the standards, the applicant could appeal the decision. The current draft language has a two-stage appeal process.

Staff and the Countryside East Homes Association, felt that it was important to have some input from the property owners within the overlay district in the appeal process. Therefore, the first appeal would consist of one member from the Planning Commission (appointed by the Chair) and two members from the participating neighborhood association (appointed by the homes association which is covered under the overlay district). This is a revision that is not included in the written documents submitted to the Planning Commission.

To comply with legal requirements, there must be a final appeal body which has final authority to review the decision of the first appeal body. The current draft establishes this body as the Board of Zoning Appeals.

Dan Blom, Chairman of the Overlay Committee, stated a committee of the home association was formed to review their deed restrictions and to determine what elements they wanted to address in the overlay district. The types of items to be included in the design overlay district guidelines are as follows:

- Focused on the street facing elevations
- Focused on “big ticket items” such as additions, porches and site placement of rebuilt homes, etc.
- Focused on providing options on how to expand existing homes within the neighborhood
- Focused on the “good neighbor approach”
- Focused on form of the additions and not on any particular style.

Mr. Blom reviewed the process which was started in 2009 by the Board. At their November Association meeting the concept of an overlay design district was presented. A neighborhood survey was then taken with more than 50% responding to the survey with 92% of the surveys approving the board moving forward on the concept. A neighborhood working group was formed. Full neighborhood group presentations were made as well as small group neighborhood presentations. Mr. Blom stated the committee worked with the following objectives in mind: 1) to allow flexibility for remodeling; 2) to protect the investment of current and future homeowners; 3) to maintain the character of the neighborhood with the guidelines; and 4) to encourage investment with clear guidelines.

Mr. Enslinger reviewed some of the proposed guidelines addressing building additions. A key component in the design overlay guideline is the definition of a one and a half story home. Although many of the Prairie Village homes associations have covenants that restrict development to one and a half story structures, those restrictions are not clearly defined as revealed in a recent court challenge of a homes association's deed restrictions.

Mr. Enslinger reviewed the proposed zoning amendment that would allow the overlay zoning district. This could be created in a residential or commercial zoning district. There are three ways to initiate the establishment of a district: 1) may be initiated by the Planning Commission; 2) may be initiated by the Governing Body or 3) may be initiated by petition when signed either by the owner of at least 51% of the area within the proposed NC District or by at least 51% of total number of landowners within the proposed district. The NC District does not change the underlying zoning.

The language has been added as a new Section 19.25.005 and addresses the purpose of such districts, the selection criteria and establishment of a district as well as the procedure and the development/design standards. The language also provides for an appeal process as described previously. The specific neighborhood conservation district would be adopted by reference.

Randy Kronblad confirmed there is no intent for this to become an architectural review board. He noted this will be a good tool to use at the beginning of a building process by a homeowner. Dennis Enslinger added this information would be available on the association's web site. Mr. Blom added it would be given out to and discussed with new residents moving into the area.

Mr. Enslinger stated based on the Commission's feedback the complete draft development/design standards for the Countryside Homes Association Overlay District will be presented to the Homes Association at their annual meeting in November.

Since the neighborhood overlay zoning district does not currently exist in the zoning code, the code amendment must first be approved and in place before the Countryside East Overlay District can be established. Once the zoning language is in place, it is the intent to either have the Planning Commission or City Council initiate the establishment

of the Countryside Homes Association Overlay District following the process outlined in the proposed amendment.

Bob Lindeblad stated he admired the homes association with staying on this project and keeping the process simple and addressing big items.

Nancy Vennard moved the Planning Commission authorize a public hearing on the proposed amendment to the City's Zoning Regulations by adding a new Chapter 19.25 entitled "Overlay Zoning District" for December 4th at the regular meeting of the Planning Commission. The motion was seconded by Randy Kronblad and passed unanimously.

**PC2011-121 Request for reconsideration of conditions of approval for
SUP for wireless antenna at
9011 Roe Avenue**

Gregory Wolf recused himself from hearing this application due to a professional conflict of interest.

Pete Ackers, representing Sprint, addressed the Commission regarding their earlier site plan approval for the addition of antennas and the replacement of equipment cabinets at the Fire Station site at 9011 Roe Avenue.

Sprint is requesting reconsideration of conditions #3 (that all equipment and wiring shall be below the screening fence) and #7 (that the applicant replaces the existing wood fence with a brick wall that is tall enough to screen the equipment boxes. The brick shall match the fire station brick as close as possible and plans for the wall shall be submitted to Staff for review and approval prior to obtaining a permit.

It was pointed out by Staff that the ice bridge is much higher on the pole than other installations and the intent was that it be lowered on the pole and the fence be increased to a height of 8 feet to screen all the cabinets and the ice bridge. However, Mr. Ackers stated that the ice bridge is owned by another carrier and Sprint does not have control of it and therefore cannot relocate it.

Mr. Ackers noted that the cost of building a wall that would screen the ice bridge as well as the cabinets would be cost prohibitive. He offered a compromise plan of an eight foot tall fence that is a combination of brick columns and vinyl panels. This equipment compound is located in a parking lot next to a driveway.

Ron Williamson noted vinyl is not as durable a material as brick and there are concerns regarding how well it will stand up in this location. Also there appears to be too much white. The Fire Station is red brick trimmed in white while this fence is white trimmed in red brick.

Staff concurred that constructing a wall tall enough to screen the ice bridge is more than what was intended. A compromise on the wall design from brick to white vinyl does not

achieve the aesthetic that was intended. The brick wall would blend with the Fire Station while the white vinyl fence would call attention to the equipment compound.

Randy Kronblad moved the Planning Commission's approval of PC211-122 for wireless antenna at 9011 Roe Avenue given on December 6, 2011, be amended to delete Condition #3 and retain Condition #7 as previously approved. The motion was seconded by Nancy Vennard and passed by a 5-0 vote with Gregory Wolf abstaining.

PC2012-03 Request for Reconsideration of Parking as shown on approved site plan for Highlawn Montessori School

Katherine Morrison on behalf of Highlawn Montessori, 3531 Somerset Drive, asked the Planning Commission to reconsider the location and number of parking spaces shown on the approved site plan approved by the Planning Commission on March 6, 2012.

The site plan approved by the Commission included four (4) additional parking spaces bringing the total parking spaces on the site to eighteen (18). The three spaces along the west edge of the property were to be constructed with grass pavers because they are in required green space setback. Mrs. Morrison stated that school has bid the cost of this type of construction and found it to be cost prohibitive. The required number of spaces by zoning ordinance provisions is two spaces for each classroom or sixteen (16) spaces.

Dennis Enslinger stated the applicant is seeking approval to provide three (3) additional spaces for a total of seventeen (17) spaces. One (1) of the spaces will be located at the south end of the existing lot as shown on the approved site plan. The applicant has located the two (2) remaining spaces on the adjacent parcel (playground area) in the driveway of the former residence on this location. Mr. Enslinger reviewed the proposed parking site locations.

Randy Kronblad moved the Planning Commission modify their March 6, 2012 site plan approval associated with PC2012-03 to provide a reduction of three parking spaces located on the west side of the property. The motion was seconded by Gregory Wolf and passed unanimously.

Bob Lindeblad asked when the new addition would open. Ms Morrison replied October 12th.

NEXT MEETING

Dennis Enslinger announced the filing deadline for the November 6th meeting is on Friday. The agenda will have the three continued applications from this evening and a residential fence height waiver has been filed. He also expect Standees to file for site plan approval in the Prairie Village Shopping Center. A possible BZA application for a side yard setback variance of just over a foot for garage addition at 5105 West 66th Street is expected.

Mr. Enslinger noted staff has met with Tuteria regarding the Mission Valley School site. The school has been reserved for a preliminary presentation before the Planning Commission at the December meeting and a formal presentation with Commission action at the January 8, 2013 meeting. He noted at this time the plans only include a senior living facility that is larger than any of the existing facilities in the city.

Nancy Vennard asked about a tour of the Benton House facility. Mr. Enslinger stated they will be requesting of certificate of occupancy by Thanksgiving for marketing staff. He will contact them regarding arranging a tour for interested commission members.

ADJOURNMENT

With no further business to come before the Planning Commission, Vice-Chairman Bob Lindeblad adjourned the meeting at 9:40 p.m.

Bob Lindeblad
Vice-Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: November 6, 2012 Planning Commission Meeting Project # 000005977

Application: PC 2012-08

Request: Conditional Use Permit for a Drive-Up at the New Retail Building

Property Address: 6920 Mission Road

Applicant: Polsinelli Shughart PC

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

Surrounding Zoning and Land Use: **North:** R-1B – Single-family Dwelling District – Single family Dwellings
East: C-0 Office Building District – Church
C-2 General Commercial District – Shopping Center
South: R-1B – Single-family Dwelling District – Single family Dwellings
West: R-1B – Single-family Dwelling District – Single family Dwellings

Legal Description: Metes and Bounds

Property Area: 17.4 Acres

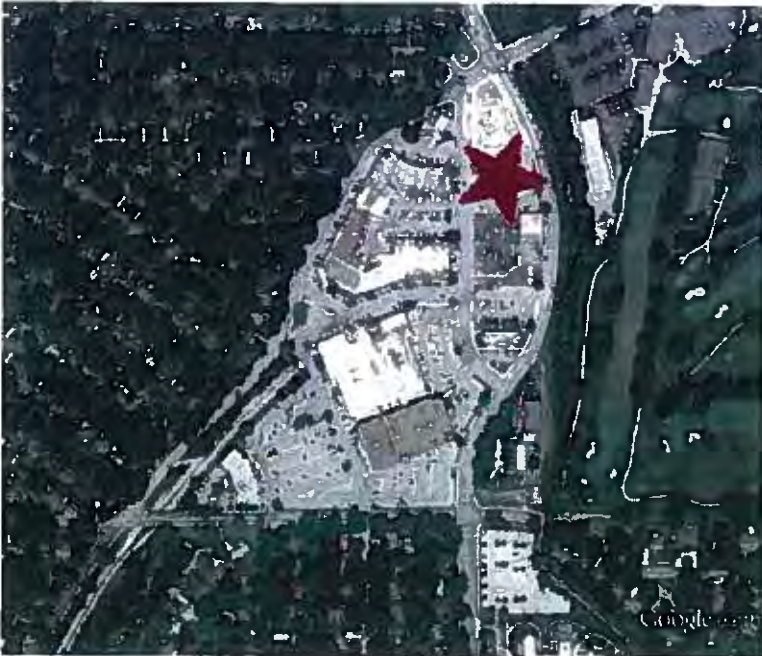
Related Case Files: PC 2012-114: Preliminary and Final Plat
PC 2012-113: Site Plan Approval Mission Lane (Related Agenda Item)
PC 2011-115: Site Plan Approval Story Restaurant
PC 2007-112: Site Plan Approval Cactus Grill
PC 2006-108: Amendment to Sign Standards for Macy's
PC 2000-107: Approval of Revised Sign Standards
PC 1999-105: Site Plan Approval for Bank and Restaurant

Attachments: Application, Site Plan Drawings

General Location Map



Aerial Map



COMMENTS:

The Waid's Restaurant building is proposed to be demolished and replaced with a new 5,908 square foot building that will be designed to be compatible with the rest of Prairie Village Shopping Center. The new building will have two to four tenants and one of those will require a drive-up service. A lease has not been signed as of this date but the anticipated tenant is Starbucks. It has been mentioned that Starbucks has a high volume of transactions a day, but only a portion of those will be served by the drive-thru

The drive-thru lane will be entered from the east side and will be adjacent to the north side of the building. It will be located between the new building and the UMB Bank building. The drive-thru lane will not have direct access to Mission Road and will exit to Mission Lane. It is proposed to be a one lane drive-thru. Since all the traffic will be internal on the site, there should not be any adverse impact on the adjacent public streets. Mission Lane and Prairie View Lane are being vacated with the plat and will be private streets.

In accordance with the Planning Commission's Citizens' Participation policy, the applicant held a neighborhood meeting on August 23, 2012 and 16 persons appeared. The primary comment on the drive-thru was a concern about traffic. The applicant responded that a long stacking drive has been incorporated into the plan and traffic should not be an issue.

Since the neighborhood meeting several area residents have submitted letters or e-mails opposing the drive-thru. The objections are primarily environmental although some do not feel that a drive-thru is compatible with the neighborhood ambience of the existing Center.

FACTORS OF CONSIDERATION:

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

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

The proposed drive-thru window meets all the yard regulations of the ordinance.

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

The uses to the north, south and west are office and commercial uses. Indian Hills Country Club is on the east side of Mission Road and located in the City of Mission Hills. There are no residences in the immediate area. The proposed drive-thru will not have direct access to Mission Road. Therefore, the proposed drive-thru will not adversely affect the welfare or convenience of the public. It should be pointed out; however, that if the six foot pedestrian walkway is approved for the east side of Mission Lane there could be conflicts between vehicles and pedestrians. It may be a good idea to install a yield to pedestrians sign at the exit of the drive-thru.

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

The property to the south and west is commercial and part of Prairie Village Center. To the east are Mission Road, Brush Creek and Indian Hills Country Club. The UMB Bank is located adjacent to the north and a drive-thru was approved for it in 2010. There are houses to the north but they are far enough away that there will be little, if any, direct visual contact with the drive-thru area.

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

The proposal is for one drive-thru lane which does not have direct access to a public street. The drive-thru is internal to the shopping center and will have little if any negative impact on the surrounding neighborhood. It will have an impact on the pedestrian walkway and signs may also be needed at the Hen House crosswalk on Mission Lane.

Since this is a new building, it will require Site Plan Approval and the landscape plan will be approved with the Site Plan. This will be addressed in PC 2012-113 Site Plan Approval.

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

The drive-thru lane is approximately 200 feet long, which will allow stacking for at least ten vehicles. There is additional area for stacking in the parking lot if the stacking exceeds ten vehicles. There are no adjoining residential uses that require screening.

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

Utilities and drainage are being addressed for the entire project as a part of the Site Plan Approval which will be considered by the Planning Commission later on this Agenda.

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

The proposed drive-thru will use internal access and there will be no direct access to Mission Road. The driveway access to Mission Road located on the north side of the Waid's building will be closed as a part of the redevelopment of this site. The elimination of the driveway to Mission Road will be a benefit to traffic and will be included in the approval of the Site Plan.

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

The proposed use will not have any significant hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors, or unnecessarily intrusive noises associated with it. It has been pointed out by several residents that the idling traffic in the drive-thru will cause air pollution that will negatively impact the quality of life of the people using the Center.

RECOMMENDATION:

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

1. That the applicant install a pedestrian yield sign at the exit of the drive-thru.
2. That the Conditional Use Permit approval is contingent upon approval of the Site Plan. If the Site Plan is not approved by the Planning Commission, the Conditional Use Permit shall be null and void.
3. That the Conditional Use Permit shall terminate when the use it serves terminates.



PLANNING COMMISSION

Planning Commission Meeting Date: November 6, 2012

PC2012-08 Request for Conditional Use Permit for Drive-Thru Service Window at 6920
Mission Road
Zoning: C-2
Applicant: Curtis Petersen with Polsinelli Shughart PC
representing PV Retail Shops

BACKGROUND

This item was continued from the September 11th and October 2nd meeting.

ATTACHMENTS

Written communication received regarding the proposed application and related applications for this site:

- Report on The Villaeg Neighborhood Meeting - August 23, 2012
- Overview of Customer/Parking/Delivery Needs
- E-mail from Suzanne Allen - 9/4/12
- E-mail from Ann Isenberg - 9/4/12
- E-mail from Tanya Palmer - 9/5/12
- E-mail from Gayle Vawter - 9/7/12
- E-mail from Deborah Carbery - 9/17/12
- E-mail from Linda Johnson - 9/21/12
- E-mail from Chuck Dehner - 9/21/12
- E-mail from Susan Woodbury - 9/21/12
- E-mail from Ann Isenberg - 9/23/12
- E-mail from Michael Stasi - 9/24/12
- E-mail from Chuck Dehner & Susan Woodbury - 9/27
- E-mail from Brendon & Cate Jenks - 10/2/12
- E-mail from Deborah Carbury - 10/1/12

THE VILLAGE NEIGHBORHOOD MEETING

Meeting Date: Thursday, August 23, 2012 – 6:30pm

Number of attendees: 16

LANE4's Owen Buckley and Lisa Kallmeyer represented and spoke on behalf of the Landlord.

Four large preliminary design boards were displayed showing; 1. Parking layout, 2. Mission Lane Enhancements, 3. Conceptual Hen House front elevation and 4. Conceptual small shop front and west elevation.

ISSUES RAISED:

Who wants the Hen House expansion?

Hen House, most of the existing tenants and the Landlord. Many customers have also expressed hope that the store will be enlarged so they can do more of their shopping closer to home. The Landlord and grocer acknowledge that there are certain customers who prefer smaller stores.

The proposed expansion would bring the store size from 18,000 square feet to approximately 32,000 square feet. As an example, it was stated that the Brookside Market is about 31,000 square feet, the Corinth Square Hen House is approximately 40,000 square feet and most new grocery stores like Price Chopper and HyVee are as much as 55,000 to 80,000 square feet.

What are the advantages of expanding Hen House?

A newer, better store for the center with more product and improved design and display. Expansion will also help it compete with other area stores in many different ways – greater variety being one.

A stronger anchor tenant for the shopping center should lead to greater customer traffic and sales for the other smaller tenants in the center.

Are there concerns about parking at the center with the Hen House expansion and other renovations?

From Hen House's point of view they have reviewed the parking internally and with their supplier, Associated Wholesale Grocers. They feel it is adequate for the planned expanded store. The Landlord's architectural consultants and engineers have reviewed and also find it adequate. Landlord has also conducted parking studies (by George Butler Associates) which show there is significant excess parking space available at the center and according to their study and opinion will continue to be after the expansions/renovations are complete. The parking study shows that currently, the parking lot is only being approximately 50% utilized during peak use.

We also stated that people will naturally first fill parking spaces closest to the stores they are frequenting and that the enhancements to the center are being done to improve the center and increase sales. This will obviously mean that with more customers frequenting the center they may find themselves walking further than they typically do now. But, under this scenario, the center will actually be utilizing the excess parking spaces not being used now. In addition, we are hoping that the pedestrian walk-ways and other improvements to The Village will make it more "walkable" and that some patrons, who traditionally have driven to the center, will now walk when weather and time permits them to.

How will Mission Lane change?

Mission Lane will be decreased from an approximate 40 foot width to an approximate 28 foot width. As an example, many streets are 22 to 24 feet wide. The narrowing is designed to slow traffic down and present a safer situation than currently exists. Mission Lane is very wide now because it actually used to be Mission Road.

The Landlord wishes to create a more scenic "Norman Rockwell" or "Mayberry" feel with authentic materials, decorative light posts, hanging planter baskets like

you see on the Country Club Plaza and/or other beautiful landscaping. The vision is to make it authentic and as if it were originally placed there 50 years ago.

Why won't Mission Lane have street parking on both sides of the street in front of the Hen House?

Hen House and Associated Wholesale Grocers were not in agreement to this concept. They require a more traditional shopping center parking layout which allows for people to more easily navigate their grocery carts to a parking field without having to go through a wall of parked cars going the opposite direction. They did agree that parking along the front of the store, like now, should remain.

Will deliveries change with the Hen House expansion?

The actual designated delivery area will not change. Under the future layout there will be adequate room, but the delivery people will need to drive, park and deliver in the designated loading areas. Presently many delivery trucks take advantage of parking in empty parking spaces designated for customers that are close to the stores they are delivering to. Those spots will be eliminated with the Hen House expansion so the drivers will need to be diligent about parking their trucks in designated areas and perhaps, when possible, timing their deliveries during certain less-busy parts of the day. In some cases it's possible that a delivery driver will have to park further away than they do now (i.e. during peak delivery times on certain mornings) and wheel their delivery to the store. This is very common in many commercial settings, and the delivery area and drives will be typical for a center such as this.

Will Prairie Lane remain a one-way street with the planned improvements?

This will be reviewed further with the city, and safety issues will be carefully considered and addressed. It is not something the Landlord has seriously considered.

Are there plans to incorporate trails at the center?

Yes, as part of a future phase of the improvements and per the CID Agreement and City involvement.

Will the courtyard area be improved?

We would like to improve the courtyard in a future phase and we are excited about our plans for this area. However, we need more information from Macy's regarding their plans for their store before we can proceed any further.

What is the timeframe for starting the first project?

We hope to start activity on the first project in November but also are waiting on more information from Hen House before we will know a lot more.

Will the drive-through lane for the new shop building cause traffic issues or car back-up?

The Landlord's engineering and architectural consultants do not believe so because of the long "stacking area" designed to accommodate many cars.

How many tenants will be in the small shop building and have any leases been signed yet?

Two to four tenants will fit in this building much like the current small shop building to the south that consists of TCBY, etc ... No leases have been signed yet. We are speaking to new tenants and existing Village tenants about moving into this building but nothing has materialized as of yet.

Will the Landlord ever consider constructing a building in the parking field between US Bank and Mission Lane?

As long as there is a grocery store in its current location there will not be a building constructed in this critical parking area.

**Prairie Village Shopping Center
Overview of Customer/Parking/Delivery Needs
Questions on Changes**

“The City of *Prairie Village* was originally the *vision* of the late *J.C. Nichols*. ... a well-planned community of beautiful homes and neighborhood *shopping centers* where all the roads lead to.”

The Merchants Association of the Prairie Village Shops respectfully submits information, concerns and questions regarding the future expansion plans of Hen House from 18,000 sq ft to 32,000 sq ft, improvements to Mission Lane and the replacement of the Waids building.

The North Building of the Village Shops is the address for 27 businesses, including 3 located in basements. The 24 first floor businesses start with The Tavern in the northeast corner and continue around to Hen House on the southeast corner. The types of businesses include 5 restaurants, 4 clothing stores, hardware, gift card and gift shops, liquor, dental and dry cleaning. Businesses are generally open from 10am thru 8pm with the exception of restaurants, grocery and liquor being open till 11pm.

Parking Concerns:

Amongst the 27 businesses, there is a flow during the day for employee parking needs ranging from a low of 111 spaces to a high of 171 spaces. Some businesses have a concentration of needs during the day time hours whereas the restaurants have their biggest staffs in the evening hours. After 6pm at night, there is a definite need for a minimum of 96 parking spaces for employees of businesses open late while during the mid day the need averages down the middle around 140.

Several concerns have been mentioned by the restaurant owners regarding their wait staff leaving late at night and having to walk at some length to their parking spaces carrying money. Also, the

managers of US Bank have a requirement for all their employees to park next to their bank building. There is an overall concern for security and lighting. In addition, there is a large concentration of elderly who frequent the restaurants and their parking needs should be taken into account for those people will not have the ability to walk at any distance to their destination.

Currently, the interior parking lot adjacent to Hen House has 82 available parking spaces. Of that total, 15 are located against the backs of the businesses of Clique north to Minsky's. Those 15 will not be affected and are exclusively used as employee parking. Parking spaces against the existing Hen House and the inner rows consist of 67 spaces and those will not exist after the expansion. There is a planned replacement of 10 spaces against the new north wall of Hen House that would be available after 11am daily to give a net loss of 57 parking spaces in the interior lot.

What follows is an overview of parking for the northeast section of the Village Shops:

Interior Parking Lot	82
Prairie Lane Shops and Shell Parking & Handicap	34
Tavern Side fronting Mission Lane & Handicap	7
Against South Wall of UMB Bank (will it exist?)	17
US Bank Parking Lot & Handicap	61
Hen House & Handicap, front of	7
TCBY/Starbucks/Dolce/Village Floral Lot	74
Mission Lane/Toon Shop Northeast Side & Corner	41
69th Terrace from Mission Lane to first crosswalk	26
Total:	349
Loss of Parking from Interior Parking Lot	-57
<hr/>	
New Total:	292

The above total does not represent parking that will be available once the new replacement building for Waid's is built and what additional street parking will be created on Mission Lane.

Combined square footage is approximately 130,000 square feet for the north building, US Bank, expanded Hen House, the replacement building for Waids and theTCBY/Starbucks/Dolce/Village Floral building added together. If you add to the employee parking needs for the north building to the other buildings mentioned, the number grows increasingly.

The proposal to have 292 parking spaces will not support customer and employee parking needs at the same time. In addition, with an expanded Hen House and new merchants in place of the Waids building, there will be considerably more employee and customer parking needs than there are now.

Tenant Delivery Needs:

The tenant delivery needs not including Hen House are on a weekly basis the following:

****108x deliveries/pickups /wk by UPS or FED Ex trucks to the north building**

****5x deliveries per week by pick up trucks**

****33x deliveries per week by Vans with or without trailers**

****31x deliveries per week by mid size trucks with trailers
(Hen House adds an additional 18x more deliveries per week by bread, dairy and chip trucks)**

****19x deliveries per week by big box trucks**

****11x deliveries per week by beer/soda tractor trailer trucks
(Hen House adds an additional 5x more deliveries per week, 3 from soda trucks, 2 from beer trucks)**

****8x deliveries per week by semis 24-40 feet in length**

(Hen House currently has 3 semi deliveries per week, Mon, Wed & Fri after 9pm at night)

****Restaurants have to have grease traps cleaned 4x/year and each restaurant has their own grease trap. Hen House needs their grease trap cleaned twice a month.**

The length of stay for deliveries by any of the above trucks may last from 5 minutes to 2 hours.

(Chart is attached)

A vast majority of the deliveries above by trucks larger than UPS or FED Ex take place between 7am and 11am Monday thru Friday in concentrated periods of time to the restaurants, grocery store and liquor store. The remainder can come as late as 4pm daily, not counting trash pick up.

Many concerns have been raised concerning the deliveries:

Will trucks be able to turn around in the interior lot?

Will trucks park on Mission Lane & Prairie Lane to make deliveries and will the city support that? Will there be a concern about public safety on Mission Lane and the interior parking lot with truck congestion?

Since many deliveries are made at the same time, who has the right-a-way?

How much congestion will be created in the interior lot with multiple trucks? How will inclement weather affect it?

Questions for the Planning commission:

We would like to submit the following questions for study:

- 1. Are the two traffic studies mentioned by Lane 4 available to the public?**
- 2. Was there a problem with the first study therefore requiring a second study?**

- 3. Does either study take into account the loss of parking spaces in the interior parking lot and the additional spaces to be used for fountains, green areas and grocery cart storage and the future plans for the Macy's Home Store?**
- 4. What are the plans for the overhead power lines?**
- 5. What accommodations will be made for the trash compactor in the interior parking lot?**
- 6. Has there been a Circulation Plan conducted on the interior parking lot?**
- 7. Has there been a public safety plan conducted on the parking spaces along the backside of the building in the interior parking lot? Is there a concern for snow removal during inclement weather? With the loss of parking spaces, where will snow be put?**
- 8. Has there been a public safety plan conducted on the pedestrian enhanced Mission Lane and the planned future drive-thru?**
- 9. Will the city consider a review of a financial impact study for those businesses affected by lack of customer parking and/or inability to take timely deliveries?**
- 10. Will there be any type of planned public forum for customers and citizens to express their views?**
- 11. Has Hen House compiled information to support an expansion by 14,000 square feet?**
- 12. Will there be a coordinated effort by Lane 4 and the city to control and enforce employee parking to certain areas?**
- 13. If employees have to park at distances from their stores, will there be heightened security and lighting?**
- 14. Will the city support the idea of closing off the interior parking lot for a trial period of several days to analyze the impact of the loss of parking spaces and also on deliveries?**
- 15. With the increase of green spaces, fountains, walls, park benches, will this cost and maintenance be included in CID funds from now on?**
- 16. What requirement does the city of Prairie Village have for the measurement of parking spaces for every square foot of tenant space.**

- 17. Are there provisions by the city of Prairie village for customer parking to be in a certain proximity to the stores?**
- 18. Will the Planning Commission consider a smaller expansion of Hen House?**
- 19. Is the intended expansion of Hen House within the vision of J.C. Nichols and the surrounding neighborhoods?**

Tenant Deliveries Prairie Village North Building								
	Pick Ups	UPS/Fed Ex	Vans	Mid Size w/Trailer	Big Box	Beer/Soda Trailers	Semis	Grease Trap
Tavern		5x/wk	2x/wk	7x/wk	6x/wk		5x/wk	4x/yr
Tavern's Dumpster pick up 4x/wk, Service Vans 3x/wk								
Zeke's	5x/wk						3x/wk	
Rimann Liquors		1x/wk		11/wk	11x/wk	11x/wk		
Rimann Wholesale Van: 3-4x Loading per day Tue-Fri								
PV Hairstyling		2x/wk						
Ultra Max		10x/wk		1x/mo	1x/mo			
Create		3x/wk		2x/wk				
Minsky's				1x/wk	2x/wk		2x/wk	4x/yr
Delivery Schedules: 20/Day M-Thur, 50/Day Fri-Sat, 25-30/Day Sun, 2 Drivers 11am thru 10:30pm								
Village Dentist		4x/wk						
Spanglers		10x/wk					2x/yr	
Fairy Tale		3x/wk						
Brookside Opt.		10x/wk						
C.Jack's				5x/wk			1x/mo	4x/yr
Tower Cleaners			21x/wk					
Tulip		5x/wk						
Clique		10x/wk						
Eustons Hdw		10x/wk					3x/wk	
Chicos		15x/wk					5x/yr Concrete	
Café Provence				5x/wk				4x/yr
RSVP		10x/wk						
Tiffany Town		10x/wk					4x/yr	
Village Floral			10x/wk					
TOTAL:		5x/wk	108/wk	31x/wk	19x/wk	11x/wk	13x/wk	16x/yr
Hen House				18x/wk		5x/wk	3x/wk	2x/mo
GRAND TOTAL:		5x/wk	108/wk	49x/wk	19x/wk	16x/wk	16x/wk	

PRAIRIE VILLAGE SHOPPING CENTER EMPLOYEE PARKING NEEDS

NORTH BUILDING:

MERCHANT	EMPLOYEES		HOURS OF OPERATION
	LOW	HIGH	
TAVERN	15 (10a-2P)	26 (4-11p)	Sun - Thur 11a-10p, Fri-Sat 11a-11p
ZEKE'S	3	3	M-Fri 7:30a-6p, Sat 8a-5p
RIMANN LIQUORS	8	11	M-Thur 9a-10p, Fri-Sat 9a-11p, Sun 12-8p 1 Delivery Van
PV HAIRSTYLING	5	6	Tue-Fri 8a-6p, Sat 8a-4p
ULTRA MAX	4	5	M-F 10a-7p, Sat 9-6p, Sun 12-5p
CREATE	1	2	M-F, 10a-6p, Sat 10a-5p
THE VILLAGE DENTIST	5	8	Mon/Wed 8a-5p, Tue 10a-7p, Fri 10a-3p Will be adding more technicians
MINSKY'S	4	12	M-Sun 11a-10p
SPANGLERS	1	3	M-F 10a-8p, Sat 10a-5:30p, Sun 12:30-5p
FAIRTY TALE	2	2	M-F 10a-5p, Sat 8a-3p
BROOKSIDE OPT.	1	2	M-F 10a-7p, Sat 10a-5p
C. JACKS	2	3	M-F 11a-8p, Sat 11a-3p
MADY & ME	3	3	M-Thur, 10a-7p, Fri-Sat 10a-6p
TOWER CLEANERS	6	7	M-F 7a-7p, Sat 8a-5p, Sun 12-4p
TULIP	2	2	M-F 10a-6p, Sat 10a-5p
CLIQUE	2	2	M-Sa 10a-6p
EUSTON HARDWARE	8	10	M-F 8a-9p, Sat 8a-6p, Sun 10a-5p 1 Delivery Truck
MR. GOODCENTS	3	5	M-F 10a-9p, Sat 10a-8p, Sun 11a-8p
CHICOS	4	5	M-Sa 10a-8p, Sun 12-6p
RSVP	2	2	M-F 10a-7p, Sat 10a-6p
CAFÉ PROVENCE	6	12	M-Sa 11a-2:30p, 5-10p

VILLAGE ACTIVE WEAR	1	1	M-F 10a-7p, Sat 10a-6p, Sun 12:30-5p
TIFFANY TOWN	5	5	M-F 10a-8p, Sat 10a-5:30p, Sun 12-5p
HEN HOUSE	15	30	M-Sun 6a-11p
ADRIAN MASON	1	2	Varies
PV MERCHANTS	1	1	M-F 9a-3p
PV SHOE REPAIR	1	1	Tue-Thu 9a-5:30p, Sat 9a-12p
	111	171	

Rimann Liquors of PV Weekly Delivery of Product from Distributors/Vendors						
DAY	DISTRIBUTOR	ACCT.	PRODUCT	MINUTES SPENT	ARRIVAL TIME	
MON.						
TT	CENTRAL STATES	W	PKG BEER & KEGS	45	6:30AM	
TUES.						
TT	ANHEUSER BUSCH	W	PKG BEER & KEGS	30	7:30AM	
TT	ANHEUSER BUSCH	R	PKG BEER	60	"	
BB	STANDARD BEVERAGE	R/W	PKG BEER, SPIRITS, WINE	60	"	
BB	GLAZERS	R/W	PKG BEER, SPIRITS, WINE	60	"	
BB	WORLDWIDE WINE	R/W	PKG BEER, SPIRITS, WINE	30	THRU	
OT	AD ASTRA	R/W	WINE	15	"	
OT	LDF	R/W	WINE, SPIRITS	15	"	
OT	HANDCRAFTED	R/W	PKG BEER, SPIRITS, WINE, KEGS	15	"	
OT	VALLEY BEVERAGE	R/W	WINE	15	10:30AM	
TT	HINKLEY	R	BOTTLE WATER	15	11:30AM	
				315		
WED.						
TT	CENTRAL STATES	R	PKG BEER & KEGS	120	6:30AM	
TT	MIDWEST DIST.	R/W	PKG BEER	120	7:00AM	
TT	MIDWEST DIST.	W	KEGS	30	7:00AM	
TT	ANHEUSER BUSCH	W	PKG BEER & KEGS	30	9:00AM	
BB	STANDARD BEVERAGE	W	PKG BEER, SPIRITS, WINE	45	8:30AM	
BB	GLAZERS	W	PKG BEER, SPIRITS, WINE	45	9:00AM	
				390		
THU.						
BB	STANDARD BEVERAGE	W	PKG BEER, SPIRITS, WINE	45	9:30AM	
BB	GLAZERS	W	PKG BEER, SPIRITS, WINE	45	THRU	
TT	ANHEUSER BUSCH	W	PKG BEER & KEGS	30	10AM	
TT	SEVEN UP	R	SODAS/WATER	15	11AM	
BB	PALMENTERE BROS.	R	SODAS/WATER/MIXERS	15	THRU	
OT	BEVERAGES ETC.	R	MIXERS/SODAS/WATER	15	2PM	
BB	BERRY'S ARTIC ICE	R	ICE	25	ANYTIME	
TT	COCA COLA	R	SODAS/WATER	15	ANYTIME	
				205		
FRI.						
TT	ANHEUSER BUSCH	W	PKG BEER & KEGS	30	7:30AM	
TT	ANHEUSER BUSCH	R	PKG BEER	60	"	
BB	STANDARD BEVERAGE	R/W	PKG BEER, SPIRITS, WINE	60	"	
BB	GLAZERS	R/W	PKG BEER, SPIRITS, WINE	60	"	
BB	WORLDWIDE WINE	R/W	PKG BEER, SPIRITS, WINE	30	THRU	
OT	AD ASTRA	R/W	WINE	15	"	
OT	LDF	R/W	WINE, SPIRITS	15	"	
OT	HANDCRAFTED	R/W	PKG BEER, SPIRITS, WINE, KEGS	15	"	
OT	VALLEY BEVERAGE	R/W	WINE	15	10:30AM	
				300		
CODES:	R = RETAIL, W = WHOLESALE					
	BB = BIG BOX TRUCKS, 26,000 LBS, 24-26 FEET					
	TT = BEER & SODA TRAILER TRUCKS, 40 FEET					
	RD = RIMANN DELIVERY VAN, AVERAGING 10-12 DELIVERIES PER DAY					
	TUESDAY THRU FRIDAY, RELOADING MINIMUM TWICE DAILY.					
	OT = OTHER TRUCKS/VANS					



The College Store

AMERICAN

1000

809 LNY



AMERICAN
L-3540

Michels
PIZZERIA

15A H7E

Dennis Enslinger

From: Suzanne Allen [seallen39@gmail.com]
Sent: Tuesday, September 04, 2012 3:59 PM
To: Dennis Enslinger
Subject: Comments on Prairie Village Hen House remodel

TO: MEMBERS OF PV PLANNING COMMISSION
FROM: SUZANNE ALLEN, LONG-TIME PV CUSTOMER
RE: PV HEN HOUSE REMODEL

SOME OBSERVATIONS:

Many customers like small "boutique" size store for easy in-out shopping.

Present PV Hen House needs improving as is (deli counter, salad bar, produce). Some customers have left because of these. What would customer base be with these improvements?

Shoppers like parking on store side of street. No need to cross busy traffic.

This plan severely reduces the central customer parking for grocery and Tavern and truck loading access for all stores.

Loading area cannot accommodate the number of semis and trucks that arrive simultaneously during the week.

How do trucks access hardware loading area?

Why reduce Mission Lane to only 2 lanes for traffic when the goal is to increase volume. This change has potential for very crowded street in front of Hen House, difficult for shoppers to cross or cars to back into. More shoppers from increased store size will further congest the situation, trying to enter or exit the parking lot. At busy times, the traffic will move at as nail's pace, starting and stopping for shoppers and exiting cars.

Presently, bank lot is already more than half full at mid-day on weekdays. At busy times, overflow customers will be forced to park in Bruce Smith lot, taking spaces from those stores or go as far as Macy's.

Is this JC Nichols vision? Nichols believed customers should be able to park close to store. Not only did shoppers not have to carry goods far, but also space would be more quickly freed up for next shopper.

Forces employees to park in Brighton Gardens Lot.

Hen House exterior improvement would be paid by CID tax (Community Improvement & Development) 1% of sales tax that we all pay. In this case, a major portion would favor 1 merchant above the others.

Is the plan being moved so fast because **CID requires Nov 1 start** of implementation?

Does Hen House need so much addition? Do kitchens and bakery need to be on 1st floor? Why not add super-size lifts to carry goods up and down to basement?

Why not **begin slowly** with Waid's space change, leaving at least 3 lanes for traffic and see how it affects center?

Is there room for **compromise**?

Prairie Village Center has been very successful in serving the **basic household needs** as well as providing **restaurant options** in an **easily accessible** plan. Any change should maintain these qualities.

Improvements in streetscape (trees, plants, walls) would be appreciated.

Some comparison store sizes: (ratings are personal view)

Trader Joe's (Ward Pkwy)	17,900 sq ft	high volume
Present PV Hen House	18,000 sq ft	low volume
Fairway Hen House	20,000 sq ft	medium volume

Cosentino's (Brookside)	28,000 sq ft	high volume
New PV Hen House	32,000 sq ft	unknown
Corinth Hen House	40,000 sq ft	high volume

THANK YOU FOR YOUR CONSIDERATION.
SUZANNE ALLEN

Dennis Enslinger

From: Ann isenberg [aslegmanisenberg@gmail.com]
Sent: Tuesday, September 04, 2012 7:15 PM
To: Dennis Enslinger
Cc: Suzanne Allen; Ashley Weaver
Subject: Prairie Village Hen House

Dear Mr. Enslinger and Mr. Weaver,

Suzanne Allen has apprised me and others in the Prairie Village and Mission Hills area of your plan to expand the Prairie Village Hen House, and I am very much against it. It will affect the laid-back quality of life in Prairie Village that I have grown to love and appreciate. Your plan will ruin the ambiance of Prairie Village by making the area more crowded, hectic and stressful.

I do like the store's size. It's easy to get in and out of and has the feel of a 'boutique' grocery store. The convenience can't be beat.

What I don't like about the Prairie Village Hen House and perhaps why you do not have a lot of traffic is that you have been lazy about updating the selections, especially in the take-out and deli section. You have not changed any of the offerings since it opened. Increasing its size is not going to change hearts and minds. It is only going to cause more traffic congestion and parking problems. I am afraid you will lose even more of your clientele due to resentment. What you need to do to recapture your lost customers is to freshen up your selections and make people excited about shopping there again. Look at Brookside Market. It is constantly offering new and interesting products. Their cheese department rivals Better Cheddar. And I have to say that their produce is much fresher. Can I tell you the number of times I have brought home berries from Hen House and there is mold all over them. Ug. Not fun. Not pretty. And Trader Joe's is smaller than Hen House and look at the traffic there. Size doesn't matter. What you have to offer does. So, think about spending your money hiring a food consultant that can make the Prairie Village Hen House a more desirable place to shop. It will save you money in the long run and will create good will amongst your neighbors, both in Prairie Village proper and beyond.

I appreciate your time and attention. Thank you.

Sincerely,

Ann Slegman Isenberg

Dennis Enslinger

From: PalmerCoMedia@aol.com
Sent: Wednesday, September 05, 2012 2:48 PM
To: Dennis Enslinger
Subject: PV Shopping Center Changes

I've heard many people talking about proposed changes to the PV Shops. Someone told me that you're the right person to take concerns to. Well, I have several.

First the Lane 4 changes now happening at Corinth are pretty, but I think impractical. Architects may think it's appealing to cut into parking lots with brick crosswalks and more green patches, but all that it does it take away parking spaces! Merchants need parking spaces close by. I can see there's been a loss of close by parking spaces. We need those parking spaces.

Please don't let the Lane 4 vision for PV Shops do the same thing. Until recently, I handled the advertising for Hawthorne Plaza Shops at 119th & Roe. The merchants there were proud of the fact that their customers could park at the door, which is not the case of the newer Town Center Plaza and One Nineteen. Hawthorne Plaza customers always told store owners how they appreciated the convenience -- no long walks in inclement -- even hot -- weather. I know from my work that stores at Park Place, 117th & Nail are having problems with customer counts because of their lack of on-street parking. I'm telling you this because I have an insight into shopping centers that most people do not.

I am a customer of many PV shops and I would not want to shop there if parking spaces were lost due to an architect's idea of what would look "pretty". I understand that Hen House wants to expand and take away parking spaces. I use those spaces sometimes and I bet other customers do too.

The Waid's building is now vacant and I understand why Lane 4 wants to re-hab that building. Let them start there and see how that change effects the parking situation AND the traffic. Seems like it's a lot to OK all changes at one time. Hen House has two full-service stores probably 2 miles or less in either direction. If Hen House pulls out, there would be no problem finding another grocery operator for that space -- and keep the small space for parking. We need it!

I urge Prairie Village officials not to bend to the will of Lane 4 and work on a slower plan for any changes at the PV Shops. I have also expressed my concerns to our two Councilmen here in Ward 5.

Thank you.

Tanya Palmer
8806 Birch Lane
Prairie Village, KS 66207
913-341-4555 phone
913-341-1988 fax
PalmerCoMedia@aol.com



Please consider the environment before printing this e-mail.

Joyce Hagen Mundy

From: Dennis Enslinger
Sent: Friday, September 07, 2012 8:21 AM
To: Joyce Hagen Mundy
Subject: Fwd: Hen House

Another correspondence for pc packet.

----- Original Message -----

Subject: Hen House
From: Gayle Vawter <gmsmagoo@aol.com>
To: denslinger@pvkansas.com
CC:

Don' t destroy the ambiance of the Village

Don't get sucked in by the Lane 4 group pressure

Save PARKING. We are not walking into the cross street traffic or to The Bruce Smith Lot

Don't let Prairie Lane become a drive thru to enrich LANE 4.

save our other merchants and their customers or face empty shops down the way.
Gayle Vawter, Fairway, Kansas.. I grew up in pv and went to Prairie School I am 72 years old. I know PRAIRIE VALLAGE

Sent from my iPad. Please excuse spelling errors.

Joyce Hagen Mundy

From: Dennis Enslinger
Sent: Monday, September 17, 2012 10:32 AM
To: Williamson, Ronald; Joyce Hagen Mundy
Subject: FW: Project F Drive-Through Restaurant

Additional comments on PV shop changes. Joyce please include in the packet when it goes.

Dennis

Dennis J. Enslinger, AICP
Assistant City Administrator
Municipal Building
7700 Mission Road
Prairie Village, Kansas 66208
913-385-4603 (office)
913-381-7755 (fax)
denslinger@pvkansas.com

From: Deborah Carbery [<mailto:deborahcarbery@gmail.com>]
Sent: Sunday, September 16, 2012 12:29 PM
To: Dennis Enslinger
Subject: Project F Drive-Through Restaurant

Dear Mr. Enslinger: I am writing to voice my opposition of a drive-through restaurant or cafe where Waid's restaurant is located. As a resident of cities including Seattle, where Starbucks originated, I can tell you that the existence of a drive-through does not enhance the community appeal of a neighborhood, and is usually relegated to shopping mall locations. They eventually turn into drive-throughs exclusively, with few inside patrons, such as McDonald's. I was so glad to move back here after 20 years and not see a single McDonald's or drive-through, and was surprised to see Arby's at Corinth Square.

The Planning Commission must plan for future generations, and a drive-through is hardly a Green concept, with numerous cars sitting in line, engines running, impacting the ozone. This past summer we had several days where we were asked to refrain from running car engines due to the poor air quality.

In addition, as proven by the existing bank drive-throughs, they are traffic hazards, spilling out on Mission Road with poor visibility (US Bank) where there is already confusion among motorists, where the lanes change so that those going straight on Mission Road must suddenly get in the right lane. Add to that, caffeine deprived commuters spilling out into these lanes in the morning in a hurry to get to work, and I am one of them. The Starbucks cafe is now a walking destination in the neighborhood for residents and high school students.

The Waid's restaurant parking lot is currently used primarily as parking for The Tavern, one of the most popular eateries in the Village. That is a testament as to the need for parking, not for congestion. The drive-through concept does not bring walk in traffic to other retail stores.

When we were in high school, we walked to Waid's after school for onion rings and a coke, sitting in the booths, looking out the window. The current plans do not continue in the community concept of J.C. Nichols,

but resemble Town Center; just another brick strip mall. There are many abandoned strip malls throughout Johnson County. We don't really need a new strip mall ruining the charm of the Village Shops.

Deborah Carbery
Prairie Village, KS

Joyce Hagen Mundy

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Sent: Monday, September 17, 2012 10:32 AM
To: Williamson, Ronald; Joyce Hagen Mundy
Subject: FW: Project F Drive-Through Restaurant

Additional comments on PV shop changes. Joyce please include in the packet when it goes.

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Dennis J. Enslinger, AICP
Assistant City Administrator
Municipal Building
7700 Mission Road
Prairie Village, Kansas 66208
913-385-4603 (office)
913-381-7755 (fax)
denslinger@pvkansas.com

From: Deborah Carbery [<mailto:deborahcarbery@gmail.com>]
Sent: Sunday, September 16, 2012 12:29 PM
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but resemble Town Center; just another brick strip mall. There are many abandoned strip malls throughout Johnson County. We don't really need a new strip mall ruining the charm of the Village Shops.

Deborah Carbery
Prairie Village, KS

Joyce Hagen Mundy

From: Dennis Enslinger
Sent: Monday, September 24, 2012 10:15 AM
To: Joyce Hagen Mundy
Cc: Williamson, Ronald
Subject: FW: The Village

For PC Packet

Dennis J. Enslinger, AICP

Assistant City Administrator

Municipal Building

7700 Mission Road

Prairie Village, Kansas 66208

913-385-4603 (office)

913-381-7755 (fax)

denslinger@pvkansas.com

-----Original Message-----

From: Linda Johnson [<mailto:lmcjo@yahoo.com>]
Sent: Friday, September 21, 2012 11:37 AM
To: Dennis Enslinger
Subject: The Village

I have been made aware that the old Waids site a" drive through"permit is in the works.I certainly do not understand the logic.Give us an Urban Table type space, I want somewhere I can walk to for lunch or breakfast.If I am in a hurry and want a drive through,there are plenty of options.

We choose to live in a neighborhood that is not like others!

Thanks the Johnson family

Sent from my iPad

Joyce Hagen Mundy

From: Chuck Dehner [chuckdehner@sbcglobal.net]
Sent: Friday, September 21, 2012 5:08 PM
To: Joyce Hagen Mundy
Subject: Fwd: Opposed to drive through

Chuck Dehner, CEO
IAC, LLC - UXMarket Flow
chuckdehner@sbcglobal.net
v 913.488.4640

Sent from my iPhone

Begin forwarded message:

From: Chuck Dehner <chuckdehner@sbcglobal.net>
Date: September 21, 2012 6:07:28 AM CDT
To: denslinger@pvkansas.com
Subject: **Opposed to drive through**

I am very opposed to the village drive through.

It will change the very nature of the village, create an unsafe driving situation, and a situation unsafe for children in stollers.

We are a "community", a place where people walk and get out of their cars and say hi to each other.

Chuck Dehner
4201 W. 68th Terr.

Joyce Hagen Mundy

From: SPW [spwoodbury@gmail.com]
Sent: Friday, September 21, 2012 4:25 PM
To: Dennis Enslinger
Cc: Joyce Hagen Mundy
Subject: Lane 4 Plans for Prairie Village Shopping Center

I am writing to express my objection to the proposed plans for a drive-thru in the Prairie Village Shopping Center, and to the expansion of the Hen House.

With regard to the proposed drive-thru, idling cars have a great impact on the air quality in general and on children's health, as well as on older adults. I was concerned about this aspect of the proposal even before I was told about the MARC document on this issue.

The increase in drive-thru traffic would also make walking unsafe in a community that more and more walks to and around the shops. Prairie Village has a large population of children who, with their parents and grandparents, spend a lot of time in the Village on foot and on bicycles. Whether the traffic would empty out onto Mission Lane, or add even more potential for accidents onto Mission Road, it is not an appropriate place for a drive-thru for this particular type of shopping area.

With regard to the Hen House, one of the reasons I shop at the Hen House in Prairie Village rather than at a larger store is because of its size, its scale. That is part of its charm and convenience. My husband and I stop by that store nearly every other day. It is often more convenient for me to stop at the Corinth Hen House near where I work, but I prefer and seek out the Village Hen House. In addition, the loss of parking would create gridlock and an unfriendly shopping atmosphere, and could actually bring about less business for the Hen House and other shops.

The Planning Commission needs to help Lane 4 realize the unique qualities of Prairie Village Shopping Center, and support and enhance its uniqueness, not undermine and possibly destroy it in the process.

I have heard many people -- young families with children, middle-age career, and older people say that the reason they moved to Prairie Village and Mission Hills was because of the unique quality of Prairie Village Shopping Center and surrounding environs, where they and their children can walk to school, walk to the stops. I have talked with people who lived out in southern Prairie Village or Leawood and moved here because they wanted this lifestyle.

Please preserve and protect this unique and wonderful place.

Thank you,

Susan Woodbury
4201 W. 68th Terrace
Prairie Village, KS 66208
spwoodbury@gmail.com

Joyce Hagen Mundy

From: Dennis Enslinger
Sent: Monday, September 24, 2012 9:29 AM
To: Joyce Hagen Mundy
Cc: Williamson, Ronald
Subject: FW: Oppose Village Drive-Thru

Fit the PC Packet

Dennis J. Enslinger, AICP
Assistant City Administrator
Municipal Building
7700 Mission Road
Prairie Village, Kansas 66208
913-385-4603 (office)
913-381-7755 (fax)
denslinger@pvkansas.com

From: Michael Stasi [<mailto:michael.stasi@gmail.com>]
Sent: Friday, September 21, 2012 8:59 AM
To: Dennis Enslinger
Subject: Oppose Village Drive-Thru

Hey Dennis -

My wife and I oppose the addition of a drive-thru quick service restaurant or coffee shop in the Prairie Village Shops development. However, we strongly advocate the enhancements to the shops.

Have a great weekend.

Thanks,
Mike

September 27, 2012

Prairie Village Planning Commission
c/o Secretary of Planning Commission
City Clerk, City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

Sent by Certified Mail and E-Mail

To the Prairie Village Planning Commission:

For the following reasons, we are requesting that the Prairie Village Planning Commission reject the Conditional Use permit for the old Waid's site in the Prairie Village Shopping Center.

These reasons relate to the failure to comply with the Prairie Village Zoning Ordinance, the SPECIAL/CONDITIONAL USE PERMIT Application, and Planning Commission Requirements.

- 1) Failure to announce or give citizens adequate time to respond to the Permit Application. The citizens/residents' meeting was held on August 23, 2012. There were no plans available for citizen review. The plans for the improvements were not posted on the City of Prairie Village website until August 24, 2012, the day *after* the meeting. Residents' rights to comment on the plan were not enforced in a proper and respectful manner.
- 2) The APPLICATION FOR SPECIAL/CONDITIONAL USE PERMIT clause 5 relating to signage requires "The bottom of said sign shall be at least two feet above the ground." The placed signage failed the requirement, as the attached photos show.
- 3) The Prairie Village public access website under the links: Doing Business, Planning and Zoning, Planning Commission, Conditional Use Permit specifies: "Applicants are required to send return receipt certified letters to property owners within 200 feet of the subject property, adjacent homes associations and hold a neighborhood meeting per the City's Citizen Participation Policy." This requirement was not met by the applicant. The adjacent Prairie Village Homes Association did not receive a notice.
- 4) Prairie Village Zoning Regulations, Chapter 19.30 – CONDITIONAL USE PERMITS, section 19.30.015 "Notice of Hearing" requires "A notice of said public hearing shall be published in the newspaper at least twenty (20) days prior to the public hearing and a copy shall be mailed by the applicant, return receipt requested, to all owners of record of lands within two hundred feet of the property to which the Conditional Use Permit Application applies." This requirement was not met.
- 5) That same Zoning Regulation, section 19.30.030 "Factors for Consideration", part B states: "The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public..." As detailed in the attached Mid-America Regional Council (MARC) Air Quality Control Program document (www.marc.org/environment/airq/pdf/idlinginfoffier-FINAL.pdf) regarding idling cars and impact on air quality, the drive through with idling cars will adversely affect the safety and welfare of walkers and children in strollers who commonly use Mission Lane, and a line of idling cars will adversely affect the air quality in the area of a

proposed patio and surrounding area, as parents and grandparents with young children and infants and toddlers in strollers commonly frequent patios in the area.

For these and other reasons, the Conditional Use Permit should be rejected.

Respectfully yours,

Handwritten signatures of Chuck Dehner and Susan Woodbury.

Chuck Dehner and Susan Woodbury
4201 W. 68th Terrace
Prairie Village, KS 66208

Enclosures:

- 1) 2 photos of sign placement
- 2) MARC Air Quality Control Program document "Idling & Your Health"



IDLING & YOUR HEALTH

Leaving your engine running is costly and unhealthy



Ozone pollution

DID YOU KNOW?

- More than half of all ozone-forming pollutants are generated by everyday people doing everyday things, such as driving, doing yard work and grilling.
- Ozone pollution, also known as ground-level ozone or smog, can cause wheezing, difficulty breathing and shortness of breath even in healthy adults.
- Children may be more affected by ozone pollution because they breathe more air per pound of body weight than adults.



Car performance

DID YOU KNOW?

- Idling doesn't get you anywhere! You're still using gas even when you're not moving, which wastes money.
- Idling for more than five seconds wastes more fuel than shutting off and restarting your engine.
- Restarting your engine has little to no impact on the wear and tear on your car.
- Many mechanics agree that lengthy warm-ups aren't necessary. One of the best ways to warm up your car when it's cold is to drive it gently. On especially cold days, you don't need to warm up your car for longer than it takes to scrape off the ice.



CUT YOUR IDLING TIME BY SIX MINUTES PER DAY, AND YOU CAN PREVENT ABOUT 270 POUNDS OF GREENHOUSE GAS EMISSIONS EACH YEAR.

Source: Natural Resources Canada Idling Calculator

Idling alternatives

- Walk, bike or take the bus.
- Start your engine only when you're ready to go and turn it off as soon as you arrive.
- Bring hot or cold beverages in reusable containers and keep blankets in the car to manage extreme hot and cold weather.
- When picking someone up, such as a child at school, park several blocks away and walk to meet the person instead of waiting in line.
- When using a drive-through window, turn your engine off while you're waiting. Or simply go inside.

Asthma

DID YOU KNOW?

- More than 25,000 children in the Kansas City metro area have asthma.
- Children with asthma are absent from school an average of about two more days per year than their healthy peers.
- The chemicals and small particles in vehicle exhaust are known causes of asthma symptoms.



SPECIAL USE / CONDITIONAL USE PERM

Application Number

PC 2012-C

FOR DRIVE THRU SERVICE WITH
**PUBLIC HEARING AT CITY HALL BEFORE
THE PRAIRIE VILLAGE PLANNING COMMISSION**

TUESDAY, OCTOBER 2

CITY OF PRAIRIE VILLAGE, KANSAS @ *7*

Unauthorized Removal, Defacing, or Destruction of this Sign Punishable upon
Conviction by Fine not Exceeding \$100 and/or not more than 30 Days Imprisonment

Ward's
**SPECIAL USE /
CONDITIONAL USE PERM**

Application Number

PC 2012-0

FOR: DRIVE-THRU SERVICE WIND

**PUBLIC HEARING AT CITY HALL BEFORE
THE PRAIRIE VILLAGE PLANNING COMMISSION**

TUESDAY OCTOBER 2nd

CITY OF PRAIRIE VILLAGE, KANSAS @ 7

Unauthorized Removal, Defacing, or Destruction of this Sign Punishable upon
Conviction by Fine not Exceeding \$100 and/or not more than 30 Days Imprisonment.

Joyce Hagen Mundy

From: Dennis Enslinger
Sent: Monday, October 01, 2012 12:25 PM
To: Joyce Hagen Mundy
Subject: FW: Project F Drive-Through Restaurant
Attachments: Say No to Get it N Go plans.docx

Dennis J. Enslinger, AICP
Assistant City Administrator
Municipal Building
7700 Mission Road
Prairie Village, Kansas 66208
913-385-4603 (office)
913-381-7755 (fax)
denslinger@pvkansas.com

From: Deborah Carbery [<mailto:deborahcarbery@gmail.com>]
Sent: Monday, October 01, 2012 12:11 PM
To: Dennis Enslinger
Subject: RE: Project F Drive-Through Restaurant

I have attached comments to provide to planning commission. Last night the parking lot at Waids was full of customers. Thanks, Deborah

From: Dennis Enslinger [<mailto:denslinger@pvkansas.com>]
Sent: Monday, September 17, 2012 10:32 AM
To: Deborah Carbery
Subject: RE: Project F Drive-Through Restaurant

Deborah,

Thank you for your comments. I will provide them to the Planning Commission.

Dennis

Dennis J. Enslinger, AICP
Assistant City Administrator
Municipal Building
7700 Mission Road
Prairie Village, Kansas 66208
913-385-4603 (office)
913-381-7755 (fax)
denslinger@pvkansas.com

From: Deborah Carbery [<mailto:deborahcarbery@gmail.com>]
Sent: Sunday, September 16, 2012 12:29 PM
To: Dennis Enslinger
Subject: Project F Drive-Through Restaurant

Dear Mr. Enslinger: I am writing to voice my opposition of a drive-through restaurant or cafe where Waid's restaurant is located. As a resident of cities including Seattle, where Starbucks originated, I can tell you that the existence of a drive-through does not enhance the community appeal of a neighborhood, and is usually relegated to shopping mall locations. They eventually turn into drive-throughs exclusively, with few inside patrons, such as McDonald's. I was so glad to move back here after 20 years and not see a single McDonald's or drive-through, and was surprised to see Arby's at Corinth Square.

The Planning Commission must plan for future generations, and a drive-through is hardly a Green concept, with numerous cars sitting in line, engines running, impacting the ozone. This past summer we had several days where we were asked to refrain from running car engines due to the poor air quality.

In addition, as proven by the existing bank drive-throughs, they are traffic hazards, spilling out on Mission Road with poor visibility (US Bank) where there is already confusion among motorists, where the lanes change so that those going straight on Mission Road must suddenly get in the right lane. Add to that, caffeine deprived commuters spilling out into these lanes in the morning in a hurry to get to work, and I am one of them. The Starbucks cafe is now a walking destination in the neighborhood for residents and high school students.

The Waid's restaurant parking lot is currently used primarily as parking for The Tavern, one of the most popular eateries in the Village. That is a testament as to the need for parking, not for congestion. The drive-through concept does not bring walk in traffic to other retail stores.

When we were in high school, we walked to Waid's after school for onion rings and a coke, sitting in the booths, looking out the window. The current plans do not continue in the community concept of J.C. Nichols, but resemble Town Center; just another brick strip mall. There are many abandoned strip malls throughout Johnson County. We don't really need a new strip mall ruining the charm of the Village Shops.

Deborah Carbery
Prairie Village, KS



Opposition to proposed Drive-through café/restaurant

Decreased Parking.

1. Hen House planned expansion will reduce current parking, while a potential increase in shoppers will result in a need for more parking spaces.
Tavern customers use Waid's & Hen House for parking. Where will they park?
Drive-thrus reduce parking availability.

Decreases walk-in traffic to businesses

2. (Planned retail spaces adjacent to drive-thru café, Plan F)
 - Empty retail space & strip malls are rampant in Johnson County and evidence of urban sprawl. There are existing empty spaces in the Village Shops.**Drive-thrus do not "drive" walk-in business to surrounding retail shops**

Environment and Health

3. Good planning should consider the impact on the environment.
Consider the recent rise of Ozone Alert Days this summer.
 - Drive-thrus increase the use of cars over biking or walking, contribute to obesity.
 - Drive-thrus with idling engines increase automobile emissions, impact the ozone layer, and health, particularly small children.

Do mothers who walk their babies in strollers along Mission Lane want to dodge a line of cars spewing toxic emissions?

Traffic Safety

4. Has there been a traffic study performed of the Mission Road area impacted?
 - Motorist confusion at Tomahawk & Mission Rd exists, with the cars suddenly needing to get in the right lane to continue on Mission Rd. or turn right.
 - Adding another drive-thru spilling onto Mission Road will increase traffic accidents, congestion, and is unsafe for pedestrians and cyclists.**A drive-thru on Mission Lane will promote congestion and reduce safety.**

Let's continue the Village legacy created by J.C. Nichols and develop for future generations to improve quality of life and community spirit.

Joyce Hagen Mundy

From: brendon@brendonjenks.com
Sent: Tuesday, October 02, 2012 4:28 PM
To: Joyce Hagen Mundy
Cc: catejenks@att.net
Subject: Drive through in the Village

Dear Planning Commission,

I and my wife have been residents and lovers of Prairie Village, KS for 15 years. We are in our 40's with 3 young children. We are the future of Prairie Village and seeking to retain the community feel, safety and convenience of our town, we are very much NOT in favor a drive through in the Prairie Village shops.

On a related note--our beloved Corinth Shops, while nicely renovated---is also MUCH MUCH harder to drive and park at. I know the General Contractor's foreman on this job and 100% certain that the size of the lanes and the parking spots are at the absolute minimum widths. We aren't in favor of any changes to the PV Shops, including a drive through will compromise the feel, safety and convenience of shopping and living in Prairie Village.

Kindly, Brendon and Cate Jenks

Brendon H. Jenks, Investor Coach
7500 College Blvd., Ste 500
Overland Park, KS 66210
Office: 913-693-7979 Cell: 913-710-4904 Fax: 1-866-313-3111
[What is Diversification and how do I know I have it?](#)

www.wealthrenovators.com

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: November 6, 2012 Planning Commission Meeting Project # 000005977

Application: PC 2012-113

Request: Site Plan Approval for Prairie Village Shopping Center including Hen House, New Retail Building and Mission Lane

Property Address: 71st Street and Mission Road

Applicant: Polsinelli Shughart PC

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

Surrounding Zoning and Land Use: **North:** R-1B – Single-family Dwelling District – Single family Dwellings
East: C-0 Office Building District – Church
C-2 General Commercial District – Shopping Center
South: R-1B – Single-family Dwelling District – Single family Dwellings
West: R-1B – Single-family Dwelling District – Single family Dwellings

Legal Description: Metes and Bounds

Property Area: 17.4 Acres

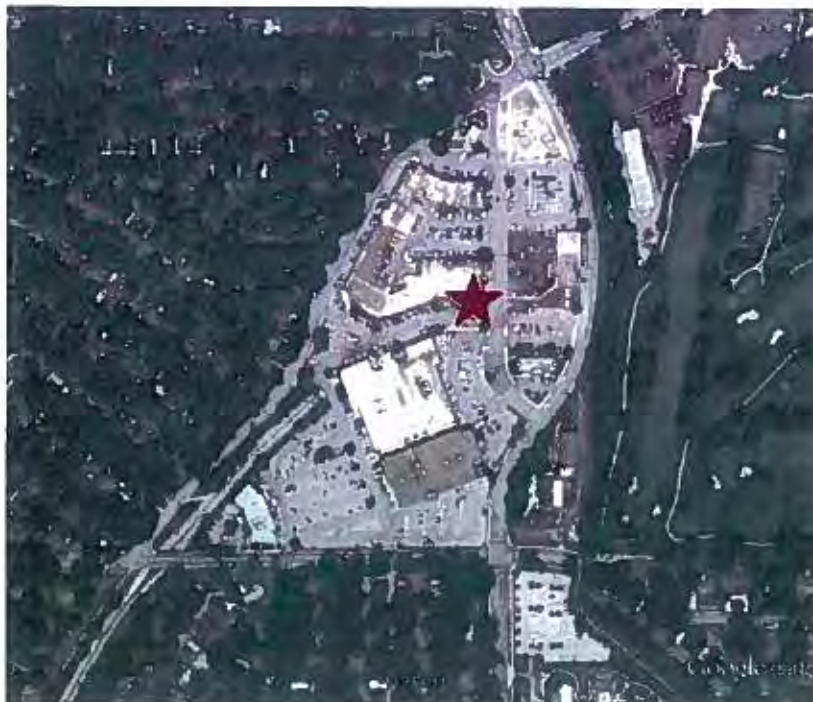
Related Case Files: PC 2012-119: Standees Site Plan
PC 2012-114: Prairie Village Shopping Center Plat
PC 2012-08: CUP for Drive-Thru
PC 2011-115: Site Plan Approval Story Restaurant
PC 2007-112: Site Plan Approval Cactus Grill
PC 2006-108: Amendment to Sign Standards for Macy's
PC 2000-107: Approval of Revised Sign Standards
PC 1999-105: Site Plan Approval for Bank and Restaurant

Attachments: Application, Site Plan Drawings, Photos

General Location Map



Aerial Map



COMMENTS:

The applicant made a presentation to the Planning Commission at its September 11th meeting to inform the Commission on the proposed concept. The applicant submitted plans for the October 2nd Planning Commission Meeting, but still had some items that needed more study. The Planning Commission approved the plan for the entrance at Mission Lane and Tomahawk Road subject to three conditions as recommended by Staff.

This application contains three parts and each will be discussed separately: Mission Lane Streetscape, the New Retail Building and Hen House Expansion.

The applicant held a Neighborhood Meeting on August 23, 2012 in accordance with the Planning Commission Citizen Participation Policy. There were 16 attendees, and a number of issues were discussed.

MISSION LANE STREETScape

The application is for approval of all six phases of the Mission Lane Streetscape. The applicant has revised the plans taking into consideration some of the comments that have been made. The Hen House will have one entrance which will be located where the new expansion meets the existing building. The streetscape plan should include the parking area and Starbucks building in Phase 2 and the U.S. Bank building in Phase 5. There is not a significant amount of work needed in these areas other than landscaping and lighting. This would complete the renovation to Mission Road.

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

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

The site is fully developed and the purpose of the proposed site plan is to improve vehicular access, parking, the pedestrian environment and the building and site aesthetics. Existing parking areas will be utilized but enhanced with dedicated pedestrian ways and landscaping.

The plan proposes to close the north access to the Waid's location which is where the New Retail Building will locate. Staff recommends that the access from Mission Road north of the Mission Lane intersection also be closed. This access is approximately 60 feet from the Mission Lane intersection which is too close to be safe. The parking needs to be reconfigured based on closing this access point.

The parking for the center as a whole is a concern. The applicant has submitted a revised table that identifies the square footage of each leased space in order to determine the total Center square footage for the parking requirement. When the off-street parking ordinance was amended in 2004, it provided a standard of 3.5 spaces per 1,000 sq. ft. for centers that have at least 300,000 sq. ft. of net leasable area. Net leasable floor area does not include storage areas. The intent of the ordinance at that time was to exclude counting the floor area in the basements of many of the uses in Prairie Village Center that were used exclusively for storage. The applicant has interpreted storage to include space on the first floor and has deducted a standard 6% of the floor area for all uses. Staff does not agree with this interpretation, particularly where uses have basement storage and the 6% is also deducted. That appears to be a duplication. This provision replaced the requirement for accumulating parking based on individual uses. At this time Highwood had agreed that the Prairie Village Center had 350,000 sq. ft. of net leasable area and that was what the parking requirement was based on. The table needs to show all the basement areas in the Center and which ones are used for storage. Also, based on previous submittals, the basement areas for Euston Hardware, Rimann Liquors, the Macy's Home Store and Bruce Smith Drugs were included in the leasable area. These four uses amount to 28,146 square feet.

It is critical that an agreement on the square footage of the Center is made at this time because it affects the parking requirement for the entire Center and will have implications on whether expansion can occur. For example, the applicant has calculated the Center's square footage at 322,086 square feet, with a parking requirement of 1,127 spaces. This calculation includes the Hen House Expansion and the New Retail Building. If the 6% (20,558 sq. ft.) and the basement areas of the four identified uses are added (28,146 sq. ft.), the total square feet of the Center is 370,790 square feet and the parking requirement is 1,298 spaces. The applicant indicates the Center will have 1,248 spaces after this area is renovated. This includes the 161 spaces in the lot on the southeast corner of 71st St. and Mission Road. The parking total does not include any spaces that might be lost when parking lots in other areas of the Center are redone.

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

Utilities are currently in place serving the Prairie Village Shopping Center and are adequate to serve this proposed improvement. The east-west overhead power line that is south of the proposed New Retail Building needs to be placed underground.

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

The proposed Mission Lane plan provides more greenspace by adding plant beds along both sides of the street. A storm water management plan has been submitted to and approved by Public Works and no retention or detention is required.

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

As previously mentioned in Paragraph "A" above, the access point from Mission Road just north of the Mission Lane intersection needs to be closed. It is too close and creates additional traffic congestion in that area.

The proposed plan changes the entrance to Lot A3 from Mission Lane to 69th Street. The plan shows a walkway that will extend from Hen House south between the parking bays. The walkway is approximately 8 feet wide at 69th Street and tapers to 5 feet wide at the south end.

A question was raised regarding reconfiguring the parking from angle to perpendicular; however, the applicant has not changed the layout.

A trail on either Mission Lane or Mission Road was a major area of discussion at the last Planning Commission Meeting. The City Council discussed this matter at their October 15th Meeting and requested the applicant to consider providing a six foot wide pedestrian walk on the east side of Mission Lane. The applicant is to report back to the Council on November 5th. This may change the streetscape on the east side of Mission Lane.

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 and more greenspace and trees are being added. Additional shade trees and islands in the parking areas off Mission Lane would be added improvements in the future.

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

The proposed materials and landscaping are compatible and will enhance the aesthetic quality of the Center. A new material, stone, is being introduced to the center and is proposed to be incorporated into the facades of the New Retail Building and the Hen House Expansion. The applicant has incorporated sculpture features into the Center and this program should be continued as the renovation progresses.

- 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 Prairie Village Shopping Center so that it appeals to future market demands.

RECOMMENDATION:

It is the recommendation of the Staff that the Planning Commission approve the site plan for Mission Lane in Prairie Village Shopping Center subject to the following conditions:

1. That the access from Mission Road north of the Mission Lane intersection be closed and the parking reconfigured.
2. That the square footage for the center be determined at this time as 370,790 square feet and be the basis for the parking requirements.
3. That the applicant provide a minimum six foot wide pedestrian walk on the east side of Mission Lane.
4. That Phase 2 be extended to Mission Road and include the Starbucks building which result in a loss of parking spaces.
5. That Phase 5 be extended east to Mission Lane and include the U.S. Bank.
6. That the ADA Parking spaces be relocated from the parking lot to the area next to the U.S. Bank.
7. That the east parking spaces in the U.S. Bank lot be converted to landscape islands and include trees.
8. That the applicant submit the Planting Plan to the Tree Board for review and approval prior to installation and an irrigation system be installed to provide water for all landscape improvements.
9. That the applicant submit a materials palette to Staff with samples of the actual products that will be used.
10. That all plant materials be irrigated.

NEW RETAIL BUILDING

The proposed retail building is 5,908 square feet with two patios that are 480 square feet and 675 square feet for a total of 7,063 square feet. There is an associated Conditional Use Permit for a drive-thru and if it is not approved the site plan will need to be revised. The proposed building will be located on the site that was formerly occupied by Waid's; however, the building will be moved closer to the north property line.

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

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

The parking lot will be reconfigured to suit this building orientation and form which is different from the old Waid's building. The building, parking and drives can be adequately handled.

The east side of the building faces Mission Road and needs additional landscaping. The sod area near the east patio needs some evergreens or shrubbery to soften the appearance and provide better street appeal.

The area between the drive-thru and Mission Road does not have any landscaping. A landscape plan needs to be submitted for that area.

This area is shown as Phase 4 on the Mission Lane Streetscape Plan and all the landscaping and hardscape amenities need to be installed when this building is constructed.

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

Utilities are currently in place serving the Prairie Village Shopping Center and are adequate to serve this proposed building. There is an overhead power line running east-west, south of the proposed building that will need to be placed underground.

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

A Stormwater Management Plan has been submitted to Public Works. It has been reviewed and approved and no requirements for retention or detention will be made.

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

As a part of this project the north access from Mission Road will be closed. This will help minimize the traffic congestion on Mission Road. Also, the drive-thru will exit onto Mission Lane which will be a private street.

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 and more greenspace and trees are being added.

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

The south elevation is all brick and stone. Stone is a new material being incorporated into the design of the Center. The west, north and east elevations show a lot of stucco. The stucco needs to be replaced with brick and the four sides of the building need to look like the south side. It should be noted that the building currently occupied by Starbucks is all brick. The north facade is a long expanse and will need to be broken up by changing the pattern of the brick or some similar solution. The north elevation also shows gas meters on the wall. The gas meters need to be on the ground and screened. Sign standards need to be prepared for the Center prior to issuing any sign permits.

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 Prairie Village Shopping Center so that it appeals to today's market demands.

RECOMMENDATION:

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

1. That the applicant revise the landscape plan on the east side of the building, replacing some of the sod area with plants, and submit the landscape plan to Staff for review and approval.
2. That the applicant prepare a landscape plan for the area between the drive-thru and Mission Road and submit it to Staff for review and approval.
3. That the applicant bury the power line running east-west across the site.
4. That the applicant replace the stucco with brick on the east, north and west sides and submit the plans to Staff for review and approval.
5. That the applicant either relocate the gas meters or screen them from view.
6. That the applicant submit the Planting Plan to the Tree Board for review and approval prior to installation and an irrigation system be installed to provide water for all landscape improvements.
7. That the applicant submit a materials palette to Staff with samples of the actual products that will be used.
8. That the applicant submit three copies of the revised plans to Staff.
9. That the site plan is subject to the approval of the Conditional Use Permit for the drive-thru and if the drive-thru is not permitted this site plan will be revised and resubmitted to the Planning Commission for approval.
10. That the applicant prepare sign standards for the Center for approval by the Planning Commission prior to issuing any sign permits.

HEN HOUSE EXPANSION

The proposed Hen House Expansion is 14,380 square feet plus 1,290 square feet for the dock area. The dock area has been reduced in size from the original submittal in order to better accommodate access for emergency vehicles.

The site plan indicates there will be a single entrance on the east facade, but the location on the plan and the elevation is not the same. A floor plan for the Hen House interior has not been submitted. Some of the plans show that the wall of the east facade sets back approximately four feet from the wall of the existing building.

Since there will not be an entrance on the corner, the tower should remain as it exists with the canopy. The plan proposed to remove the existing canopy on the corner.

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

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

The site is fully developed and the purpose of the proposed site plan is to improve vehicular access, parking, the pedestrian environment and the building and site aesthetics. Existing parking areas will be utilized but enhanced with dedicated pedestrian ways and landscaping.

The survey of the existing conditions indicates that currently there are 82 parking spaces in the lot north of Hen House. With the expansion this lot, will be reduced to 45 parking spaces.

The proposed expansion will require 55 parking spaces. There may not be adequate parking to accommodate this expansion depending upon the decision of the Planning Commission on the total square feet of the Center.

The applicant has stated there will be no shopping cart corrals and this should be a condition of approval.

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

Utilities are currently in place serving the Prairie Village Shopping Center and are adequate to serve this proposed improvement. The east-west overhead power line will be placed underground and the plan needs to show how far west of Mission Lane it will go.

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

A Stormwater Management Plan has been submitted to Public Works. It has been reviewed and approved and no requirements for retention or detention will be made.

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

The internal traffic circulation will remain the same except for the parking lot north of the Hen House. The primary issue is the accommodation of delivery vehicles. The applicant will need to work out a plan with the merchants to schedule the many pick-up and deliveries that occur with all the businesses in the area. The merchants have submitted a detailed list of service and delivery vehicles that use their businesses and are not only concerned about the number of vehicles, but also the size.

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 and more greenspace and trees are being added. However, some parking spaces will be lost which may limit the expansion of the Center.

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

The east elevation of the building continues the design character of the existing building. A clerestory has been added above the entrance that does not fit with the rest of the design of the building or Center. It should be removed or replaced with a roof similar to the tower on the corner.

The mansard roof turns the corner on the north elevation and ends abruptly. It needs to be continued along that wall to the point where the wall angles to the southwest. If the mansard feature is not extended, some other design element needs to be added. It appears unfinished.

As previously discussed, the canopy needs to be retained at the corner rather than removed. It provides a cover for pedestrians, as well as providing pedestrian scale for the tower.

The new roof will be faux slate replacing the wood. A detail will need to be developed showing how the two materials will match at the point where they abut.

A floor plan of the store needs to be submitted in order to see how the entrance is designed as well as the canopy.

Sign standards need to be prepared for the Center and submitted to the Planning Commission for approval prior to issuing any sign permits.

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 Prairie Village Shopping Center so that it appeals to future market demands.

RECOMMENDATION:

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

1. That no shopping cart corrals be placed in the parking lots.
2. That the limits of the underground power line be shown on the plans.
3. That the applicant work out a schedule for deliveries with all affected merchants and submit a copy of the agreement to the City.
4. That the applicant submit the floor plan for the entire store to the City.
5. That the applicant resolve the location and detail of the entrance.
6. That the Entry Element (clerestory) be removed and replaced with a more compatible design and be submitted to Staff for review and approval.
7. That the existing canopy on the corner be retained.
8. That the mansard roof or some other element be designed for the north facade and submitted to Staff for review and approval.
9. That a detail be developed for the match between the faux slate and wood roofs where they abut.
10. That the applicant prepare sign standards for the Center and submit them for Planning Commission approval prior to issuing any sign permits.
11. That the applicant submit a materials palette to Staff with samples of the actual products that will be used.
12. That the applicant work with Staff on design changes and details to ensure that the building is compatible with the Center.





PRAIRIE VILLAGE SHOPS – MISSION LANE

PRELIMINARY STORMWATER DRAINAGE STUDY

Storm Drainage Study Submitted: September 10, 2012
Revised: September 25, 2012

Existing and Proposed Commercial Development located in:
W ½ Sec. 15 and E ½ Sec. 16, Twp. 12 S, Rge. 25 E
Prairie Village, Johnson County, Kansas

Brush Creek Watershed

Prepared For:
LANE4 Property Group, Inc.
4705 Central
Kansas City, MO 64112
816.960.1444



LUTJEN

1301 Burlington #100
North Kansas City, MO 64116
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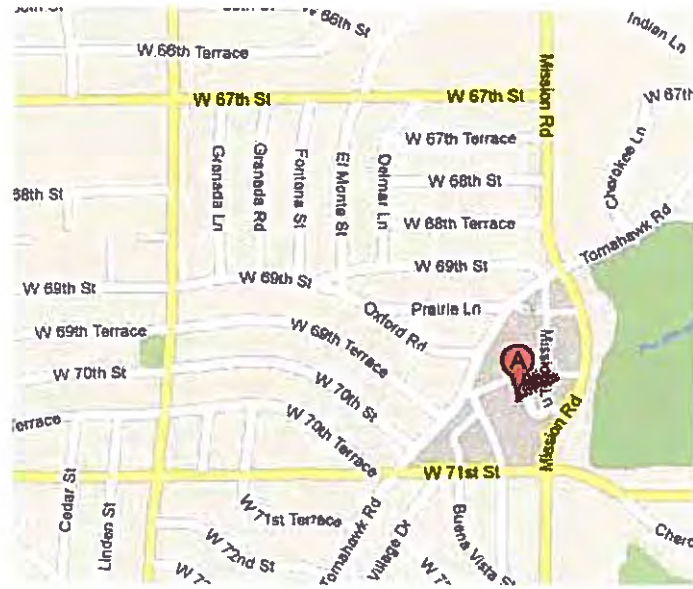


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1. General Information

This study will analyze the stormwater impacts of proposed improvements to the Prairie Village Shopping Center, including streetscape improvements to Mission Lane, expansion of the Hen House grocery store, and demolition and rebuilding of the existing Waid’s restaurant site. The Prairie Village Shopping Center is an existing commercial development bounded by Tomahawk Road to the west, Mission Road to the east, and W. 71st Street to the south. This locates the development in the upper reaches of the Brush Creek watershed. Approximately 4.3 acres of the shopping center site will be affected by the proposed improvements.



The primary focus of this study will be to assess the needs for detention and stormwater Best Management Practices (BMPs). The need for detention will be evaluated using APWA Section 5600, February 2011 edition. The need for BMPs will be evaluated using the Level of Service method outlined in the Mid-America Regional Council’s “Manual for Best Management Practices for Stormwater Quality”, August 2009 edition.

FEMA Floodplain Classification

FEMA Flood Insurance Rate Map 20091C0024G classifies portions of the Prairie Village Shopping Center property as AE, FW (“Floodway areas in zone AE) and AO (“Flood depths of 1 to 3 ft, avg. depths determined”). Refer to Exhibit E-1.

Soil Classifications

Soil maps published in the Soil Survey of Johnson County, Kansas, categorize soils in the Prairie Village Shopping Center as follows (refer to Exhibit E-2):

Table 1.1: Soil Classifications

Hydrologic Soil Group	Symbol	Name	Slopes
C	7545	Sharpsburg-Urban Land Complex	5 to 9%

2. Detention

Per APWA 5601.3, the design criteria “apply to all development, including subdivision, which alters the surface of the land to create additional impervious surfaces.” An analysis of the proposed site plan was performed to determine the difference in pervious area from existing conditions (refer to Exhibits E-3 and E-4):

Table 2.1: Pervious Area Comparison

Pervious area – existing condition (acres)	0.14
Pervious area – proposed condition (acres)	0.45
Net change (acres)	+0.31
Percent change	+321%

By increasing the size of existing islands and adding planting areas throughout the project site, the amount of pervious area is increased significantly. This corresponds to a decrease in Curve Number for the project site:

Table 2.2: Existing and Proposed Curve Numbers

Cover Description	Hydrologic Soil Group	CN	Area (ac)	Product of CN x Area
Existing Condition				
Impervious surfaces	C	98	4.32	423.36
Open space (poor)	C	84	0.14	11.76
Totals			4.46	435.12
Weighted CN = total product/total area				98
Proposed Condition				
Impervious surfaces	C	98	4.01	392.98
Open space (fair)	C	79	0.45	35.55
Totals			4.46	428.53
Weighted CN = total product/total area				96

The increase in pervious area and decrease in curve number will result in a reduction of runoff from the project site. Per the stipulations of 5601.3, detention criteria do not apply and detention is not required.

3. Stormwater Best Management Practices

Per Figure 4.1 of the MARC Manual, water quality requirements do not apply to projects that do not meet the definition of development in 5601.3. Per 5601 a development is “any activity, including subdivision, that alters the surface of the land to create additional impervious surfaces, including, but not limited to, pavement, buildings, and structures.” As demonstrated in the previous section, as the amount of impervious area will be decreased by this project, it does not meet the definition of development and therefore BMPs are not required.

Worksheet 1A of the MARC Manual, “Required Level of Service – Developed Site”, has been included in Section 5 to demonstrate that the required Level of Service is 0.

4. Conclusions

This study was prepared to evaluate detention and BMP requirements for proposed improvements to the Prairie Village Shopping Center. Utilizing the methodology in APWA 5600 and the MARC BMP Manual it was determined that due to an decrease in impervious area the project is exempt from both detention and BMP requirements per the criteria. Calculations and exhibits are included to support these conclusions.

We request approval of this storm drainage study at this time.

5. Supporting Calculations

WORKSHEET 1A: REQUIRED LEVEL OF SERVICE - DEVELOPED SITE					
Project:	Prairie Village Shops - Mission Lane	By:	SQB	Date:	9/5/2012
Location:	Mission Road & Mission Lane	Checked:	SQB	Date:	9/5/2012
1. Required Treatment Area					
A. Total Area disturbed by Redevelopment Activity (ac)					
<u>Disturbed Area Description</u>					<u>Acres</u>
Impervious					4.32
Pervious					0.14
"1A" Total					4.46
B. Existing Impervious Area Inside Disturbed Area (ac)					
Impervious					4.32
"1B" Total					4.32
C. Required Treatment Area (ac)					
"1A" Total Less					
"1B" Total					"1C"
					0.14
2. Percent Impervious in Postdevelopment condition and Level of Service (LS)					
A. Total Postdevelopment Impervious Area Disturbed Area (ac)					
<u>Postdevelopment Impervious Area Description</u>					<u>Acres</u>
Impervious					4.01
"2A" Total					4.01
B. Existing Impervious Area Inside Disturbed Area (ac)					
"1B" Total					4.32
C. Net Increase in Impervious Area (ac)					
"2A" total Less "1B" Total					-0.31
D. Percent Impervious					
Net Increase in Impervious Area/ Required Treatment Area					
"2C"/"1C"x100					-221.43
E. Level of Service					
Use Percent Impervious Table					LS
					0
3. Minimum required total Value Rating of BMP Package					
Total Value Rating= LSx Required Treatment Area					0

6. Exhibits

Mission Lane Prairie Village

Floodplain Map
Exhibit E-1

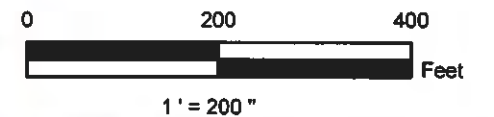
Legend

-  **X500**
Areas of 500-Year Floodplain
-  **XFUTURE**
1% annual chance fld (future conditions)
-  **A**
No base flood elevations determined
-  **AE**
Base flood elevations determined
-  **AE, FW**
Floodway areas in zone AE
-  **AO**
Fld depths of 1 to 3 ft, avt. depths determined
-  **N/A**
Area Not Included

SOURCE:
FEMA FIRM
FLOOD INSURANCE RATE MAP:
20091C0024G

MAP REVISED: AUGUST 3, 2009

AERIAL PHOTO FLOWN IN 2011



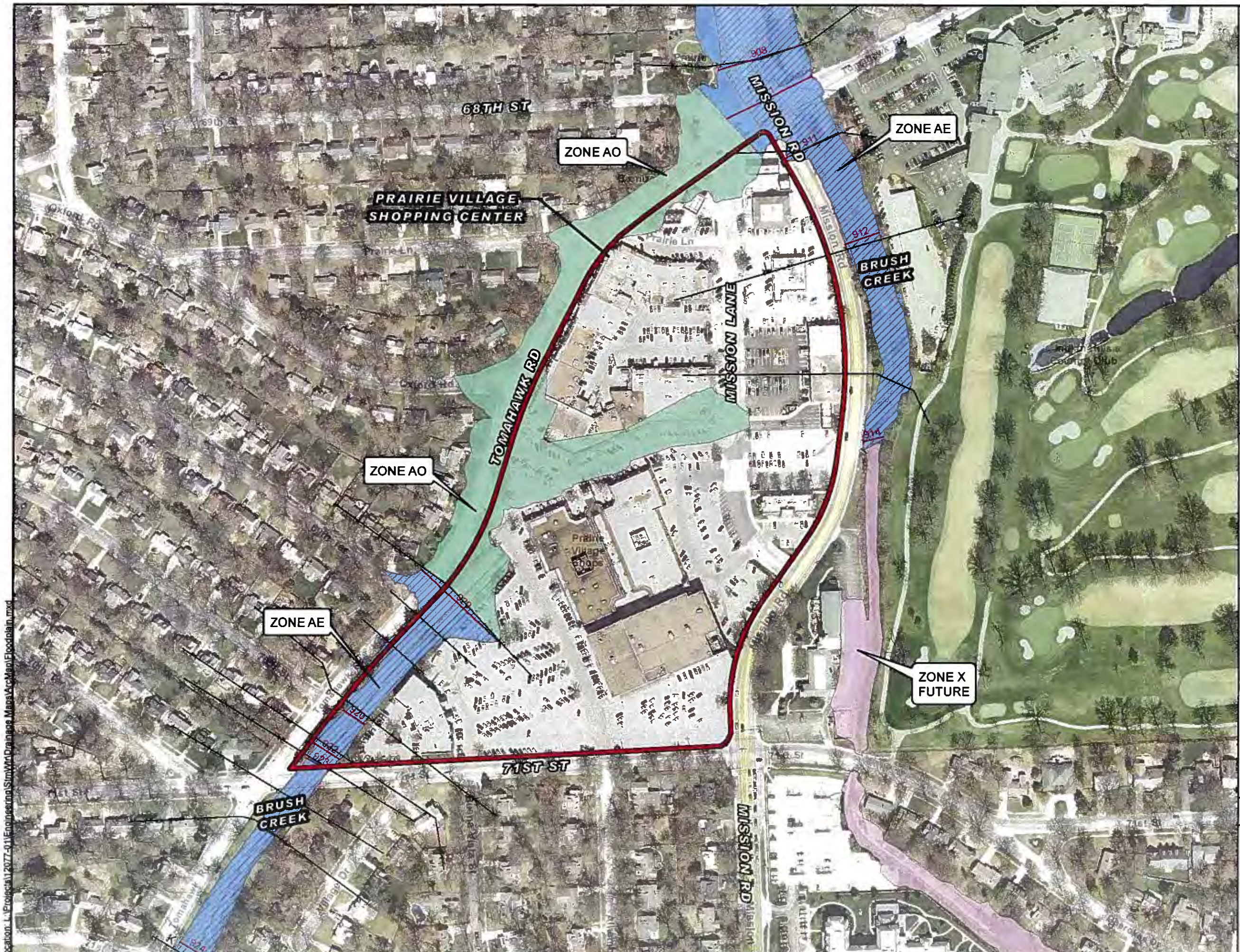
Proj. #: 12007 Drawn: JRW Date: 09-10-12



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Location: L:\Projects\11-2011\Engineering\SSM\Map\Drainage_Maps\Map\Floodplain.mxd

Mission Lane Prairie Village

Soils Map
Exhibit E-2

Legend

 Johnson County, KS Soils

7545 - Sharpsburg-Urban Land Complex, 4-8% slopes

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Mission Lane Prairie Village

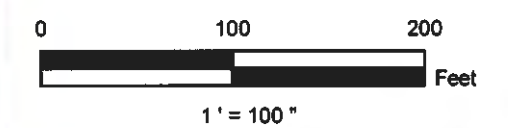
Existing Pervious
Surfaces Map
Exhibit E-3

Legend

-  PRAIRIE VILLAGE SHOPPING CENTER
-  MISSION LANE PROJECT AREA
-  EXISTING PEROVUIS SURFACES



AERIAL PHOTO FLOWN IN 2011



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Mission Lane Prairie Village

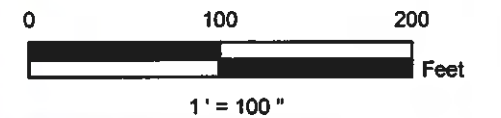
Proposed Pervious
Surface Map
Exhibit E-4

Legend

-  PRAIRIE VILLAGE SHOPPING CENTER
-  MISSION LANE PROJECT AREA
-  PROPOSED PERVIOUS SURFACES



AERIAL PHOTO FLOWN IN 2011



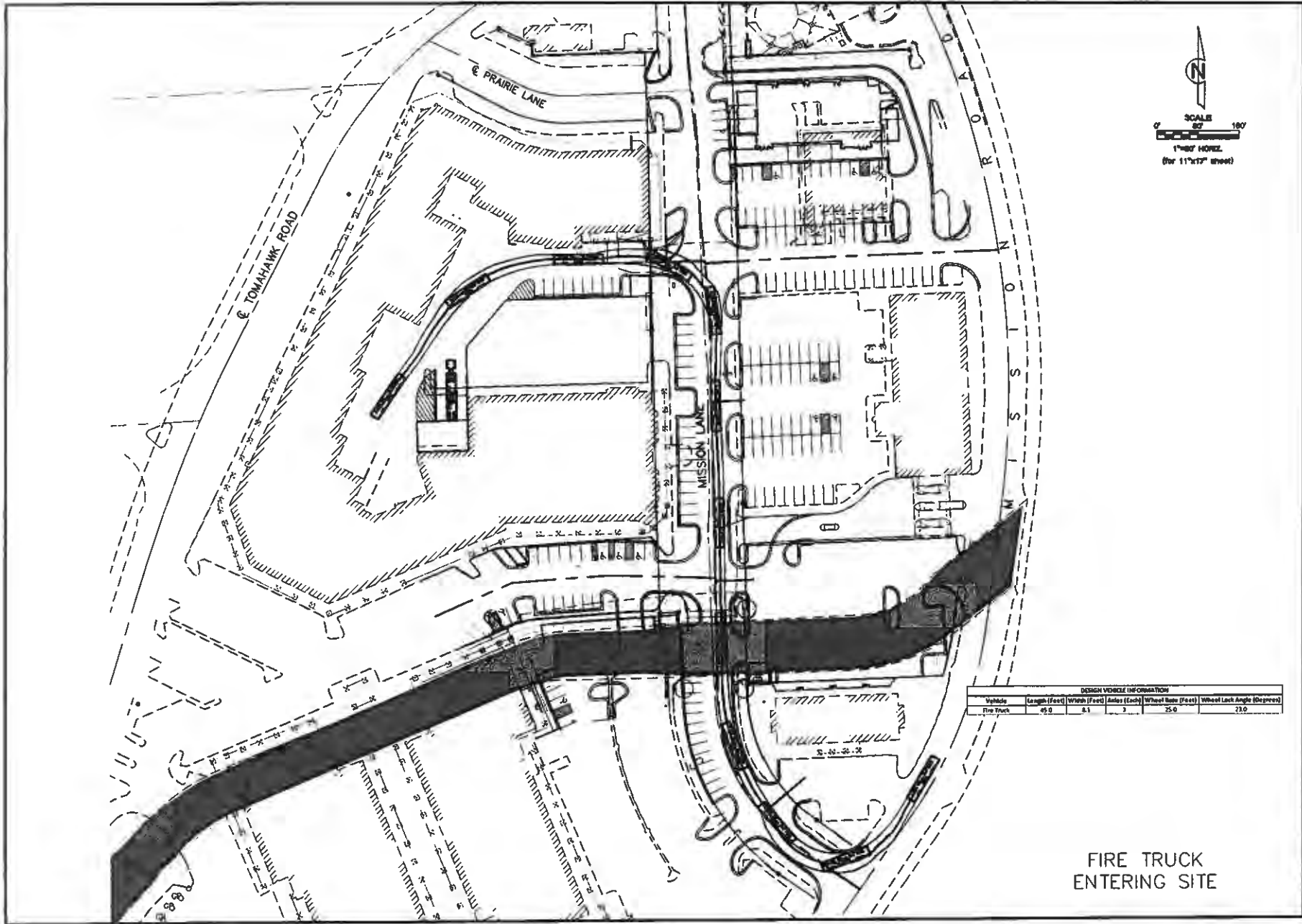
Proj. #: 12007 Drawn: JRW Date: 09-10-12



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DESIGN VEHICLE INFORMATION					
Vehicle	Length (Feet)	Width (Feet)	Angle (Each)	Wheel Base (Feet)	Wheel Lock Angle (Degrees)
Fire Truck	45.0	8.1	3	25.0	23.0

FIRE TRUCK
ENTERING SITE

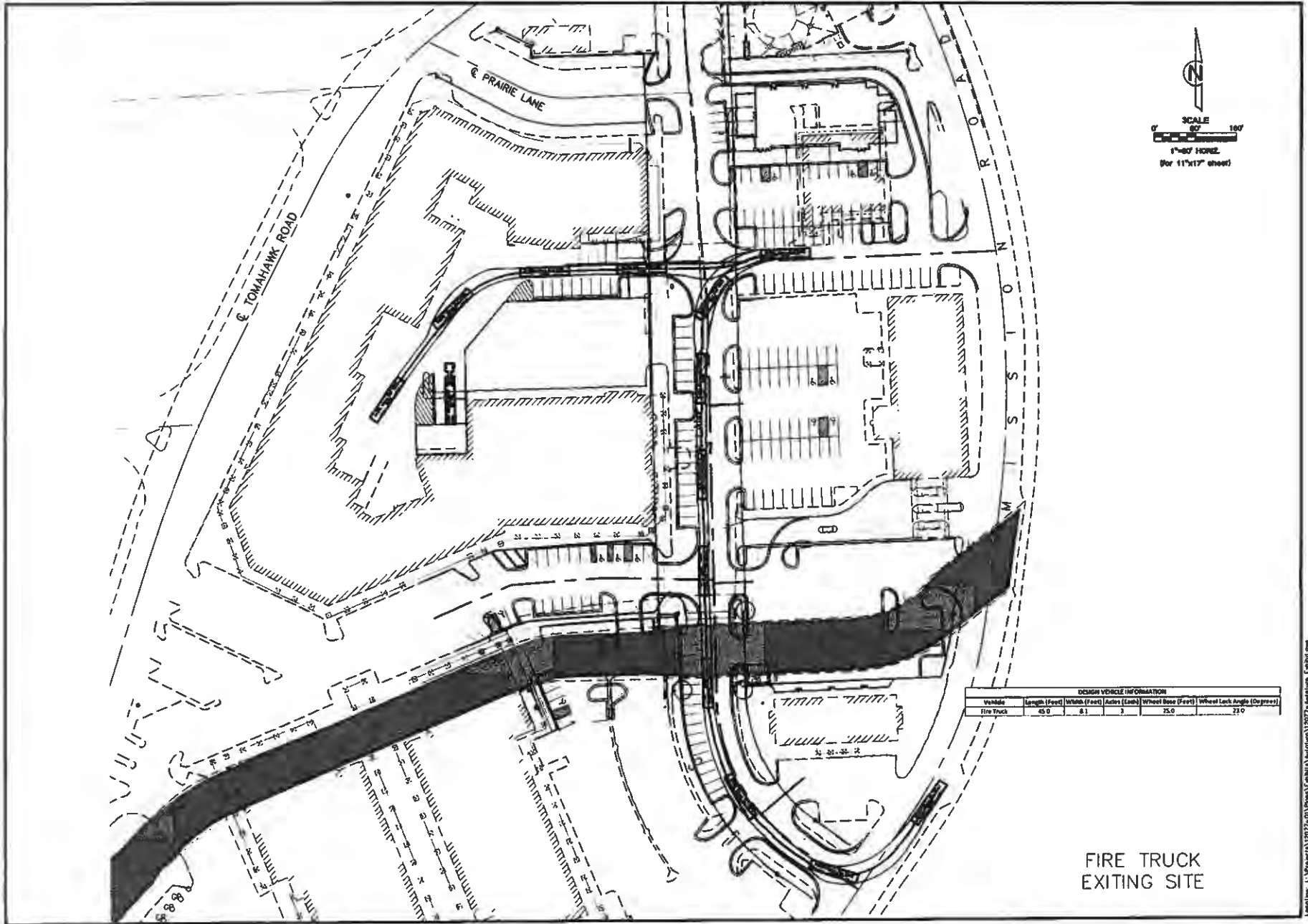
AUTURN EXHIBIT

PRAIRIE VILLAGE SHOPS
10/01/2012

Location: L:\projects\1027-01\1027-01\exhibit\auturn\1027-Auturn Exhibit.dwg

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2012 Strategic Plan
2012 Annual Report
2012-2013
2012-2013
2012-2013
2012-2013



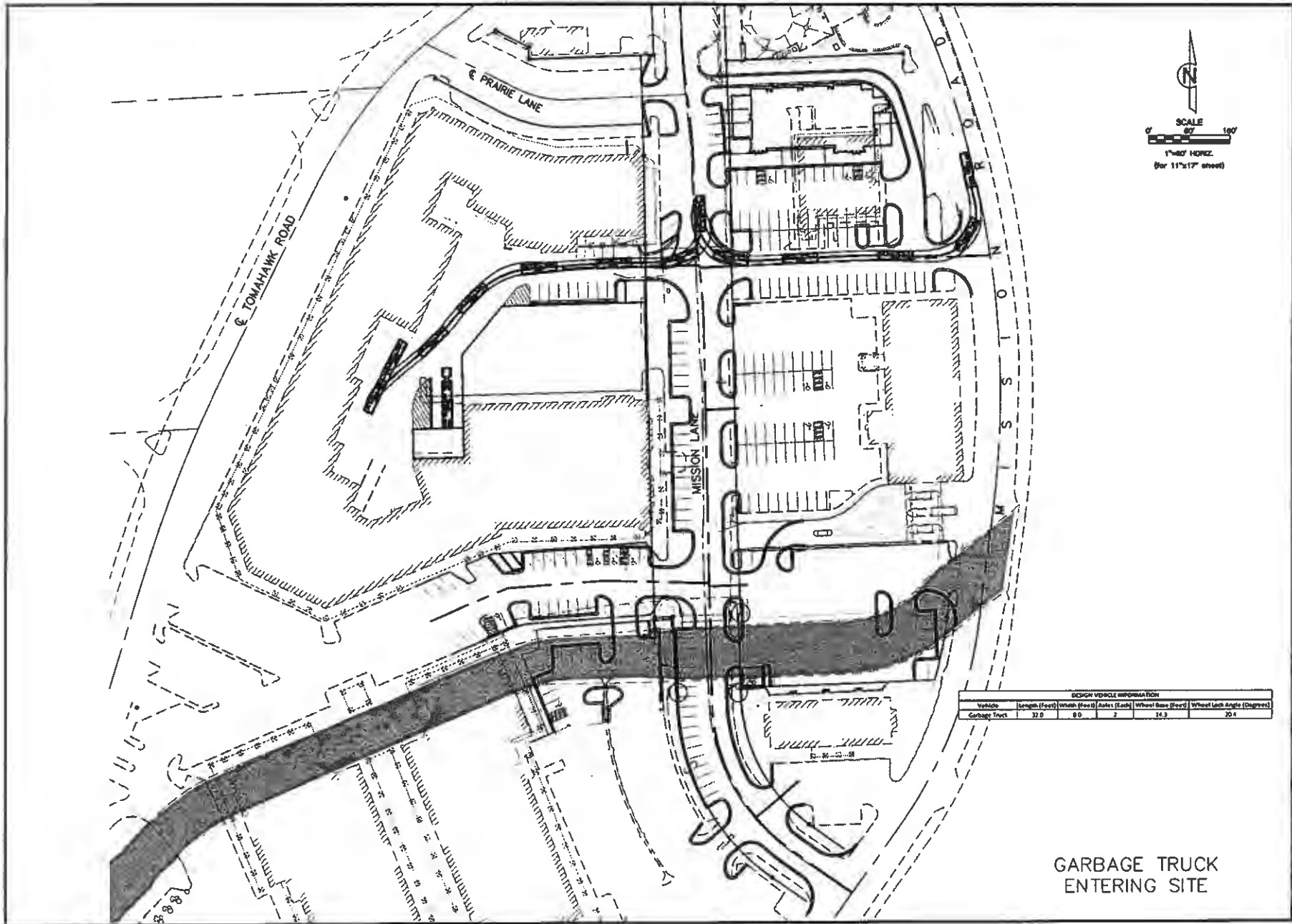
AUTOTURN EXHIBIT

PRAIRIE VILLAGE SHOPS
10/01/2012

LUTJEN, L.L. Project: 12037--01, Phase: Exhibit, Autoturn V.1207--Autoturn Exhibit.dwg



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Autoturn V.1207--Autoturn
Exhibit.dwg
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AUTOTURN EXHIBIT

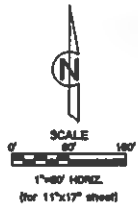
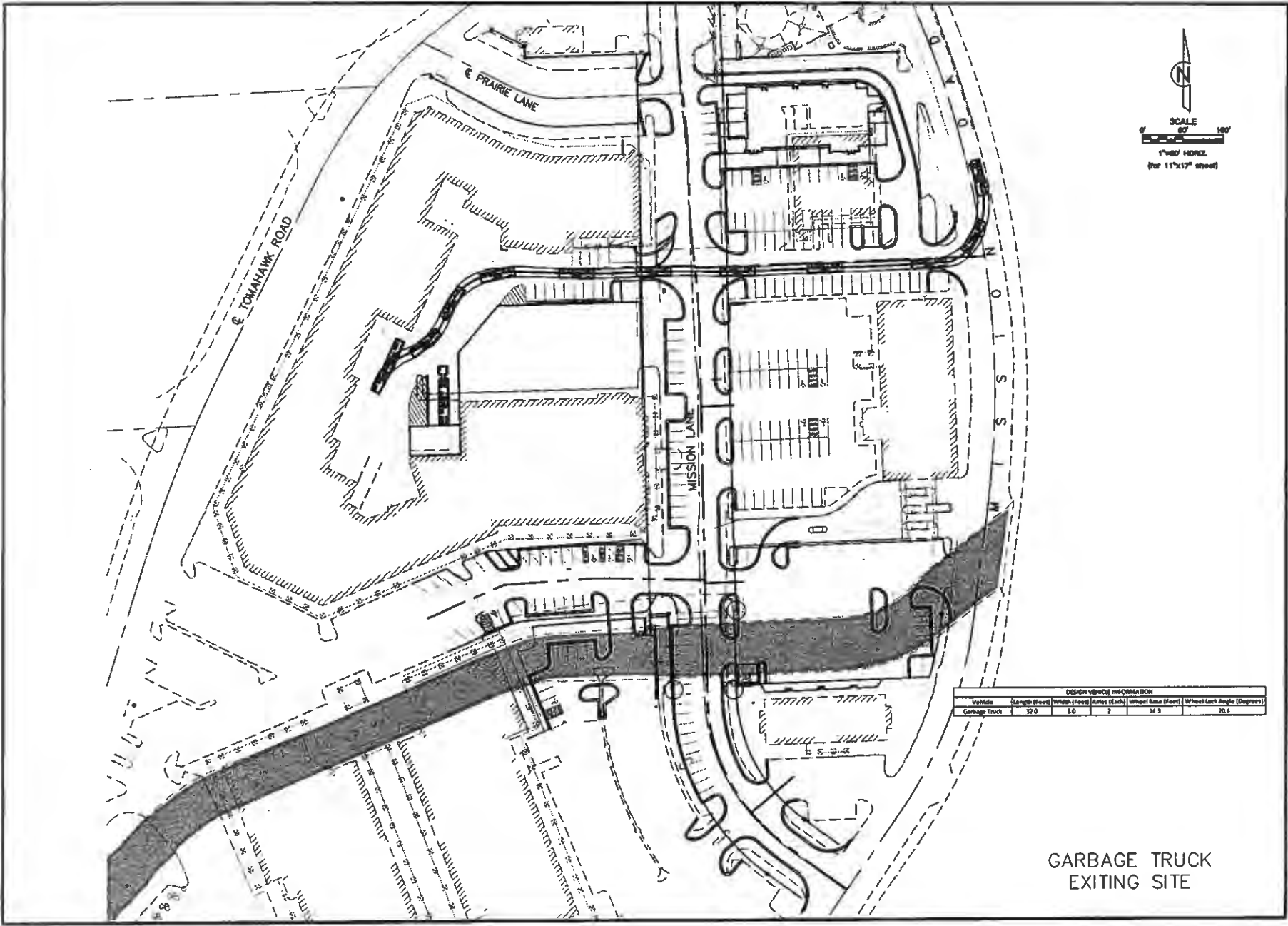
PRAIRIE VILLAGE SHOPS
10/01/2012

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GARBAGE TRUCK
ENTERING SITE



DESIGN VEHICLE INFORMATION

Vehicle	Length (feet)	Width (feet)	Axles (Each)	Wheel Base (feet)	Wheel Lock Angle (Degrees)
Garbage Truck	32.0	8.0	2	24.0	20.0

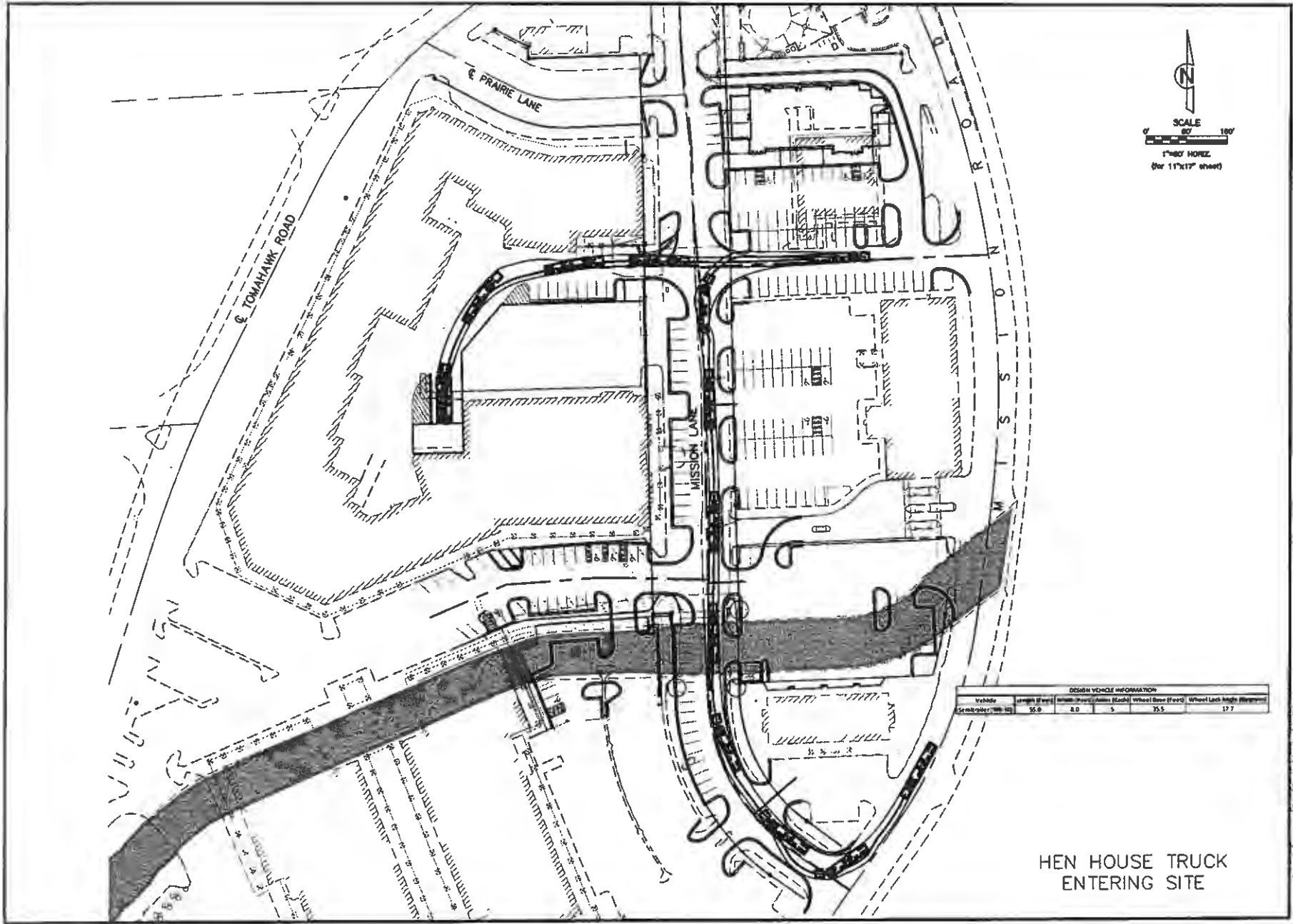
GARBAGE TRUCK
EXITING SITE

AUTOTURN EXHIBIT
PRAIRIE VILLAGE SHOPS
10/01/2012

Location: C:\projects\12077-01\Plans\Garbage\Autoturn\12077-Autoturn_Exhibit.dwg

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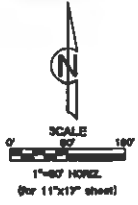
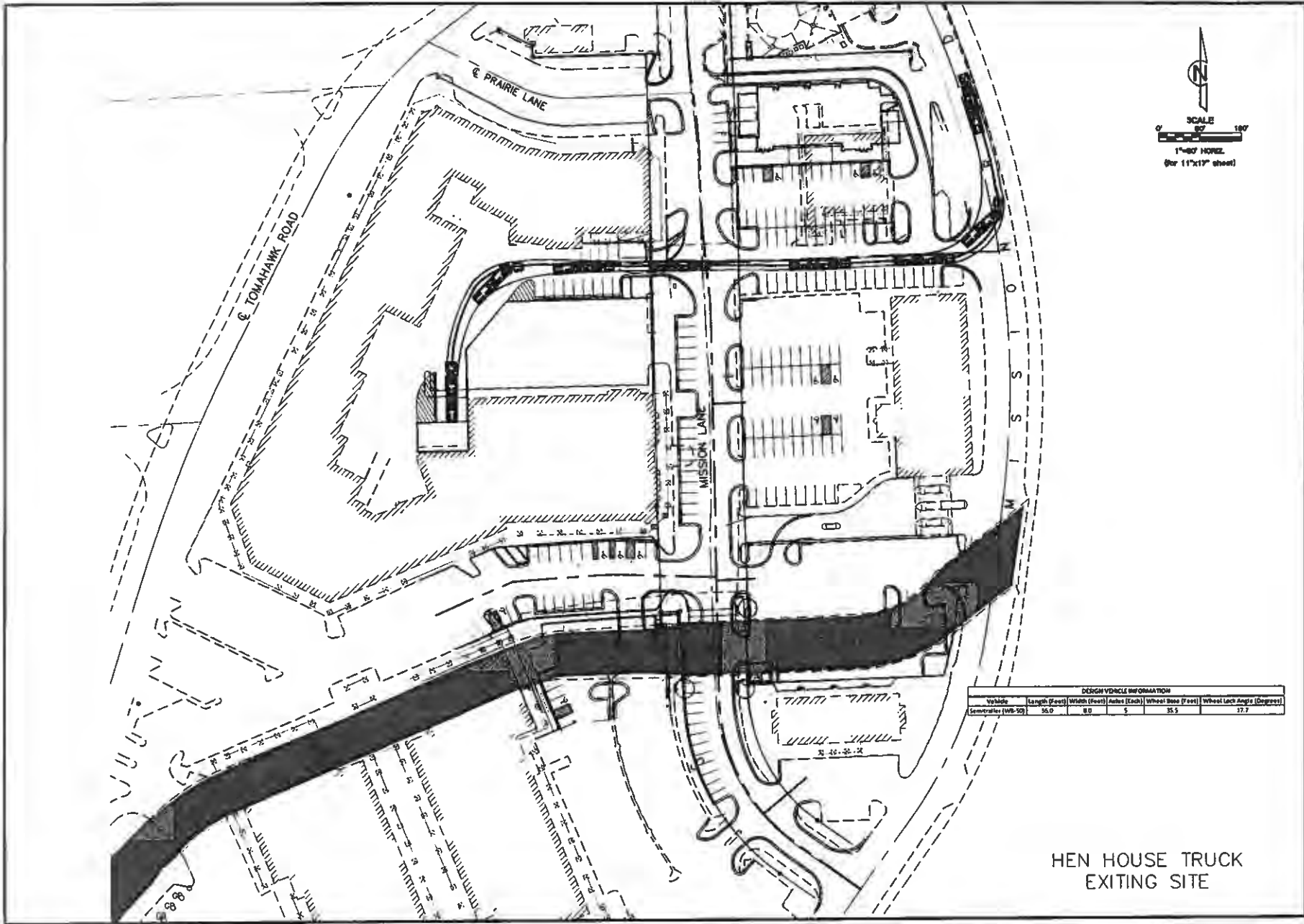
HEN HOUSE TRUCK
ENTERING SITE

AUTOTURN EXHIBIT
PRAIRIE VILLAGE SHOPS
10012012

CONTRACTOR: LUTJEN
PROJECT: 10012012
DATE: 10/20/12
SCALE: 1"=80'
SHEET: 1 OF 1

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10012012
10/20/12
10012012
10012012
10012012



DESIGN VEHICLE INFORMATION

Vehicle	Length (Feet)	Width (Feet)	Axes (Each)	Wheel Base (Feet)	Wheel Lock Angle (Degrees)
Semitrailer (WB-10)	56.0	8.0	5	35.5	17.7

HEN HOUSE TRUCK
EXITING SITE

AUTOTURN EXHIBIT
PRAIRIE VILLAGE SHOPS
10012012

Location: L:\Projects\10012-01\Plan\Exhibit\Autoturn\10012-01\Autoturn Exhibit.dwg

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Autoturn
Design
Engineering
Vehicle Positioning

Mission Lane Improvements and New Retail Shops

PV Retail Partners, LLC. & LANE4 Property Group

**71st and Mission Road, Prairie Village, Kansas
Site Plan Submittal**



hollis + miller
architects

LUKE JOHNSON
Civil Engineer
1221 Burlington #1100
North Kansas City MO 64116
816.861.4200 ext 1000

LANE4
Landscape Architects
110 West Cambridge Circle Dr.
Suite 300
Kansas City, KS 64103
913.871.7933 phone

Mission Lane Improvements & Retail Shops
SITE PLAN
SUBMITTAL

MISSION LANE IMPROVEMENTS & RETAIL SHOPS
PV RETAIL PARTNERS, LLC
LANE4 PROPERTY GROUP
4705 CENTRAL ST
KANSAS CITY, MO 64112

DATE: 10/20/12

NO. 100
DATE: 10/20/12

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1 of 15

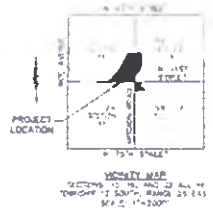
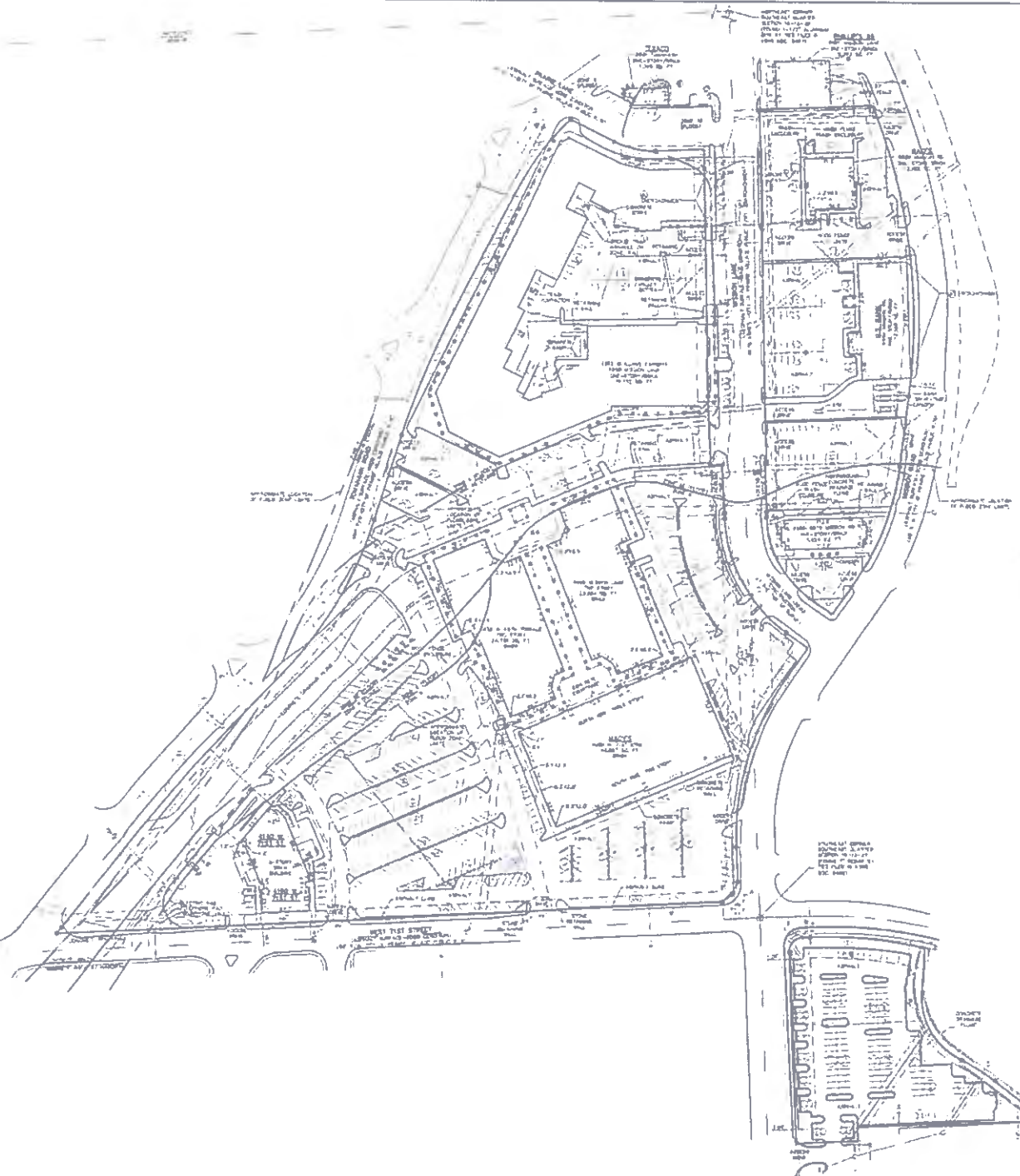
COVER SHEET

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UPPER LEFT CORNER
SHOWS TO BE THE
ORIGINAL CORNER
OF THE SECTION
AND THE PLACE
WHERE THE
SECTION WAS
LAIN OUT
BY THE SURVEYOR
OF 1857.

LOWER LEFT CORNER
SHOWS TO BE THE
ORIGINAL CORNER
OF THE SECTION
AND THE PLACE
WHERE THE
SECTION WAS
LAIN OUT
BY THE SURVEYOR
OF 1857.



LEGEND	
○	MANHOLE FOUND
●	2 1/2\"/> (UNLESS OTHERWISE NOTED)
—	BUILDING FOUNDATION WALL
- - -	STREET/ALLEY SIDE
- - -	STEEL BUILDING
- - -	PARKING LOT
- - -	CEMENT DRIVE
- - -	WATER MAIN
- - -	ELECTRIC MAIN
- - -	SEWER MAIN
- - -	STORM SEWER MAIN
- - -	DRIVE WAY
- - -	WATER METER
- - -	STREET LIGHT
- - -	WATER VALVE
- - -	SEWER VALVE
- - -	POWER POLE
- - -	POWER POLE TRANSFORMER
- - -	SMOKESTACK
- - -	SMOKESTACK
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PROJECT NO. _____
DATE _____
DESCRIPTION _____

LAND SURVEYING
913-881-2200 (AS ST. 2024-2025)
913-881-2200 (AS ST. 2024-2025)
913-881-2200 (AS ST. 2024-2025)

K&V
KANSAS SURVEYING & CONSTRUCTION COMPANY, INC. - CONSTRUCTION ENGINEERS

PRAIRIE VILLAGE SHOPPING CENTER
WEST 71ST STREET AND MISSION ROAD
PRAIRIE VILLAGE, KANSAS

ALTA IACSM LAND TITLE SURVEY

2 of 55

DATE: _____
FILE NO: _____
SHEET NO: _____

Mission Lane Prairie Village

Proposed
Parking Exhibit
Exhibit E-5

Required 3.5 stalls/1000 s.f
Total leasable area (s.f) 322,087
Required parking: 1,128
Total proposed stalls 1,147
Required Accessible 22
Proposed Accessible 37

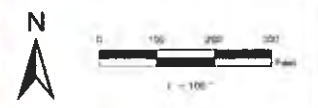
PARKING COUNTS		
Area	Existing	Proposed
A1	64	64
A2	65	59
A3	100	92
A4	35	35
A5	87	87
A6	179	179
A7	121	121
A8	25	25
B1	65	70
B2	98	45
B3	87	61
B4	70	68
B5	91	80
Subtotal	1,087	986
SE Lot	161	161
TOTAL	1,248	1,147

Legend

- PRAIRIE VILLAGE SHOPPING CENTER
- PARKING AREA A
- PARKING AREA B

Category	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal
Site Work	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Site Work - Retention	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Site Work - Retention - Retention	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Site Work - Retention - Retention	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Site Work - Retention - Retention	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Site Work - Retention - Retention	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Site Work - Retention - Retention	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Site Work - Retention - Retention	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Site Work - Retention - Retention	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Site Work - Retention - Retention	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000

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Aerial Photo Flow in 2011



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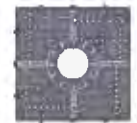
Street Lighting: Manufacturer - Sernberg
 Fixture: 6130 LED w/CIA Lens
 Pole: Decatur 4600 30' (street) 19' (pedestrian)
 Accessory: Hanging baskets



Site Furniture: Manufacturer - Victor Stanley
 RB Series Bench
 NSDC 36 Gallon Trash Receptacle
 BRBS 103 Bike Rack



Fire: Manufacturer - Endicot
 Dark Inroad & Medium Inroad 36



Tree Grates: Manufacturer - Iron Age Grates
 Interlock 4'x4'



Fountains and Artwork: Manufacturer - Various

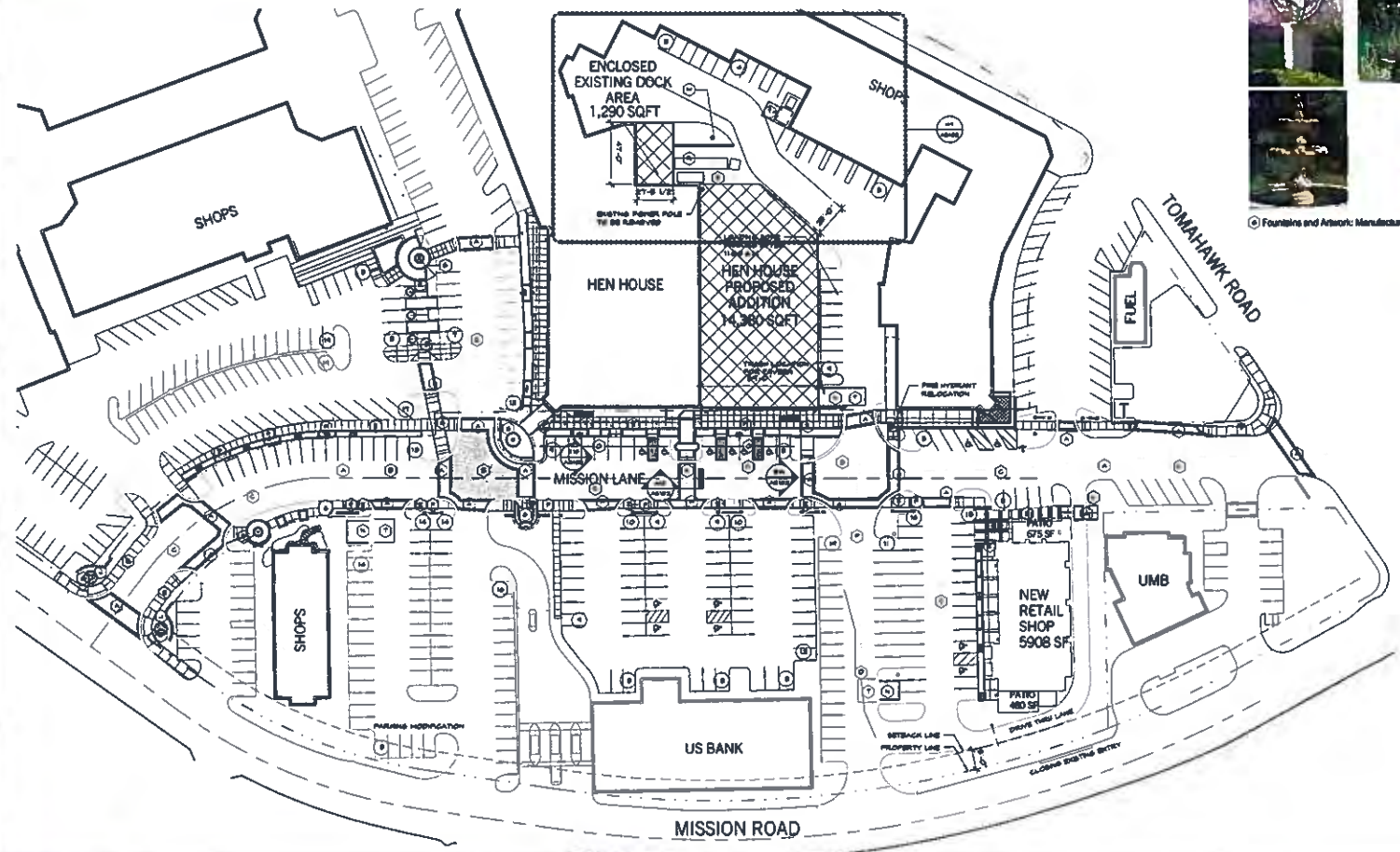
LEGEND

- ① BRICK PAVING
- ② COLORED CONCRETE PAVING
- ③ ASPHALT PAVING
- ④ HEAVY DUTY ASPHALT PAVING
- ⑤ HIGH BODYPINK CONCRETE AND PAVEN MIX
- ⑥ STRENGTHENING STREET LIGHT
- ⑦ POINT-TO-POINT SIGNAGE & TRAILS
- ⑧ 2' TALL STORE GRAB WALL
- ⑨ ENTRY SIGNAGE
- ⑩ TRAILS
- ⑪ EXISTING POWER POLE
- ⑫ TRAIL ENCLOSURE
- ⑬ TRAIL IMPROVEMENT ANALYSIS
- ⑭ 10 FEET PARKING STALLS
- ⑮ DELIVERY DOCK
- ⑯ TRASH COMPACTOR
- ⑰ CONCRETE LEFT PAD
- ⑱ NO LEFT TURN SIGN

NOTE: SEE ATTACHED PARKING STUDY FOR LOAD CALCULATIONS AND PARKING COLORS. EXISTING TRASH BUILDING CONDITIONS ARE NOTED ON THIS SITE PLAN.

LUTHERN
 Civil Engineer
 1311 Burlington #100
 North Kansas City, MO 64116
 816.597.4250 phone

LAND 3
 Landscape Architect
 110 West Cambridge Center Dr.
 Suite 500
 Kansas City, MO 64103
 913.271.7933 phone



Mission Lane Improvements & Retail Shops
 PV RETAIL PARTNERS, LLC
 LANE4 PROPERTY GROUP
 4705 CENTRAL ST
 KANSAS CITY, MO 64112

MISSION
 Description Date

NO. 00 - 1102
 DESIGN BY: SP
 CHECKED BY: SA
 DATE: 06/03/12

AS101

4 of 15

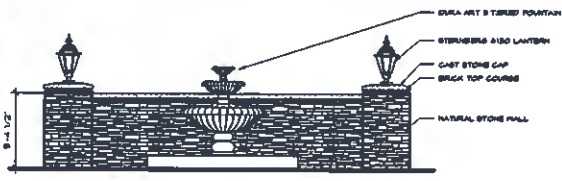
PROPOSED SITE PLAN

A1 Scale 1" = 40'
 Site Plan

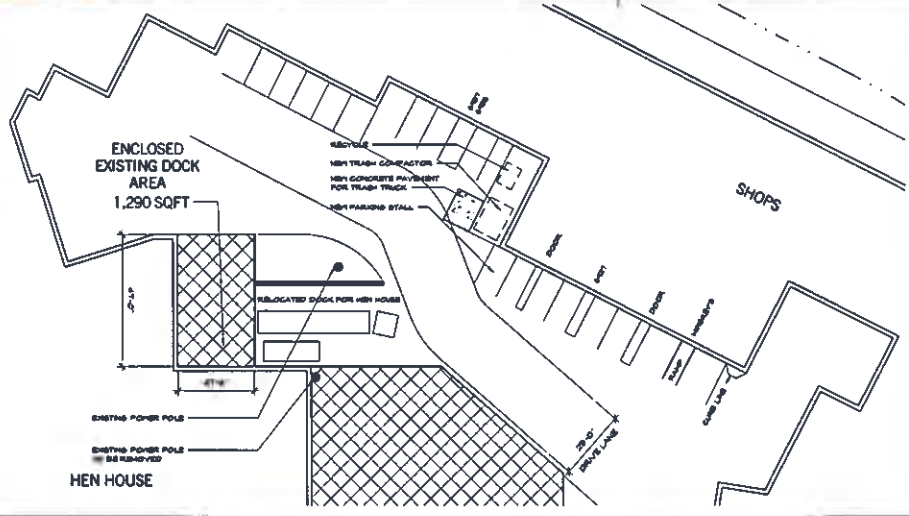
18 JUN 2012 10:14 AM



L1 Scale 1/4" = 1'-0"
Typical Seat Wall



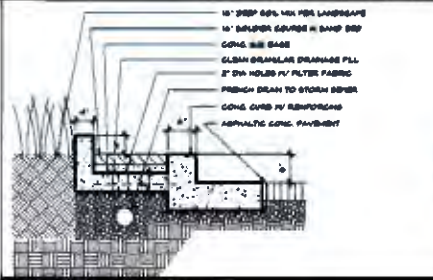
H1 Scale 1/2" = 1'-0"
Site Wall At Entries



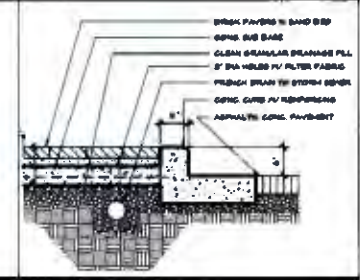
H9 Scale 1" = 20'-0"
Enlarged Dock Plan



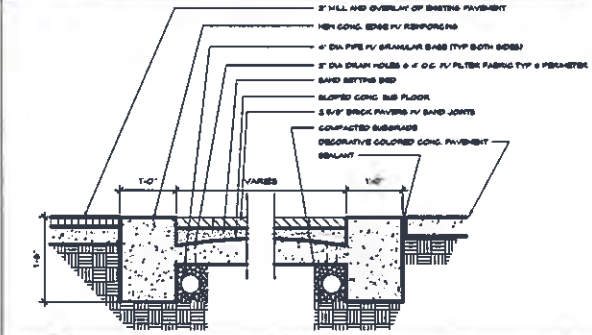
A1 Scale 1" = 60'-0"
Construction Phasing Plan



E10 Scale 1" = 1'-0"
Curb At Planter



E14 Scale 1" = 1'-0"
Curb At Paver



A10 Scale 1" = 1'-0"
Crosswalk Detail

holtilis miller
architects

MISSION
2411 Dogwood
1201 Sunlight
North Kansas City, MO 64116
816.874.2200/fax
816.874.2200/phone

LANE4
Landscape Architects
110 West Cambridge Circle Dr.
Suite 100
Kansas City, MO 64103
913.371.7933/phone

Mission Lane Improvements & Retail Shops
SITE PLAN
SUBMITTAL

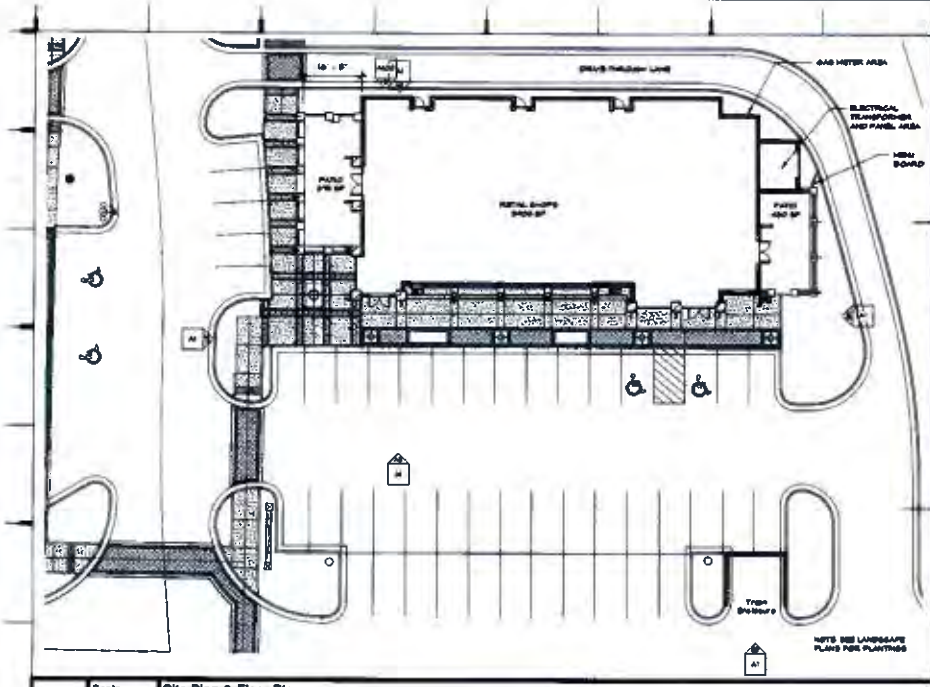
Mission Lane Partners, LLC
Lane4 Property Group
4705 CENTRAL ST
KANSAS CITY, MO 64112

DATE: 11/11/11
BY: [Signature] DS

AS102

5 of 15
Phasing Plan

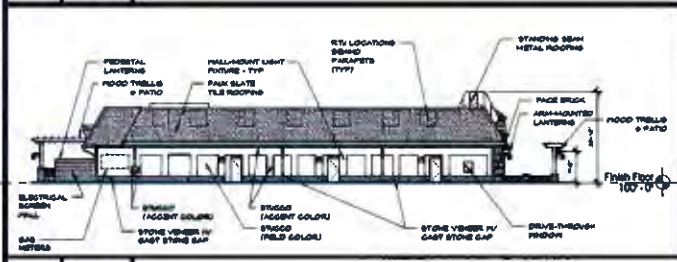
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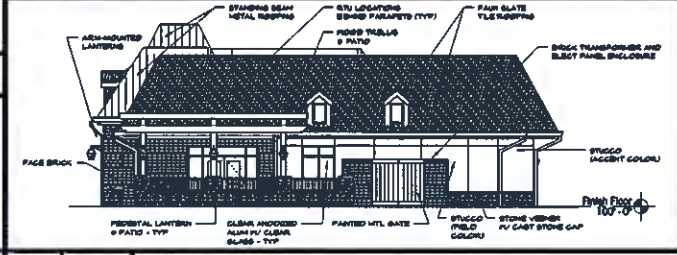
G1 Scale 1/16" = 1'-0"
Site Plan & Floor Plan



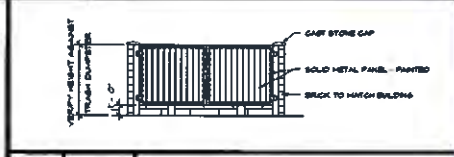
L9 Scale 1/8" = 1'-0"
Exterior Elevation - West



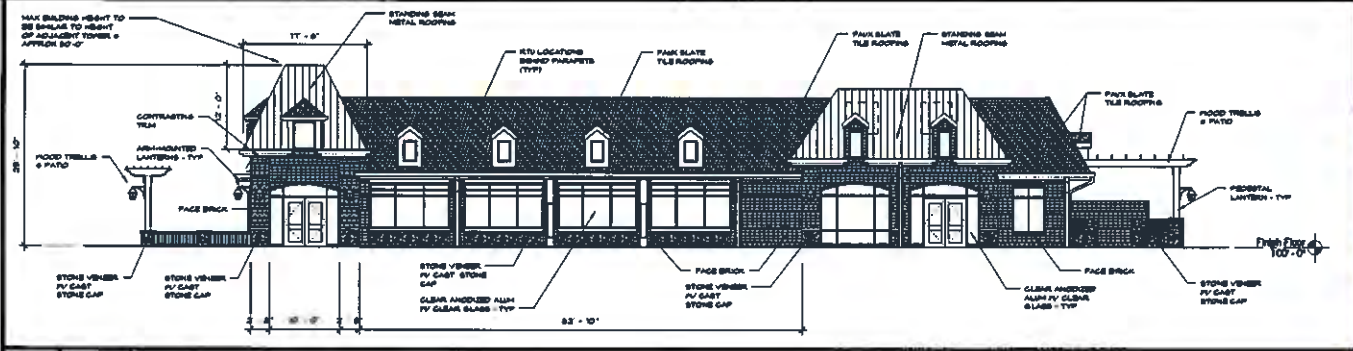
H9 Scale 3/16" = 1'-0"
Exterior Elevation - North



E9 Scale 1/8" = 1'-0"
Exterior Elevation - East



E5 Scale 3/16" = 1'-0"
Trash Enclosure - Elevation - Typ



A3 Scale 1/8" = 1'-0"
Exterior Elevation - South

MASTER KEYNOTE LEGEND



LITZEN
Civil Engineer
1211 S. Highway 1102
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816.587.226 phone

LANE3
Landscape Architect
190 West Cambridge Circle Dr.
Suite 510
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holлис + miller

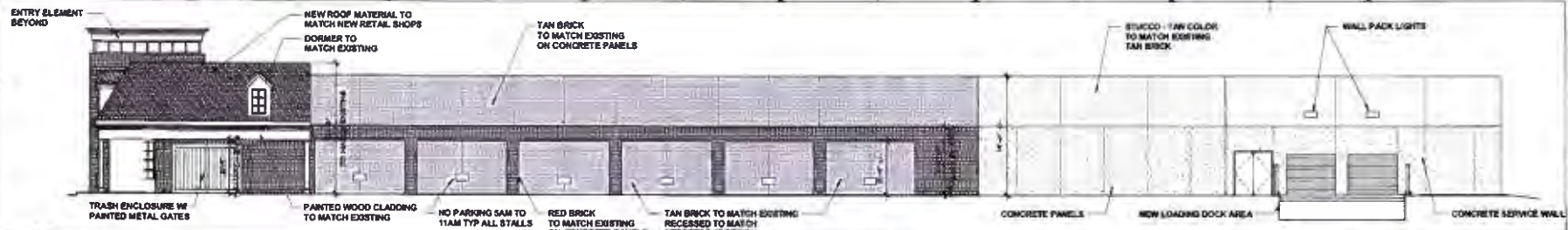
LANE3
Landscape Architect
190 West Cambridge Circle Dr.
Suite 510
Kansas City, MO 64111
913.377.7030 phone

Prairie Village Shops - New Retail Building
SITE PLAN
SUBMITTAL
LANE4
6820 Nitschen Road
Prairie Village, Kansas 66208

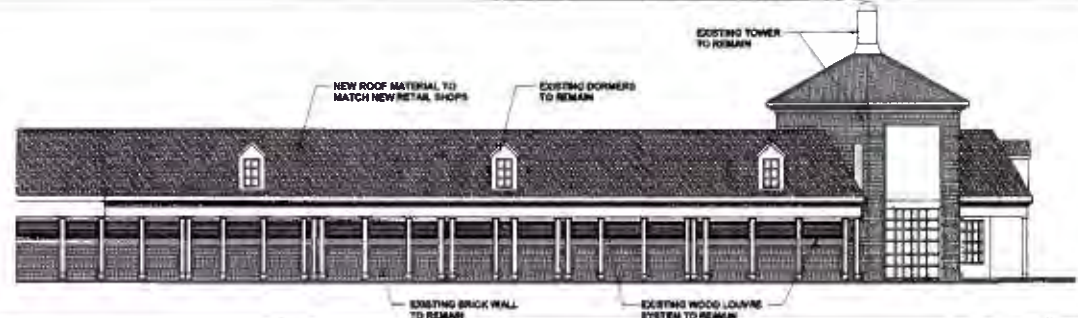
EXTERIOR MATERIALS



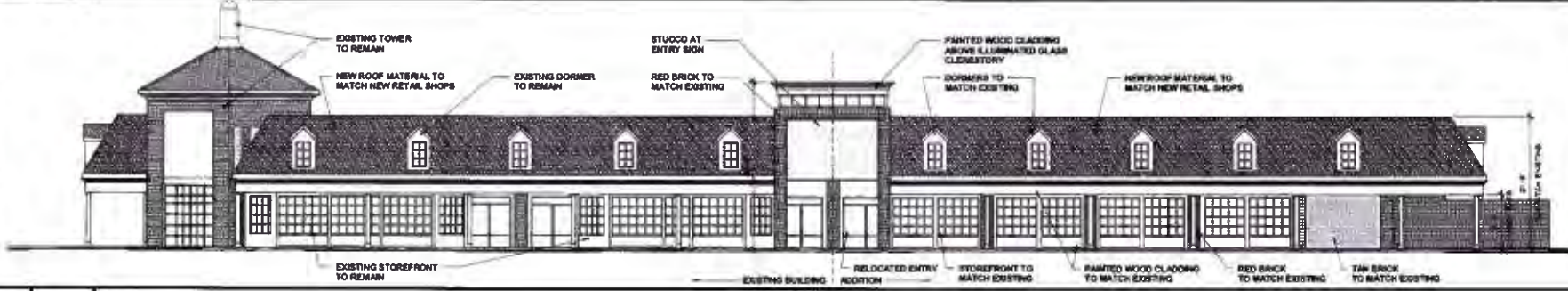
300 SW 112E/121E
MISSOURI SW
CHECKED BY: G. Miller
DATE: 10/28/11



L1 Scale 1/8"=1'-0" North Elevation



G1 Scale 1/8"=1'-0" South Elevation



C1 Scale 1/8"=1'-0" East Elevation



A1 Scale 1/8"=1'-0" West Elevation

hollis
 miller
 ARCHITECTS
 1100 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Phone: 954.575.1100
 Fax: 954.575.1101
 Website: www.hollismiller.com

PROJECT
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 6850 Mistletoe Road
 Prairie Village, MO 64116
 913.241.9220 phone

DATE
 1/15/14

DESIGNER
 Hollis Miller Architects
 1100 N.W. 10th Street, Suite 100
 Ft. Lauderdale, FL 33304
 954.575.1100 phone

Site Plan Submitted

Hen House - PV Shops
LANE 4
 6850 Mistletoe Road
 Prairie Village, KS

1/15/14
 1/15/14
 1/15/14

SHEET NO. 1134
 SHEET BY: Author
 CHECKED BY: G. G. G.
 DATE: 08/12/12

A2

7 of 18

HARDSCAPE & SURFACING LEGEND

- CONSTRUCT CONCRETE CURB (RE: ARCH DWG)
- CONSTRUCT BRICK PATTERN CURB (RE: ARCH DWG)
- CONSTRUCT BRICK PATTERN CURB - SINGLE COURSE (RE: ARCH DWG)
- CONSTRUCT BRICK PATTERN CURB - DOUBLE COURSE (RE: ARCH DWG)
- CONSTRUCT BRICK PATTERN CURB - SINGLE COURSE - STRETCHER BOND (RE: ARCH DWG)
- CONSTRUCT BRICK PATTERN CURB - RAISED CONCRETE CURB (RE: ARCH DWG)
- PROPERTY LINE
- PROVIDE SIDEWALK (RE: ARCH DWG)
- PROVIDE BICYCLE RACK (RE: ARCH DWG)
- PROVIDE TRASH RECEPTACLE (RE: ARCH DWG)
- PROVIDE RECYCLE RECEPTACLE (RE: ARCH DWG)
- PROVIDE STREET LIGHT POLE w/ HANGING BASKETS (RE: ARCH DWG) (FOR LIGHTS & HOLES) (RE: 15A1-3.00 FOR HANGING BASKET & WIRE)
- PROVIDE CAST IRON PLANTER POT (RE: 15A1-3.00)
- PROVIDE IRON WEIGHT PLANTER POT (RE: 15A1-3.00)

HARDSCAPE NOTES

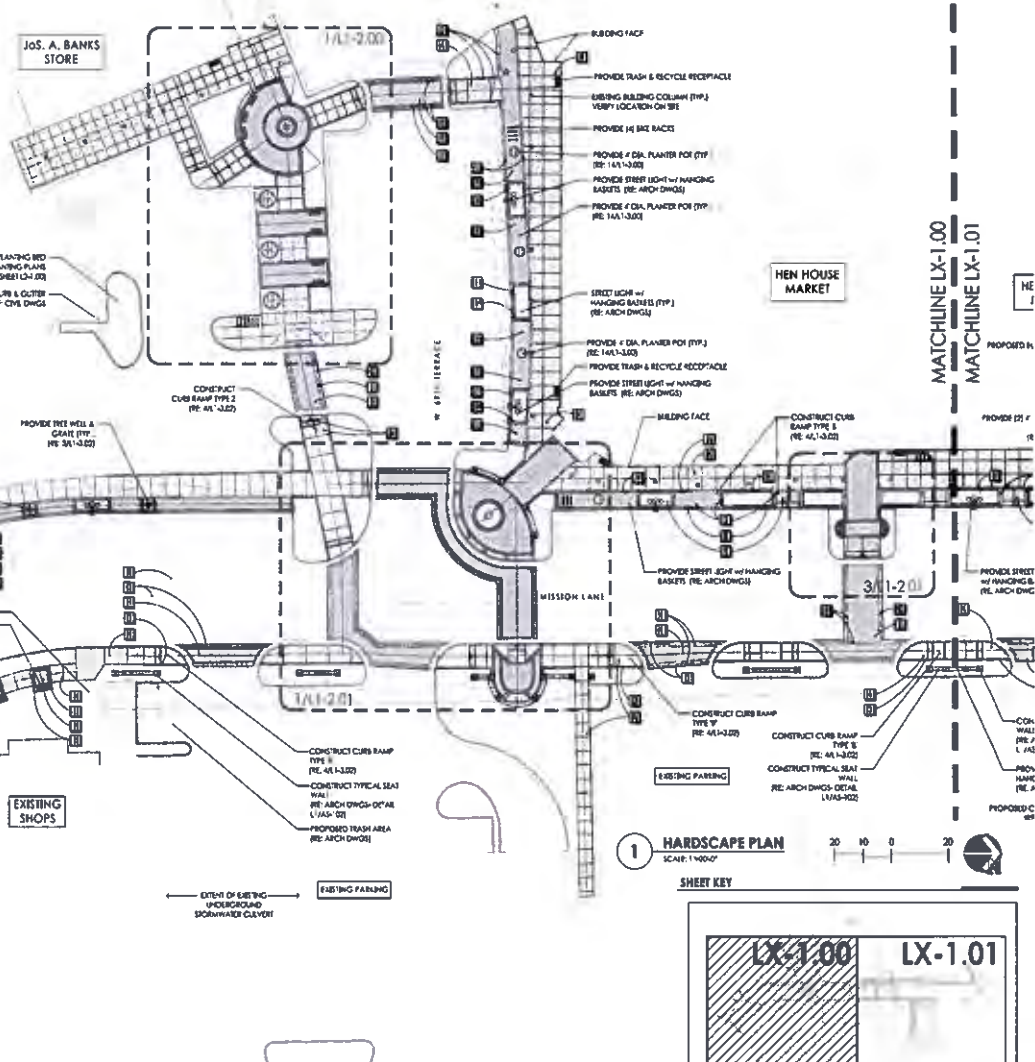
1. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSION
2. ADJUST EXISTING SEE IMPROVEMENTS, UTIL BY CAPS, ETC. TO MATCH PAYMENT GRADES AND SURFACES IF THEY ARE TO REMAIN
3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN LOCAL HORIZONTAL AND VERTICAL CONTROL BASED ON SURVEY INFORMATION PROVIDED
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SEE LIFTING
5. REFER TO CIVIL DRAWINGS FOR ALL CURB & GUTTER LOCATIONS, SEE GRADING AND STORM DRAINAGE

GENERAL NOTES

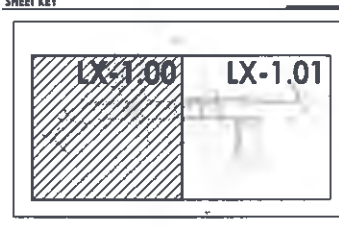
1. ALL SEE AND UTILITY INFORMATION SHOWN IS BASED UPON INFORMATION AVAILABLE AT THE TIME OF DESIGN. VERIFY ALL SEE CONCERNING UTILITIES, UTILITY LOCATIONS AND DIMENSIONS INCLUDING NEW IMPROVEMENTS PRIOR TO COMMENCEMENT OF WORK. MOST OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BY CONDUCTING ALL OF THE RESPECTIVE UTILITY COMPANIES LINES ON THE "CALL BEFORE YOU DIG" SYSTEM (1) 800.475.1089 AND BY EXCAVATING TEST PITS IF NECESSARY
3. CONTRACTOR SHALL PROTECT ALL SEE IMPROVEMENTS AND UTILITIES, DAMAGE OCCURRING DURING AND AS A RESULT OF CONSTRUCTION SHALL BE REPAIR/REPLACED BY THE CONTRACTOR AT HIS OWNERS RISK AND IN CONTRACT PRICE
4. ALL DIMENSIONS SHOWN ARE REPRESENTED USING U.S. SURVEY DIMENSION STANDARDS

JOS. A. BANKS STORE

HEN HOUSE MARKET



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



hollis-j. miller architects

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1231 Burlington #100
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913.587.2323/913.587.2324

LAND STUDIO
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55003
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913.371.7333 phone

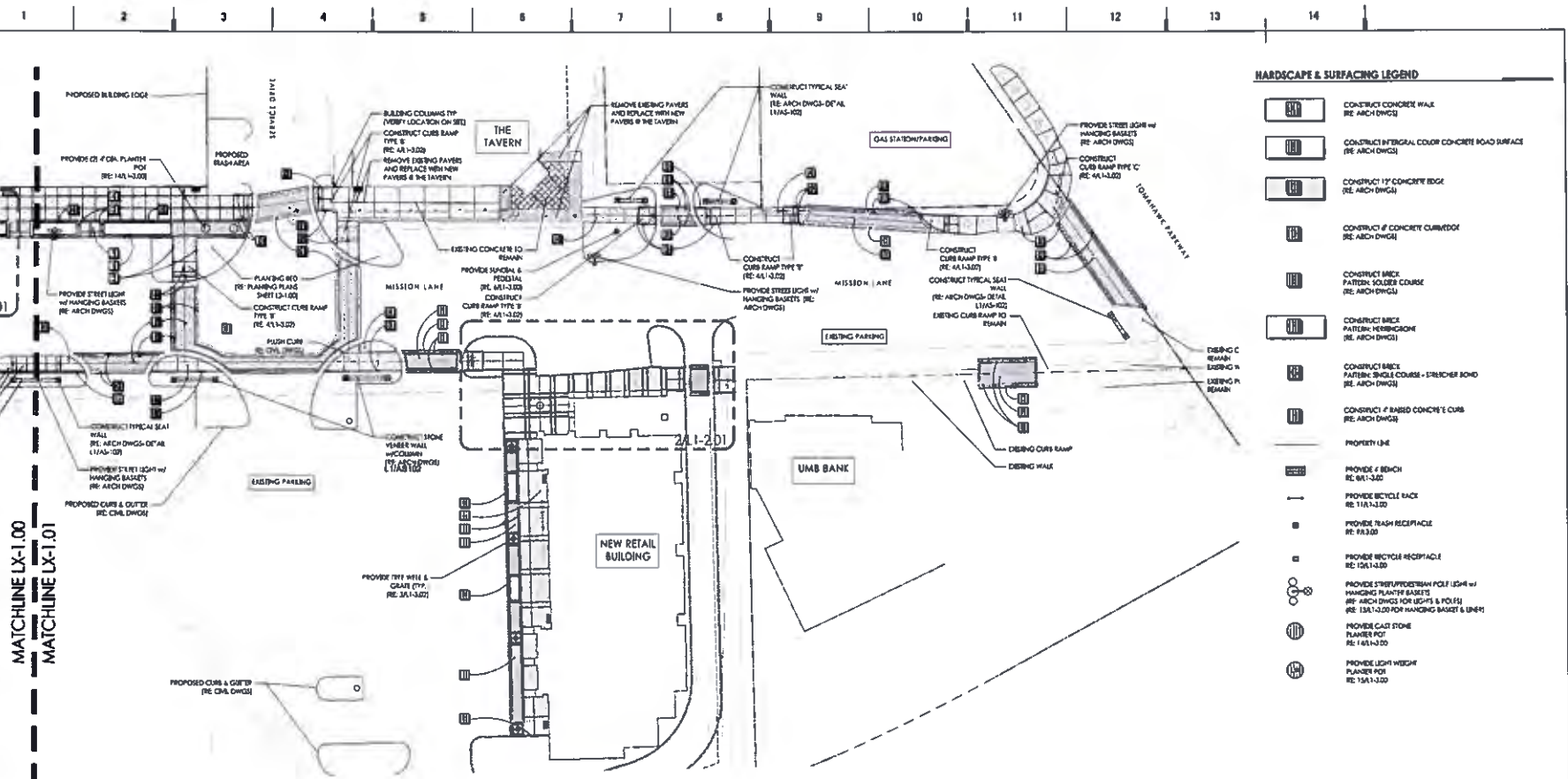
Mission Lane Improvements & Retail Shops
Site Plan Submittal

PV RETAIL PARTNERS, LLC
LANE4 PROPERTY GROUP
4705 CENTRAL ST
KANSAAS CITY, MO 64112

300 Blk 107th
Mission City, MO, 64502, MO
CHICKEN 99, CA
6176, 10.08.2012

L1-1.00

Hardscape Plan



HARDSCAPE NOTES

1. WRITE DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS
2. ADJUST EXISTING SEE IMPROVEMENTS, UTILITY CAPS, ETC. TO MATCH PAVEMENT GRADES AND SURFACES IF NOT ASSESS TO BE SHOWN
3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN LOCAL HORIZONTAL AND VERTICAL CONTROL BASED ON SURVEY INFORMATION PROVIDED
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SEE EMBODIMENT
5. REFER TO CIVIL DRAWINGS FOR ALL CURB & GUTTER LOCATIONS, SEE GRADING AND STORM DRAINAGE

GENERAL NOTES

1. ALL SEE AND UTILITY INFORMATION SHOWN IS BASED UPON INFORMATION AVAILABLE AT THE TIME OF DESIGN. VERIFY ALL SEE CONDITIONS, ELEVATIONS, UTILITY LOCATIONS AND DIMENSIONS INCLUDING NEW IMPROVEMENTS PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BY CONTACTING ALL OF THE RESPECTIVE UTILITY COMPANIES AND/OR THE "CALL BEFORE YOU DIG" SYSTEM (1-888-279-1000) AND BY EXCAVATING TEST PITS IF NECESSARY.
3. CONTRACTOR SHALL PROTECT ALL SEE IMPROVEMENTS AND UTILITIES. DAMAGE OCCURRING DURING AND AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR AT NO INCREASE IN CONTRACT PRICE.
4. ALL DIMENSIONS SHOWN ARE REPRESENTED USING U.S. SURVEY EMBODIMENT STANDARDS.

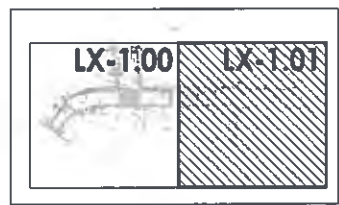
HARDSCAPE & SURFACING LEGEND

	CONSTRUCT CONCRETE WALK SEE ARCH DWGS
	CONSTRUCT INTEGRAL COLOR CONCRETE ROAD SURFACE SEE ARCH DWGS
	CONSTRUCT 1" CONCRETE EDGE SEE ARCH DWGS
	CONSTRUCT 1" CONCRETE CURB EDGE SEE ARCH DWGS
	CONSTRUCT BRICK PATTERN: SOLDIER COURSE SEE ARCH DWGS
	CONSTRUCT BRICK PATTERN: HERRINGBONE SEE ARCH DWGS
	CONSTRUCT BRICK PATTERN: SINGLE COURSE - FRISCHER BOND SEE ARCH DWGS
	CONSTRUCT 4" BASED CONCRETE CURB SEE ARCH DWGS
	PROPERTY LINE
	PROVIDE 6" BENCH SEE 15A-1.00
	PROVIDE BICYCLE RACK SEE 15A-1.00
	PROVIDE TRASH RECEPTACLE SEE 15A.00
	PROVIDE RECYCLE RECEPTACLE SEE 15A-1.00
	PROVIDE STREET LIGHT w/ HANGING BASKETS FOR LIGHTS & POLES (SEE 15A-1.00 FOR HANGING BASKETS & UNITS)
	PROVIDE CAST STONE PLANTER POT SEE 14S-1.00
	PROVIDE LIGHT FIXTURE PLANNER POT SEE 15A-1.00

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



SHEET KEY



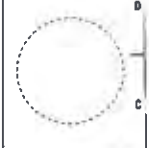
hollis-trimmer architects

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Civil Engineer
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North Kansas City, MO 64114
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LAND 3 STUDIO
Landscape Architect
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Kansas City, MO 64113
913.371.7933 phone

Mission Lane Improvements & Retail Shops
Site Plan Submittal
PV RETAIL PARTNERS, LLC
LANEX PROPERTY GROUP
4705 CENTRAL ST
KANSAS CITY, MO 64112

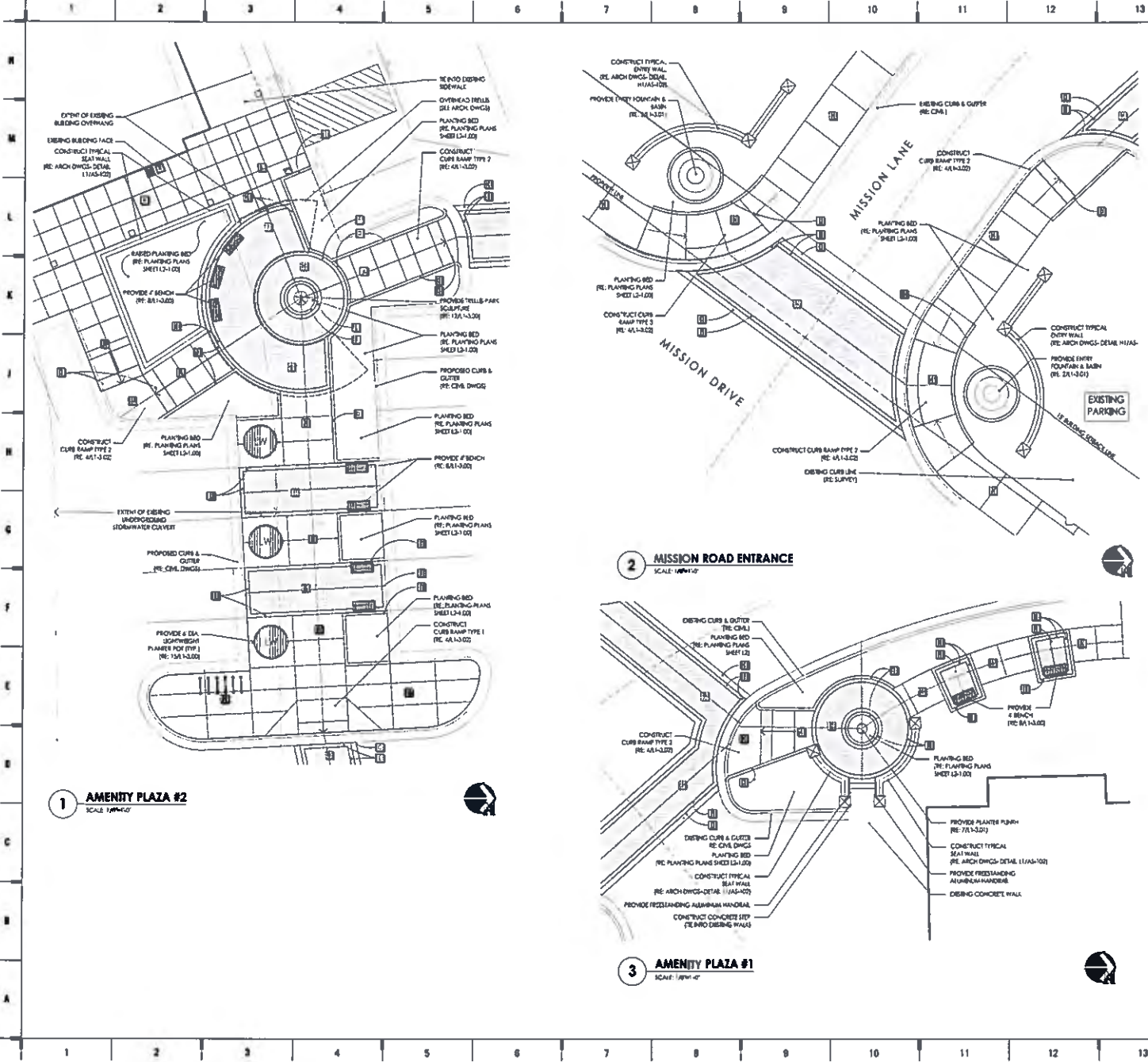
DATE	DESCRIPTION	BY	CHK



















DATE: 10/15/2019
DRAWN BY: DAN, DWL, DWR
CHECKED BY: GA
DATE: 10/16/2019

L1-1.01

Hardscape Plan



HARDSCAPE & SURFACING LEGEND

-  CONSTRUCT CONCRETE WALK (RE: ARCH DWG)
-  CONSTRUCT INTERIOR COLOR CONCRETE ROAD SURFACE (RE: ARCH DWG)
-  CONSTRUCT 1/2" CONCRETE EDGE (RE: ARCH DWG)
-  CONSTRUCT 4" CONCRETE CURBWIDTH (RE: ARCH DWG)
-  CONSTRUCT BRICK PATTERN SOLDIER COURSE (RE: ARCH DWG)
-  CONSTRUCT BRICK PATTERN HERRINGBONE (RE: ARCH DWG)
-  CONSTRUCT BRICK PATTERN SINGLE COURSE - FRENCHER BOND (RE: ARCH DWG)
-  CONSTRUCT 4" RAMPED CONCRETE CURB (RE: ARCH DWG)
-  PROPERTY LINE
-  PROVIDE 4 BENCH (RE: BA-1-002)
-  PROVIDE BICYCLE RACK (RE: 11A-1-000)
-  PROVIDE TRASH RECEPTACLE (RE: 11A-1-000)
-  PROVIDE RECYCLE RECEPTACLE (RE: 10B-1-000)
-  PROVIDE STREET PEDESTRIAN POLE LIGHT w/ HANGING PLANTER BASKETS (RE: ARCH DWG FOR LIGHTS & POLES) (RE: 13A-1-000 FOR HANGING BASKETS & LIGHTS)
-  PROVIDE CAST STONE PLANTER POT (RE: 16A-1-000)
-  PROVIDE UGA LIGHT PLANTER POT (RE: 16-1-000)

HARDSCAPE NOTES

1. WHOLE DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS
2. ADJUST EXISTING SITE IMPROVEMENTS, UTILITY CAPS, ETC. TO MATCH FAYOUMÉ GRADES AND SURFACES IF NOT AS TO REMAIN.
3. CONTRACTOR SHALL EXAMINE AND MAINTAIN LOCAL HORIZONTAL AND VERTICAL CONTROL BARS ON SURVEY PROGRAMS PROVIDED.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE LOCATIONS
5. REFER TO CIVIL ENGINEER DRAWINGS FOR ALL CURBS & CUTTER LOCATIONS, SEE GRADING AND STORM DRAINAGE
6. REFER TO CIVIL ENGINEER DRAWINGS FOR NEW ASPHALT PROFILES & OVERLAYS

GENERAL NOTES

1. ALL SITE AND UTILITY INFORMATION SHOWN IS BASED UPON INFORMATION AVAILABLE AT THE TIME OF DESIGN. VERIFY ALL SITE CONDITIONS, ELEVATIONS, UTILITY LOCATIONS AND DIMENSIONS INCLUDING NEW IMPROVEMENTS PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BY CONTACTING ALL OF THE RESPECTIVE UTILITY COMPANIES AND/OR THE "CALL-BEFORE-POUND" SYSTEM (1-800-272-3000) AND BY EXCAVATING TEST PITS IF NECESSARY.
3. CONTRACTOR SHALL PROTECT ALL SITE IMPROVEMENTS AND UTILITIES. DAMAGE OCCURRING DURING AND AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR AT NO INCREASE IN CONTRACT PRICE.
4. ALL DIMENSIONS SHOWN ARE REPRESENTED USING U.S. SURVEY DIMENSION STANDARDS.

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holлис + miller
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 Tel: 816.251.7933
 Fax: 816.251.7934

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Mission Lane Improvements & Retail Shops
 Site Plan Submittal
 PV RETAIL PARTNERS, LLC
 LANEA PROPERTY GROUP
 4705 CENTRAL ST
 KANSAS CITY, MO 64112

Architect	Engineer	Date

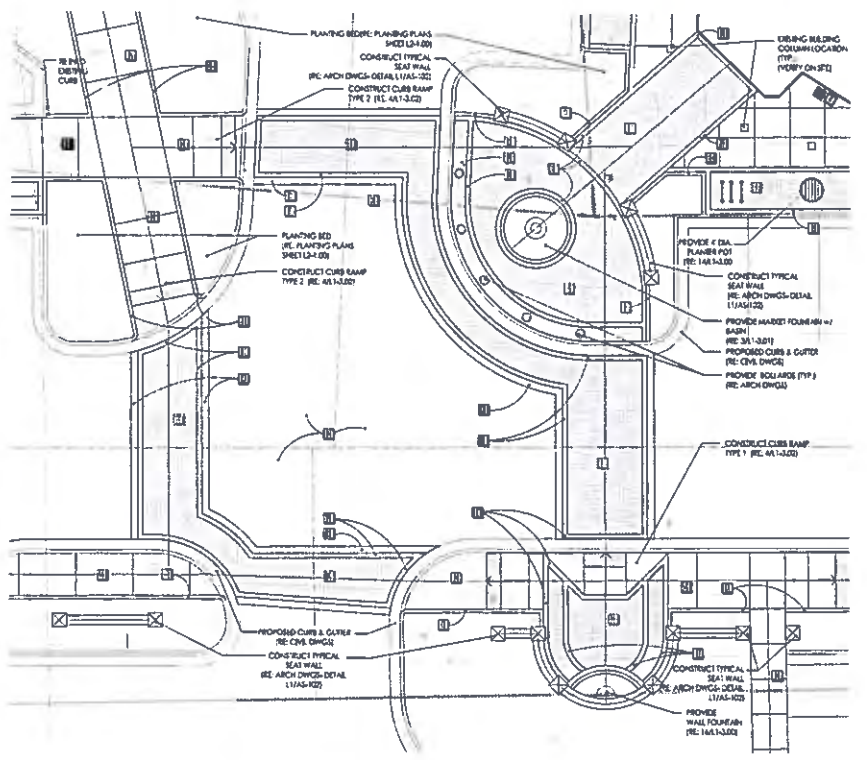


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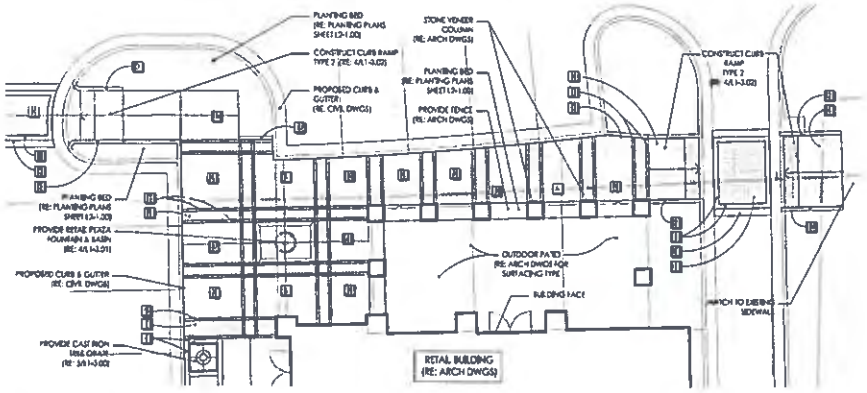
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10 of 15

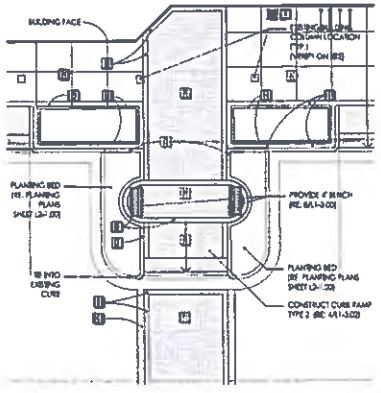
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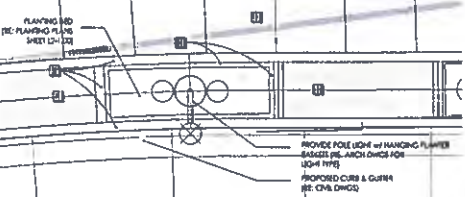
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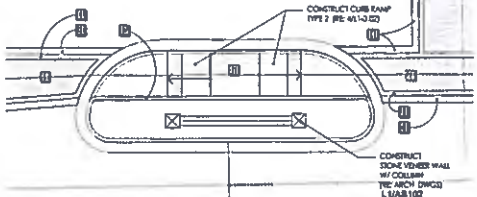
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SCALE: 1/8"=1'-0"



3 MARKET ENTRANCE PLAZA
SCALE: 1/8"=1'-0"



4 TYPICAL AMENITY PLANTER w/ POLE LIGHT
SCALE: 1/4"=1'-0"



5 TYPICAL PARKING ISLAND w/ STONE VENEER WALL
SCALE: 1/8"=1'-0"

HARDSCAPE & SURFACING LEGEND

- CONSTRUCT CONCRETE WALK (RE: ARCH DWG)
- CONSTRUCT INTEGRAL COLOR CONCRETE ROAD SURFACE (RE: ARCH DWG)
- CONSTRUCT 1 1/2" CONCRETE PAVE (RE: ARCH DWG)
- CONSTRUCT 1" CONCRETE CURVEBEG (RE: ARCH DWG)
- CONSTRUCT BRICK PATTERN BRICK/GAUGE (RE: ARCH DWG)
- CONSTRUCT BRICK PATTERN SINGLE COURSE - STRETCH BOND (RE: ARCH DWG)
- CONSTRUCT 4" BARED CONCRETE CURB (RE: ARCH DWG)
- PROPERTY LINE
- PROVIDE # 2 INCH (RE: SA-1-3-02)
- PROVIDE BICYCLE RACK (RE: T141-3-00)
- PROVIDE TRASH RECYCLAGE (RE: T141-3-00)
- PROVIDE BICYCLE RECEPTACLE (RE: T141-3-00)
- PROVIDE TREE/UNDERSTAN POLE LIGHT w/ HANGING PLANTER BASKETS (RE: ARCH DWG FOR LIGHT & POLE) (RE: L3A1-3-00 FOR HANGING BASKET & UNITS)
- PROVIDE CAST IRON PLANTER POT (RE: L141-3-00)
- PROVIDE LIGHT WOOD PLANTER POT (RE: L141-3-00)

HARDSCAPE NOTES

1. WRITE DIMENSIONS SHALL PREVAIL OVER SCALE DIMENSION
2. ADJUST EXISTING IMPROVEMENTS, UTILITY CAPS, ETC. TO MATCH PROPOSED GRADES AND SURFACES IF THEY ARE TO REMAIN.
3. CONTRACTOR SHALL STAMEN AND MARKING LOCAL HORIZONTAL AND VERTICAL CONTROL BARS ON SURVEY INFORMATION PROVIDED.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SEE LOCATIONS
5. REFER TO CIVIL ENGINEER DRAWINGS FOR ALL CURB & GUTTER LOCATIONS, SEE GRADING, AND STORM DRAINAGE.
6. REFER TO CIVIL ENGINEER DRAWINGS FOR NEW ASPHALT PROFILES & OVERLAYS.

GENERAL NOTES

1. ALL SEE AND UTILITY INFORMATION SHOWN IS BASED UPON INFORMATION AVAILABLE AT THE TIME OF DESIGN. VERIFY ALL SEE CONDITIONS, ELEVATIONS, UTILITY LOCATIONS AND DIMENSIONS INCLUDING NEW IMPROVEMENTS FROM 10' CONFORMANCE OF WORK. NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCIES OR IRREGULAR CONDITIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BY CONTACTING ALL OF THE RESPECTIVE UTILITY COMPANIES AND/OR THE CALL BEFORE YOU DIG (SYSTEM) 1 (800.372.1000) AND BY EXCHANGING INFORMATION NECESSARY.
3. CONTRACTOR SHALL PROTECT ALL SEE IMPROVEMENTS AND UTILITIES. DAMAGE OCCURRING DURING AND AS A RESULT OF CONSTRUCTION SHALL BE REPAIRABLE BY THE CONTRACTOR AT NO INCREASE IN CONTRACT PRICE.
4. ALL DIMENSIONS SHOWN ARE REPRESENTED USING U.S. SURVEY DIMENSION STANDARDS.

hollis + miller
architects

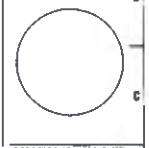
LUTYEN
Civil Engineer
13518 Burleigh #100
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816.587.4233 phone
816.587.4233 fax

LAND 3 STUDIO
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110 West Genessee Circle Dr.
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913.717.7933 phone

Mission Lane Improvements & Retail Shops
PV RETAIL PARTNERS, LLC
Site Plan Submittal

LANE'S PROPERTY GROUP
4705 CENTRAL ST
KANSAS CITY, MO 64112

Revision
1 2 3



REV DATE
BRN 09/16/2018 DWL 08/08/2018
ENR 09/16/2018

L1-2.01

11 of 16

STREET TREES



Green Mountain Sugar Maple



Greenspire Linden



Moraine Thornless Honeylocust

ORNAMENTAL TREES



Tonto Crapemyrtle



Saucer Magnolia

SHRUBS



Bonanza Gold Barbery



Double Knock out Rose



Green Mountain Boxwood



Hicks Columnar Yew



Summer Wine Ninebark



Japanese Holly



Poukhanensis Compact Azalea

GROUNDCOVER/ORNAMENTAL GRASSES



Purple Wintercreeper



Pardon Me Day Lily



Purple Fountain Grass



Huges Juniper

hollis-miller architects

1001 W. 10th Street
 Suite 100
 Oklahoma City, OK 73101
 Phone: (405) 233-1111
 Fax: (405) 233-1112

LUF 229
 Civil Engineer
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 North Kansas City, MO 64116
 816.287.4730
 LAND 3 811 (800)
 Landscape Architects
 11400 E. Cambridge (24th St.)
 Suite 500
 Overland Park, MO 66213
 913.271.7923

Mission Lane Improvements & Retail Shops
 Site Plan Submittal
 PV RETAIL PARTNERS, LLC
 LANE4 PROPERTY GROUP
 4705 CENTRAL ST
 KANSAS CITY, MO 64112

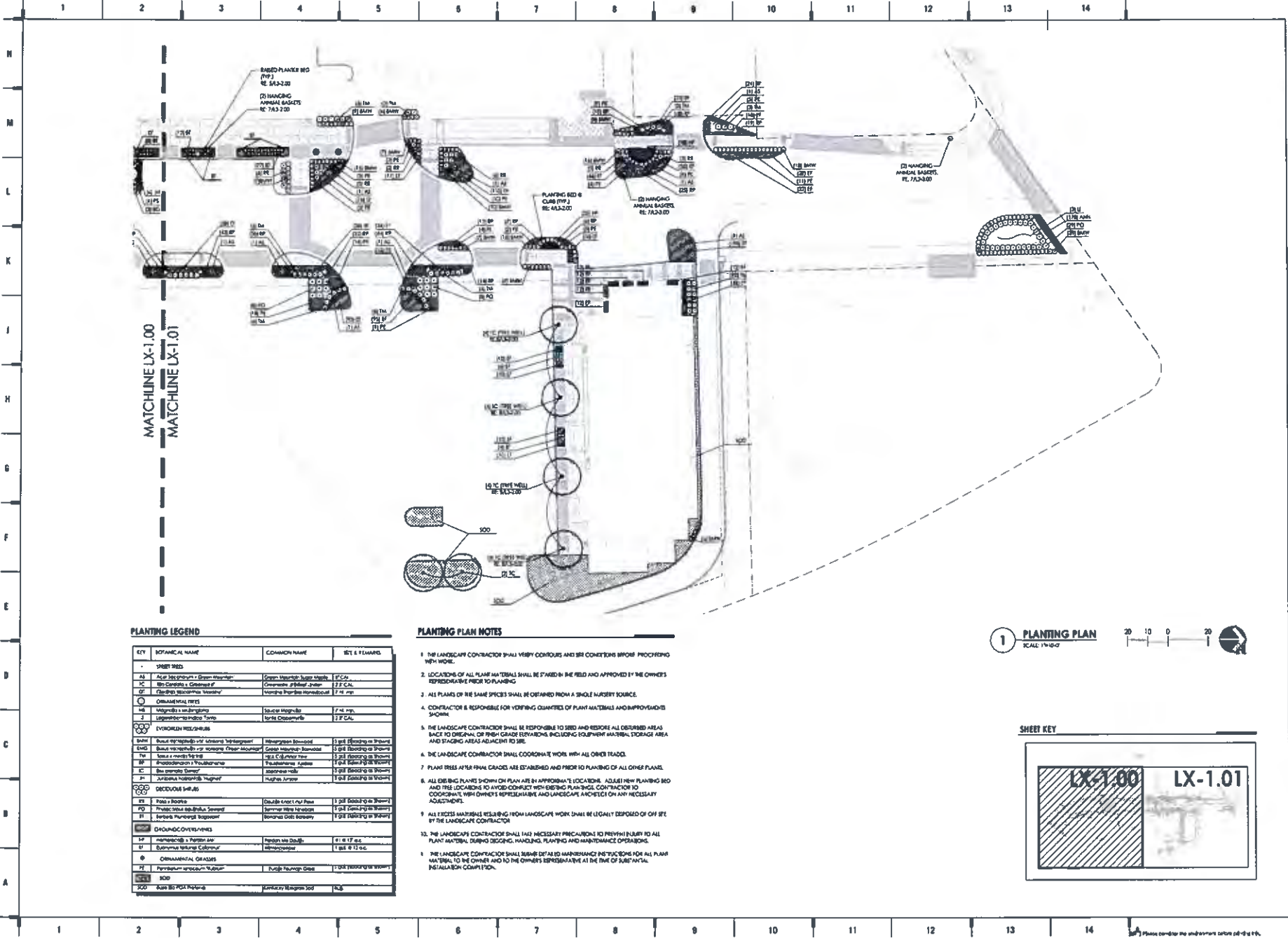
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DATE: 04/11/2012
 CHECKED BY: GA
 DRAWN BY: WFL, DWL, GAO

L2-0.00

12 of 15



PLANTING LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SET & QUANTITY
•	SHRUB SPECIES		
▲	Azalea (various)	Orange Mophead Azalea	2 FCAL
■	BIRD CAMELIA	Orange Blossom	2 FCAL
○	ORNAMENTAL TREES		
○	Small tree (various)	Small tree (various)	2 FCAL
○	Large tree (various)	Large tree (various)	2 FCAL
○	ORNAMENTAL SHRUBS		
○	Small shrub (various)	Small shrub (various)	3 per 10' spacing @ 10' intervals
○	Medium shrub (various)	Medium shrub (various)	3 per 10' spacing @ 10' intervals
○	Large shrub (various)	Large shrub (various)	3 per 10' spacing @ 10' intervals
○	ORNAMENTAL GRASSES		
○	Ornamental grass (various)	Ornamental grass (various)	1 per 10' spacing @ 10' intervals
○	ORNAMENTAL PERENNIALS		
○	Perennial (various)	Perennial (various)	1 per 10' spacing @ 10' intervals
○	ORNAMENTAL ANNUALS		
○	Annual (various)	Annual (various)	1 per 10' spacing @ 10' intervals
○	ORNAMENTAL TREES		
○	Tree (various)	Tree (various)	1 per 10' spacing @ 10' intervals

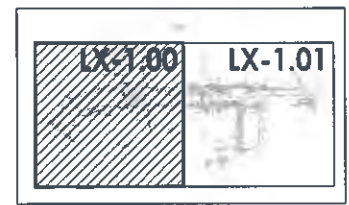
PLANTING PLAN NOTES

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY CONTIGUOUS AND SET CONCRETERS BEFORE PROCEEDING WITH WORK.
2. LOCATIONS OF ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
3. ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM A SINGLE NURSERY SOURCE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF PLANT MATERIALS AND IMPROVEMENTS SHOWN.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO REED AND RESTORE ALL DISTURBED AREAS BACK TO ORIGINAL OR BETTER GRADE ELEVATIONS, INCLUDING EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS AS APPLICABLE TO USE.
6. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES.
7. PLANT TREES AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF ALL OTHER PLANTS.
8. ALL EXISTING PLANTS SHOWN ON PLAN ARE APPROXIMATE LOCATIONS. ADJUST NEW PLANTING SET AND TREE LOCATIONS TO AVOID CONFLICT WITH EXISTING PLANTS. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT ON ANY NECESSARY ADJUSTMENTS.
9. ALL EXCESS MATERIALS RESULTING FROM LANDSCAPE WORK SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE LANDSCAPE CONTRACTOR.
10. THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PLANTS TO ALL PLANT MATERIAL DURING DESIGN, HANDLING, PLANTING AND MAINTENANCE OPERATIONS.
11. THE LANDSCAPE CONTRACTOR SHALL SUBMIT DETAILED MAINTENANCE INSTRUCTIONS FOR ALL PLANT MATERIAL TO THE OWNER AND TO THE OWNER'S REPRESENTATIVE AT THE TIME OF SUBMITTAL INSTALLATION COMPLETION.

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



SHEET KEY

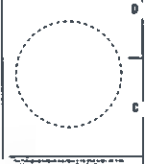


hollis + miller
architects

LUKE A. HOLLIS
1000 North Main Street, Suite 100
North Kansas City, MO 64116
816.584.4200
www.hollis+miller.com

Mission Lane Improvements & Retail Shops
PV RETAIL PARTNERS, LLC
Site Plan Submittal
LANE4 PROPERTY GROUP
4705 CENTRAL ST
KANSAS CITY, MO 64112

DATE: 08/19/20
DRAWN BY: DREW DAVIS
CHECKED BY: JIM
DATE: 08/19/20

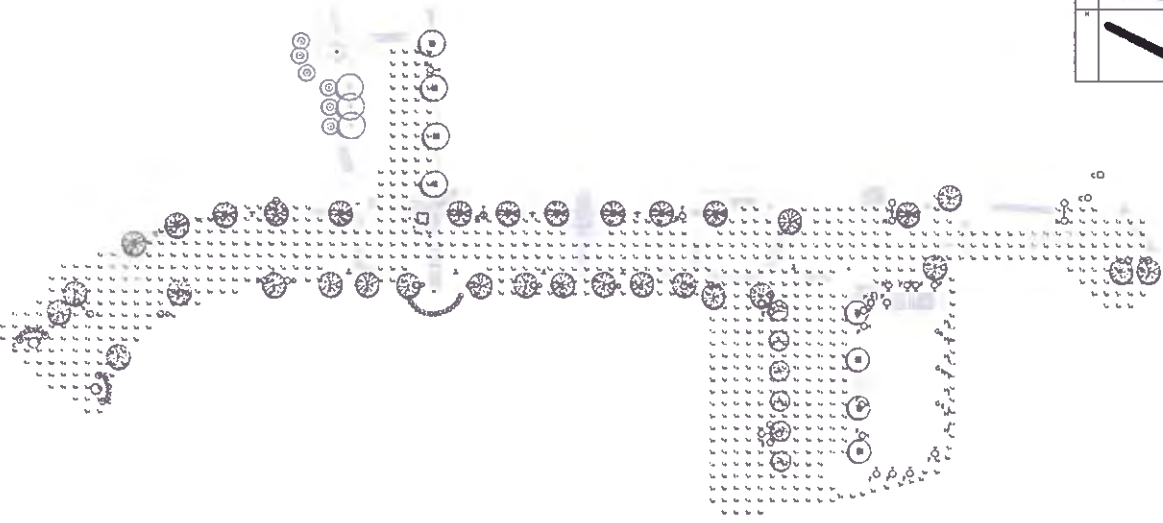


08/19/20
DRAWN BY: DREW DAVIS
CHECKED BY: JIM
DATE: 08/19/20

L2-1.01

14 OF 15
Planting Plan

PROJECT NO. 17-0000
 DATE: 08-28-17
 DRAWN BY: J. B. BOUCHER
 CHECKED BY: J. B. BOUCHER
 SCALE: AS SHOWN



STREETSCAPE FIXTURE SCHEDULE										
TYPE	PICTURE	DESCRIPTION	HEIGHT	WATTAGE	TYPE	MANUFACTURER	QTY	QTY	QTY	
A		SAME FIXTURE ASSEMBLY AS TYPE B EXCEPT PROVIDE WITH ADDITIONAL SECOND FIXTURE HEAD MOUNTED AT 14' AFF. MOUNTED 180 DEGREES OPPOSITE UPPER FIXTURE HEAD. LOWER FIXTURE HEAD TO BE THE SAME AS TYPE B EXCEPT PROVIDE WITH COORDINATE BRACKET WITH HOLE TO BE PROVIDED WITH TWO PLASTER ARM ACCESSORIES MOUNTED PERPENDICULAR TO THE FIXTURE HEAD AND BARRIER ARM ACCESSORY MOUNTED TO HOLE IN THE SAME DIRECTION AS THE FIXTURE HEAD. COORDINATE PLASTER ARM AND BARRIER ARM MOUNTING HEIGHTS AND ASSEMBLY FINISHES WITH ARCHITECT. PROVIDE WITH BARRIER ARM ACCESSORIES FOR PLASTER HEADS. COORDINATE WITH ENGINEER.	100' BRACKET ARM PFAH 1100A 60' HOLE BASE DETAIL	200W PFAH 1100A	200	200	200	200	200	200
B		STREET LIGHT ASSEMBLY FIXTURE HEAD MOUNTED ON 30' DEGRADATIVE POLE BASE FIXTURE HEAD TO BE MOUNTED ON 4' DEGRADATIVE ARM BRACKET AT TOP OF POLE FINISH THE STREET FIXTURE HEAD 3'7" X 3'7" TALL DEGRADATIVE TRIANGULAR ALUMINUM BRACKET WITH DEGRADATIVE FINISH. CLEAR ACETIC ROOM LENS AND TYPE 3 OPTIC. CLEAR ALUMINUM HOUSING. HOLE TO BE PROVIDED WITH TWO PLASTER ARM ACCESSORIES MOUNTED PERPENDICULAR TO THE FIXTURE HEAD AND BARRIER ARM ACCESSORY MOUNTED TO HOLE IN THE SAME DIRECTION AS THE FIXTURE HEAD. COORDINATE PLASTER ARM AND BARRIER ARM MOUNTING HEIGHTS AND ASSEMBLY FINISHES WITH ARCHITECT. PROVIDE WITH BARRIER ARM ACCESSORIES FOR PLASTER HEADS. COORDINATE WITH ENGINEER.	100' BRACKET ARM PFAH 1100A 60' HOLE BASE DETAIL	200W PFAH 1100A	200	200	200	200	200	200
C		17' HIGH BY 34" TALL DEGRADATIVE TRIANGULAR BRACKET LAMP-HOUSE. CLEAR ALUMINUM HOUSING. BOLD BODY. CLEAR ACETIC ROOM LENS. PROVIDE WITH 18" DEGRADATIVE WALL BRACKET MOUNTING. TYPE 3 OPTIC. COORDINATE BRACKET FINISH WITH ARCHITECT. PROVIDE WITH BARRIER ARM ACCESSORIES FOR PLASTER HEADS. COORDINATE WITH ENGINEER.	700 BASE	1100W HM 4100A	200	200	200	200	200	200
D		SAME DESCRIPTION AS FIXTURE TYPE C EXCEPT MOUNT ON 8' HIGH PAVEMENT WALLS. COORDINATE WITH ARCHITECT.	700 BASE	1100W HM 4100A	200	200	200	200	200	200
E		SAME DESCRIPTION AS FIXTURE TYPE C EXCEPT 24' HIGH BY 48" TALL AND "MOUNT" TYPE 3 OPTIC. COORDINATE BRACKET FINISH WITH ARCHITECT. PROVIDE WITH TWO PLASTER ARM ACCESSORIES MOUNTED PERPENDICULAR TO THE FIXTURE HEAD AND BARRIER ARM ACCESSORY MOUNTED TO HOLE IN THE SAME DIRECTION AS THE FIXTURE HEAD. COORDINATE PLASTER ARM AND BARRIER ARM MOUNTING HEIGHTS AND ASSEMBLY FINISHES WITH ARCHITECT. PROVIDE WITH BARRIER ARM ACCESSORIES FOR PLASTER HEADS. COORDINATE WITH ENGINEER.	100' BRACKET ARM PFAH 1100A 60' HOLE BASE DETAIL	200W PFAH 1100A	200	200	200	200	200	200
F		17' HIGH BY 34" TALL DEGRADATIVE TRIANGULAR BRACKET LAMP-HOUSE. CLEAR ALUMINUM HOUSING. BOLD BODY. CLEAR ACETIC ROOM LENS. PROVIDE WITH 18" DEGRADATIVE WALL BRACKET MOUNTING. TYPE 3 OPTIC. COORDINATE BRACKET FINISH WITH ARCHITECT. PROVIDE WITH BARRIER ARM ACCESSORIES FOR PLASTER HEADS. COORDINATE WITH ENGINEER.	700 SURFACE	1100W CA 4100A	130	130	130	130	130	130
G		EXTERIOR WALL MOUNT, CLEAR ALUMINUM HOUSING. COORDINATE BRACKET FINISH WITH ARCHITECT. MOUNT THICKNESS - PROVIDE WITH 18" DEGRADATIVE WALL BRACKET MOUNTING. TYPE 3 OPTIC. COORDINATE BRACKET FINISH WITH ARCHITECT. PROVIDE WITH BARRIER ARM ACCESSORIES FOR PLASTER HEADS. COORDINATE WITH ENGINEER.	700 WALL	1100W CA 4100A	130	130	130	130	130	130
H		8' HIGH BY 16" TALL SURFACE MOUNTED LUMINAIRE WITH 18" DEGRADATIVE WALL BRACKET MOUNTING. TYPE 3 OPTIC. COORDINATE BRACKET FINISH WITH ARCHITECT. PROVIDE WITH BARRIER ARM ACCESSORIES FOR PLASTER HEADS. COORDINATE WITH ENGINEER.	700 SURFACE	1100W CA 4100A	130	130	130	130	130	130

PHOTOMETRIC CALCULATIONS		
AREA	TYPE	ACTUAL
PARKING	SPACING (FC)	2.62
	FIX (FC)	8.5
	INST. (FC)	5.3
	AVG. (FC)	26.0
STREET	SPACING (FC)	0.89
	FIX (FC)	8.5
	INST. (FC)	1.5
	AVG. (FC)	17.5
DRIVE-THRU	SPACING (FC)	4.43
	FIX (FC)	1.06
	INST. (FC)	8.2
	AVG. (FC)	2.2
TOTAL	SPACING (FC)	12.2
	FIX (FC)	5.3
	AVG. (FC)	5.3

smith & boucher
 ENGINEERS
 25101 North Valley Parkway
 Suite 200 - Olathe, KS 66061
 P 913.242.2127 F 913.242.2127

PRAIRIE VILLAGE SHOPS
Photometric Plans
 6920 Mission Road
 Prairie Village, Kansas 66208

REVISION	DATE	BY	CHKD.

PHOTOMETRIC SITE PLAN
ME202



Adendum to the Staff Report Memo

Planning Commission: November 6, 2012

PC 2012-115: Request for Approval of a Retaining Wall along the Property line of 2201 W 72nd Street

BACKGROUND

The Planning Commission reviewed this request at the October 2, 2012 meeting and directed the applicant, Corey Scott, to obtain a survey of the property to determine the exact location of the property line in relation to the retaining wall. Staff has attached a copy of the original staff report.

The applicant has provided a copy of the survey document which shows that the retaining wall is located on the applicant's property. The most northern section of the wall is approximately three (3) inches from the property line and the section abutting the garage corner is approximately ten (10) inches from the property line. The retaining wall extends 7.3 feet past the north property line.

During the initial discussion, the property owner thought that the existing garage structure was located on the adjacent property. Based on the survey information, the garage is located on the subject property (approximately 10 inches). The applicant originally thought he would provide a "v-section" retaining wall around the garage. However, he has decided to remove a section of the garage foundation and make a monolithic pour combining the retaining wall and the garage foundation (see attached drawing).

The applicant has indicated he is currently working on how to address the drainage issues related to the construction of the wall. The applicant may shorten the length of the wall to allow for sufficient room for a drainage pipe to be located behind the wall on the subject property. The property owner will be prepared to address this issue at the November 6th Planning Commission Meeting. In addition, the applicant will bring a picture of the capstone to be used in the construction of the wall section.

RECOMMENDATION

Staff recommends that the Planning Commission discuss the proposed location of the retaining wall and consider whether or not to grant the waiver from section 19.44.025.B. If the Planning Commission determines that a waiver should be granted, they should place the following minimum conditions on the approval:

1. The applicant provide a revised site sketch showing the limits of the proposed retaining wall;
2. The applicant be required to remove the portion of the retaining wall currently located in the Rights-of-Way;

3. The applicant provide a detailed drawing of the proposed garage foundation/retaining wall construction for approval by the Chief Building Inspector;
4. The applicant provide drainage on the west side of the retaining wall to address any drainage issues related to the site;
5. The applicant provide a sample of the capstone for staff approval; and
6. The applicant provide documentation that the adjacent property owner has approved the installation of the drainage (French drain) on the west side of the wall.

ATTACHMENTS

Staff Report from the October 2, 2012 Planning Commission Meeting

October 2, 2012 Planning Commission meeting summary (see related agenda item)

Survey of 2201 W 72nd Street

Detail sketch of the proposed retaining wall/garage foundation

PREPARED BY

Dennis J. Enslinger

Assistant City Administrator

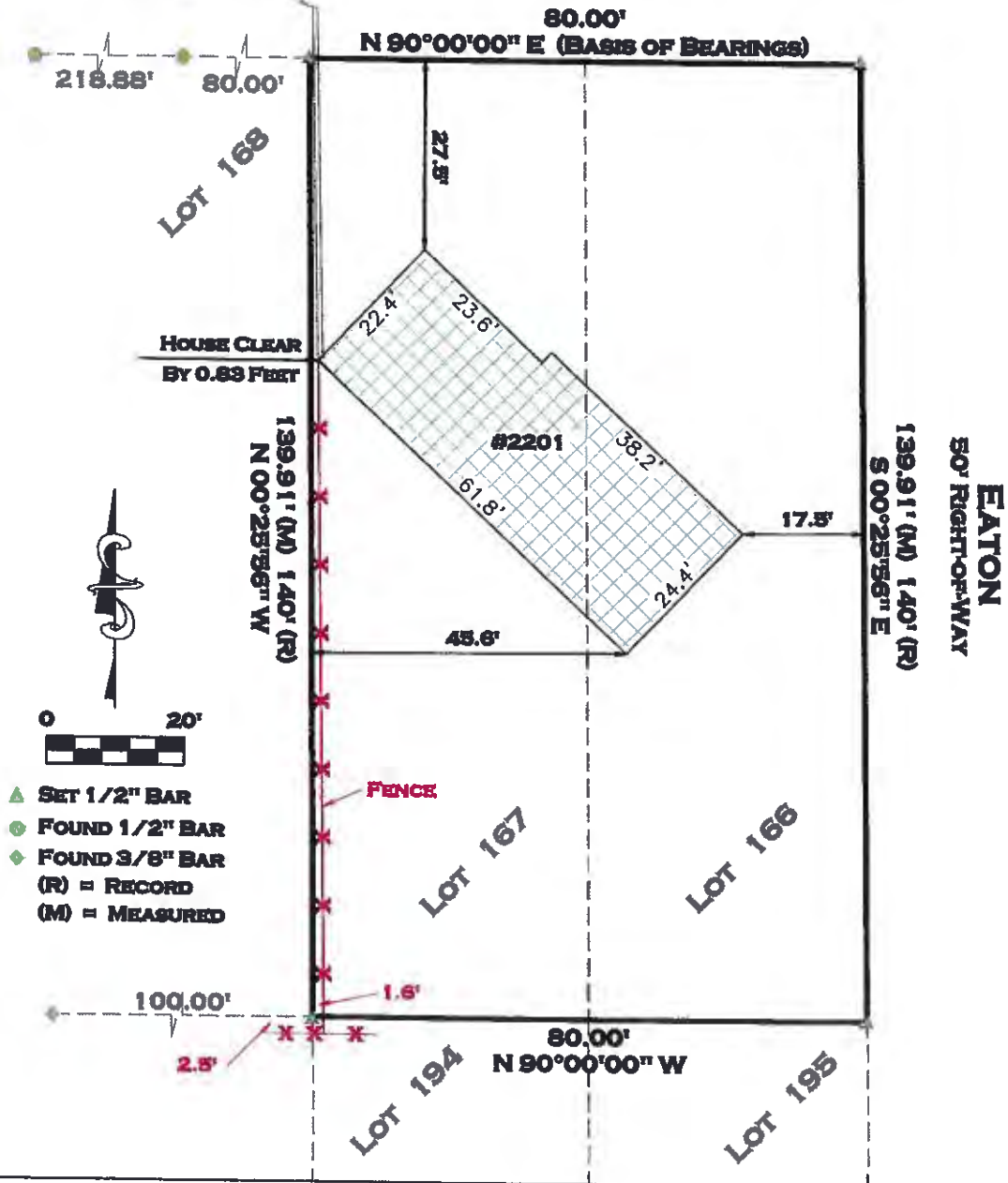
Date: October 24, 2012

LOTS 166 & 167 GRANTHURST

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

72ND STREET 80' RIGHT-OF-WAY

WALL CLEAR
BY 0.28'
EXTENDS 7.3'
NORTH OF PROPERTY LINE



FOR: MAGGIE FISHER

URBAN BOUNDARY SURVEY



JOHN RENNER
LAND SURVEYOR
208 W. 69TH STREET
SUITE 201
KANSAS CITY, MO 64113
816-833-8841

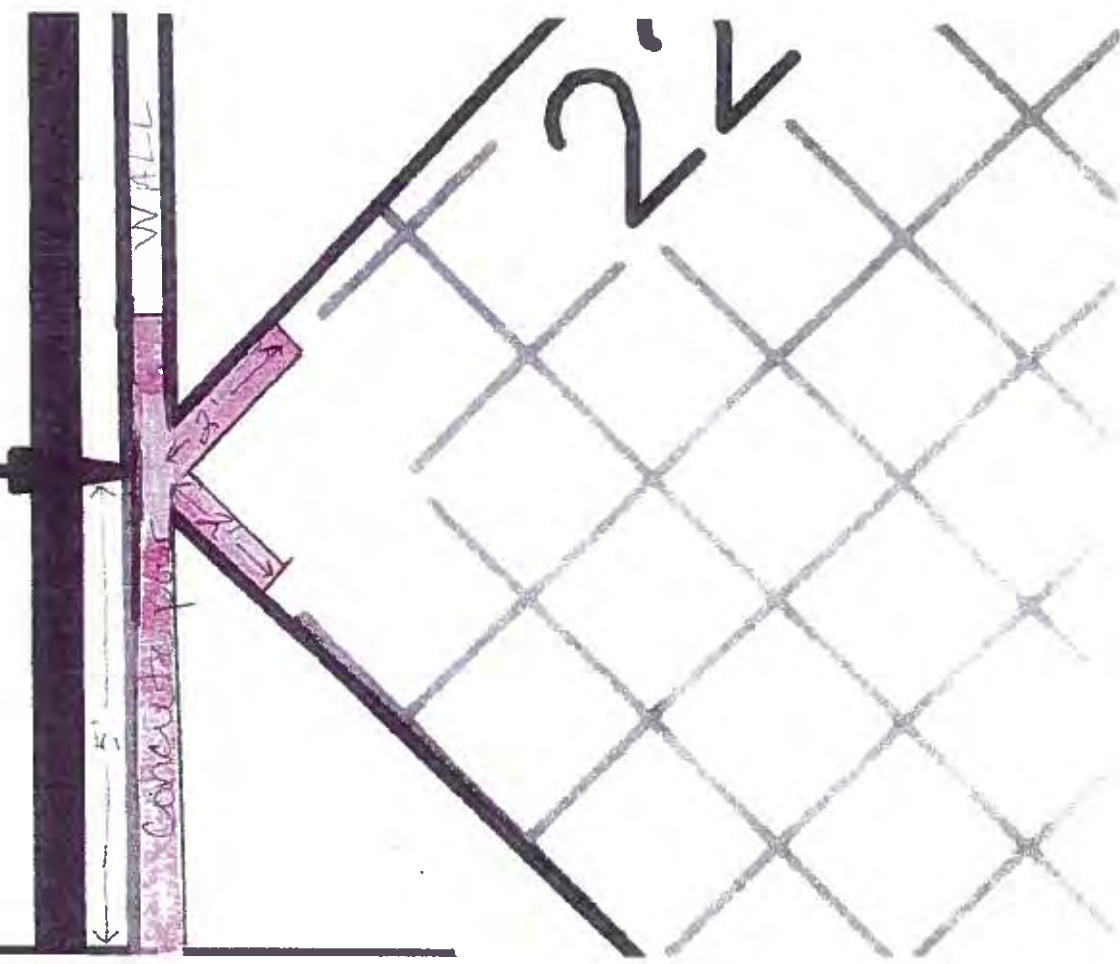
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE KANSAS STATE BOARD FOR TECHNICAL PROFESSIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: 10-15-2012

JOB No.: 10-12-018

1 CLEAR

33 FEET



All pink is contiguous concrete pour

CITY OF PRAIRIE VILLAGE

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Dennis Enslinger, Assistant City Administrator
APPLICATION: PC 2012-115: Request for Approval of a Retaining Wall along the Property line of 2201 W 72nd Street
DATE: October 2, 2012 Planning Commission Meeting

Application: PC 2012-115

Request: Site Plan approval of a Retaining Wall

Property Address: 2201 W. 72nd Street

Applicant: Corey Scott, Property Owner of Record

Current Zoning and Land Use: R-1b, Single-Family Residential

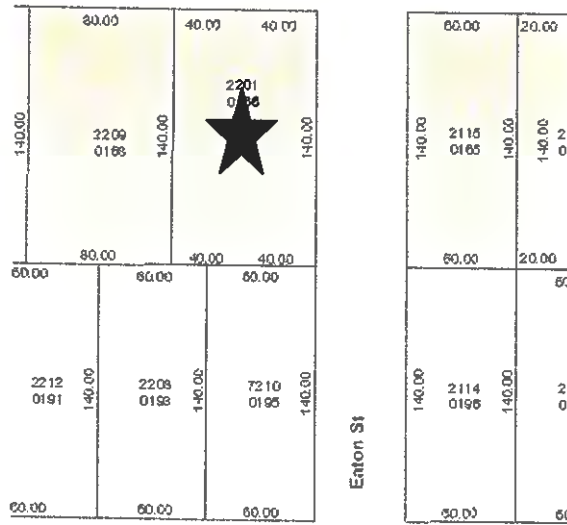
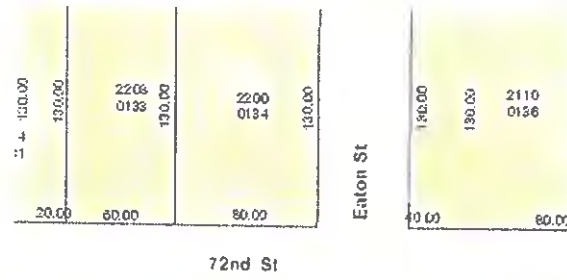
Surrounding Zoning and Land Use: North ,South, East and West: R1-b, Single-Family Residential developed with single family residential dwellings.

Legal Description: Granthurst Lots 166 and 167

Property Area: 0.26 Acres (11,110.01 square feet)

Related Case Files: Granthurst Final Plat

Attachments: Application and photos.



General Location Map

Aerial Map



STAFF COMMENTS:

The applicant is requesting approval of a waiver from Section 19.44.025 D. which requires retaining walls to be a minimum of two (2) feet from the property line. The applicant is requesting the Planning Commission approve a site plan to allow for the construction of an approximately 20 inch high retaining wall along the west property along for approximately 75 feet. A portion of the wall has already been constructed. The wall is to be constructed of concrete block, will have a bonding coat and will be painted. The wall will also have a capstone. The wall was constructed on a gravel base and has some rebar enforcement.

The applicant is requesting to construct the wall because of grade and drainage issues relative to an existing garage structure. The northeast corner of the garage is placed on the property line and the grade was abutting the garage structure. City staff conducted preliminary research and determined that the garage structure appears to have been constructed with the residence ca. 1950. The 1954 aerial photograph shows the structure in its existing configuration. The applicant has indicated there is also an easement to allow the footing of the garage on the adjacent property.



Corner of Garage in Relation to the Retaining Wall

The applicant has indicated his plans are to build a "v" section around the corner of the garage and then continue the retaining wall to the south approximately 20 feet to just past the existing garage allowing for grade changes.

Staff is not sure if the "v" section of the wall would be contained within the existing easement. The applicant should show that the "v" section would be within the existing easement that was granted for the garage structure.

The applicant has indicated that he has spoken with the adjacent property owner regarding the construction of the retaining wall. Staff has encouraged the applicant to have the adjacent property owner either come to the meeting or provide a written statement acceptance with the placement of the wall.

The applicant will be present at the Planning Commission to address additional questions regarding the wall construction and the placement of the wall.

RECOMMENDATION:

Staff recommends that the Planning Commission discuss the proposed location of the retaining wall and consider whether or not to grant the waiver from section 19.44.025.B. If the Planning Commission determines that a waiver should be granted, they should place the following minimum conditions on the approval:

1. The applicant provide documentation that the retaining wall is located on the applicant's property, or within the easement obtained from the adjacent property as part of the garage structure;
2. The applicant provide drainage on the west side of the retaining wall to address any drainage issues related to the site;
3. The applicant provide a sample of the capstone for staff approval; and
4. The applicant provide documentation that the adjacent property owner has approved the installation of the drainage (French drain) on the west side of the wall.

Photos of the existing site:









CITY OF PRAIRIE VILLAGE

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Dennis Enslinger, Assistant City Administrator
APPLICATION: PC 2012-118: Request for Approval of 8 foot fence at 4711 West 77th Place
DATE: November 6, 2012 Planning Commission Meeting

Application: PC 2012-118

Request: Site Plan approval of an 8 foot Fence Section along the east property line

Property Address: 4711 West 77th Place

Applicant: Renee Walker, property owner of record

Current Zoning and Land Use: R-1b, Single-Family Residential

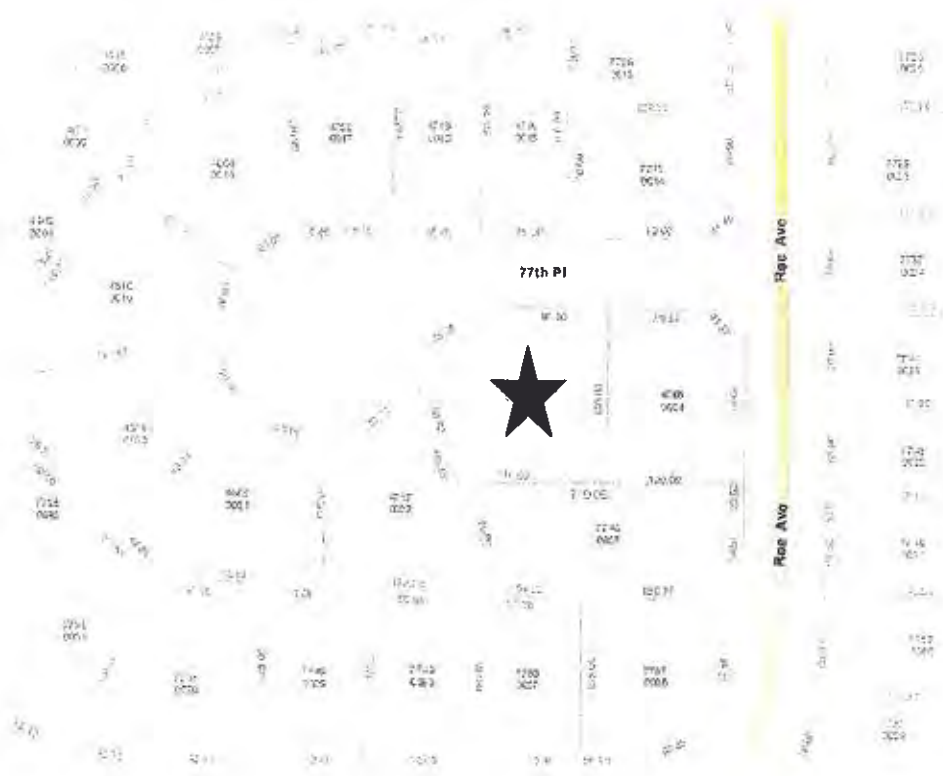
Surrounding Zoning and Land Use: North, South, East and West: R1-b, Single-Family Residential developed with single family residential dwellings.

Legal Description: Prairie Ridge Lot 23 Block 11

Property Area: 0.38 arce (16,737.20 square feet)

Related Case Files: Prairie Ridge Final Plat

Attachments: Application, drawings, photos, and adjacent property owner letter



General Location Map

Aerial Map



STAFF COMMENTS:

The applicant is requesting approval of a waiver from Section 19.44.025 B. 3. limiting a fence height to 6 feet. The applicant is requesting to construct the fence along the east property line and a small section to the corner of the residence. The applicant is requesting the waiver to help address traffic noise and privacy concerns per Section 19.044.025.G. The applicant has provided an explanation of the privacy concerns related to her property. She has also provided a summary of those individuals in the neighborhood with whom she has spoken to the waiver along with one signed letter of support.

The fence will be a replacement of the existing chain link fence. The applicant only proposes to replace the east property-line fence and the small section running to the west up to the residence. The applicant would consider making this small section 6 feet as it approaches the residence.

Staff has provided some photographs of the existing site. The applicant held a neighborhood meeting on October 22nd. Two adjacent property owners were in attendance. A summary of the meeting is included in the attached materials.

The applicant has also provided a sketch of the proposed fence design.

RECOMMENDATION:

Given the nature of the adjacent lot, the grade of the existing patio, traffic noise issues and the privacy concerns from the property owner, staff recommends approval of the waiver for the 8 foot fence as presented with the following condition:

The fence section from the east property line to the house be gradually reduced in height to be a maximum height of six (6) feet at the intersection of the residence.

Photos of the existing site:



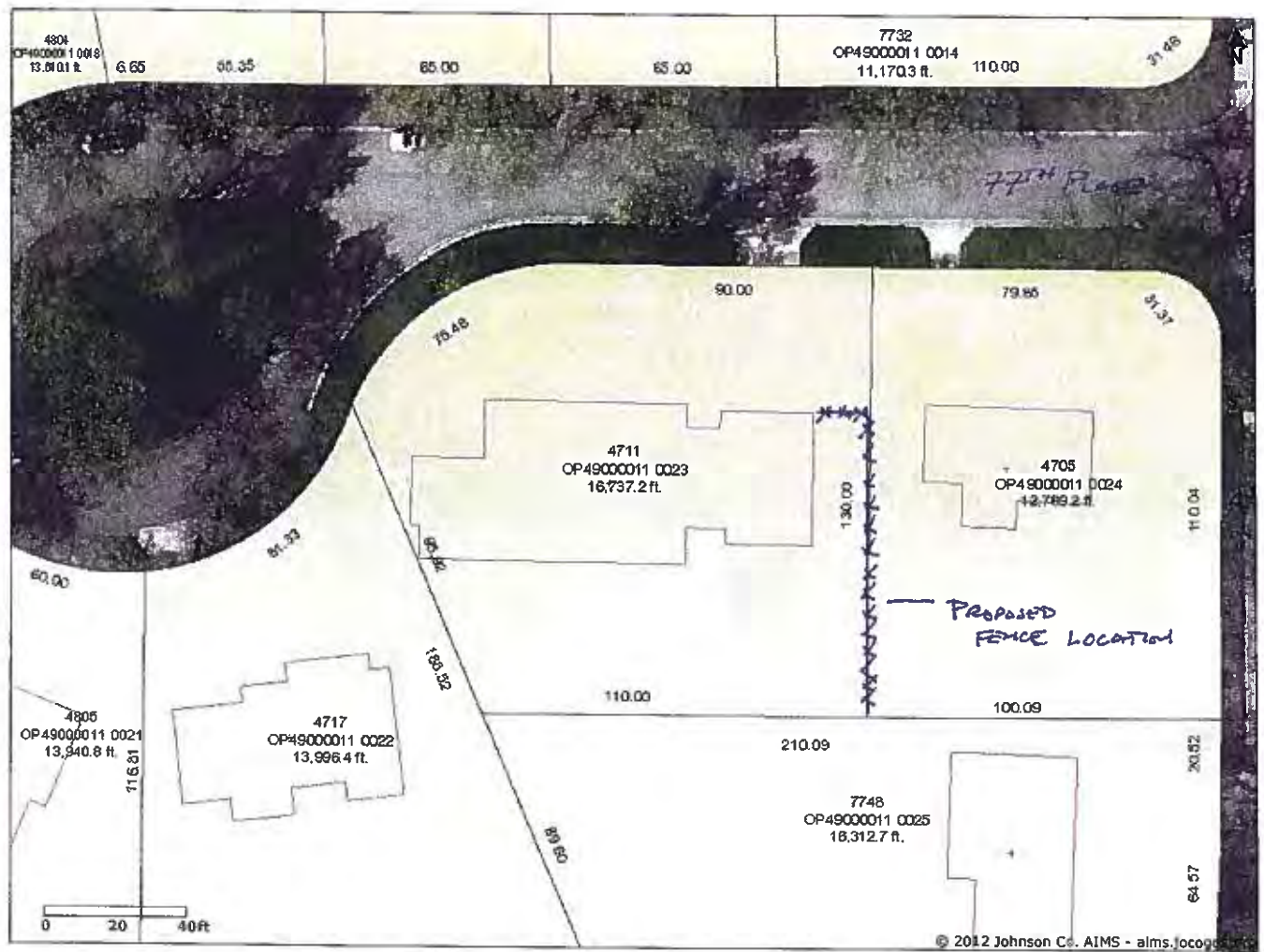
Side Yard – Looking South. Shows the degree of slope of lot



View from Roe



View towards Roe
Avenue



10/2/12

To: Prairie Village Planning Commission

From: Renee Walker

4711 W. 77th Pl.

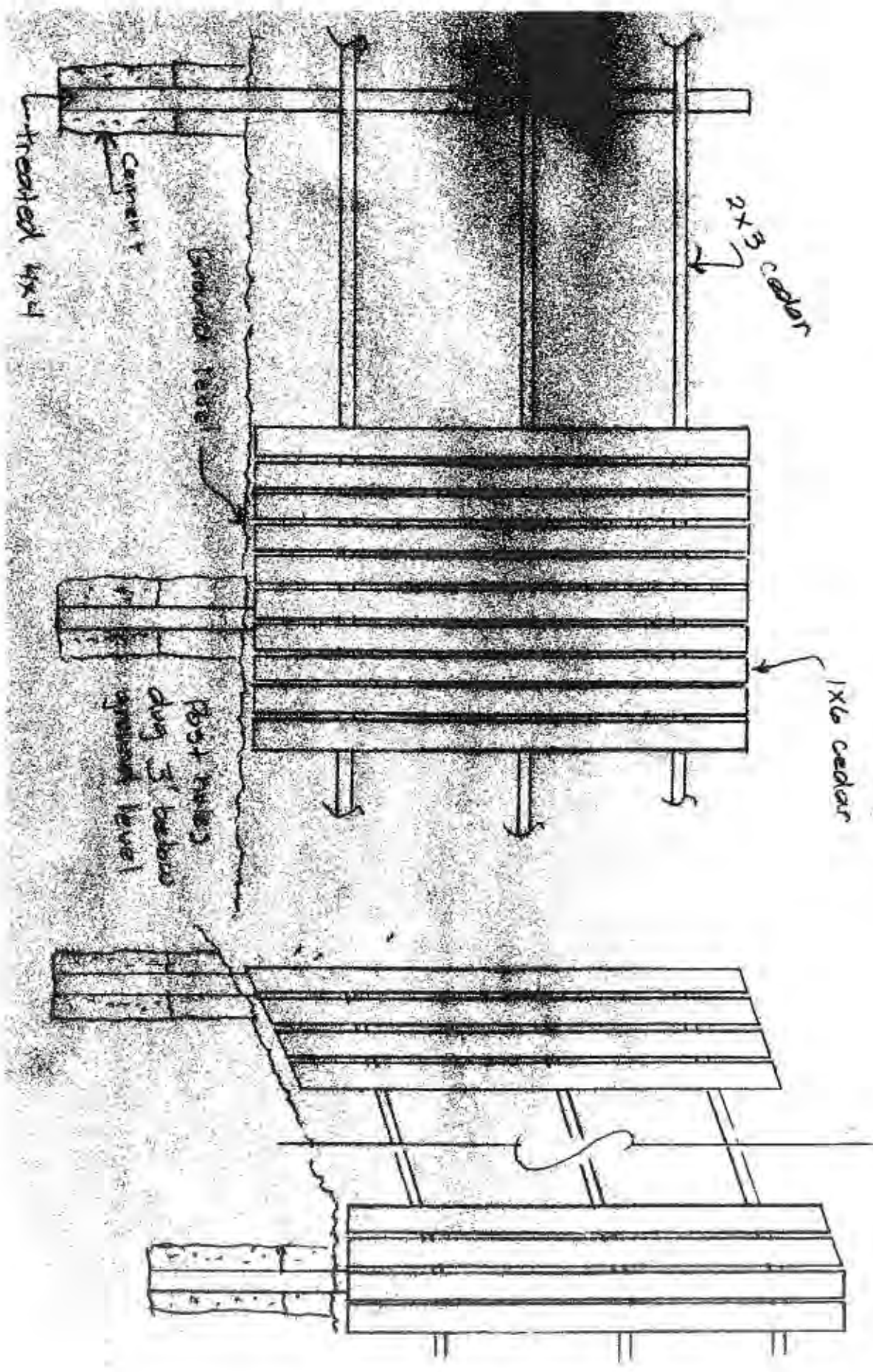
Prairie Village, KS 66208

913-341-7624 - Home

913-271-6379 - Cell

I am applying to have an 8ft. privacy fence constructed at my home. My house is close to Roe Ave. and the Roe traffic is clearly visible from my back yard. The traffic noise is also a problem. Additionally my house is uphill from Roe so that a 6ft. fence doesn't give adequate privacy from Roe. Traffic is still visible from my house with a 6ft fence. It is my hope to construct a hot tub on my patio which ~~is~~ ^{would be} visible to Roe traffic even with a 6ft privacy fence. These are my reasons for applying to construct the higher fence. Thank you for your consideration. If you have questions or need more information

On 10/2/12, #11 120 1201. R. 10 1. Ph.



Meeting of my neighbors re: 8ft. privacy fence

Please Sign In

Jenna and Stephen Rose - 4717 W. 77th Pl - 816-547-1658 J
Jenna Rose Stephen Or 913-461-4154 ST

These were the neighbors who attend the meeting. They, as with all the other neighbors who contacted me, wanted to know why I wanted an 8 ft. fence. I explained that because of the slope of my lot on the east side, a six foot fence would still allow traffic from Roe to see into my yard, and still would not give me privacy from the noise and traffic on Roe. None of those who contacted me or came to the meeting expressed any objection to the fence.


Other neighbors who contacted me were Howard & Lou Snyder, 4511 W. 77th Pl., latter include Tom Bowman, 4804 W. 77th Pl., came by my house Mary Snyder, 4810 W. 77th Pl., called Mike Martin, 7733 Roe, called Cathy Brennan, 4710 W. 77th Pl., spoke with me Judy Taughn & Mike Tuinn, 4705 W. 77th Pl., came by my house None of these neighbors objected to the fence.

October 22, 2012

To whom it may concern:

In the matter of erecting an 8 foot fence on the east side of property at 4711 W. 77th Place, we have no objection whatsoever. We understand the need for a fence due to traffic noise from Roe, which is only a few yards from the said property. The fence will have no financial or physical effect on our property.


Howard W. Snyder


Lou A. Snyder
4811 W. 77th Place
Prairie Village, Kansas

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: November 6, 2012 Planning Commission Meeting

Project # 000005977

Application: PC 2012-119

Request: Site Plan Approval for Standees The Entertaining Eatery

Property Address: 3939 West 69th Terrace

Applicant: DeGasperi & Associates

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

Surrounding Zoning and Land Use: **North:** R-1B – Single-family Dwelling District – Single family Dwellings
East: C-0 Office Building District – Church
C-2 General Commercial District – Shopping Center
South: R-1B – Single-family Dwelling District – Single family Dwellings
West: R-1B – Single-family Dwelling District – Single family Dwellings

Legal Description: Metes and Bounds

Property Area: 17.4 Acres

Related Case Files: PC 2012-08: CUP for Drive-Thru
PC 2012-114: Preliminary and Final Plat
PC 2012-113: Site Plan Approval Mission Lane
PC 2011-115: Site Plan Approval Story Restaurant
PC 2007-112: Site Plan Approval Cactus Grill
PC 2006-108: Amendment to Sign Standards for Macy's
PC 2000-107: Approval of Revised Sign Standards
PC 1999-105: Site Plan Approval for Bank and Restaurant

Attachments: Application, Site Plan Drawings, Photos

General Location Map



Aerial Map



COMMENTS:

The applicant is proposing to renovate the Einstein Bagel and Macy's Home Store to a three screen theater and restaurant. The three screens will accommodate 250 people and the restaurant is proposed to seat 200. The area of the proposed complex is approximately 13,900 square feet. The basement level of the Macy's space will not be used. The site plan approved is for the outdoor eating area and the new building facades.

This is a large facility that will generate a significant parking demand. There is not a lot of parking available on the north side, so it is assumed that the majority of parking will be on the west side. The relocation of Einstein Bagel to another space in the Center will open up more parking spaces. Also, the major parking demand will occur in the evening after the normal retail business hours. The restaurant and theater will be open for lunch and dinner with the general hours being 11:00 a.m. to 11:00 p.m.

The projection system for the theaters is a digital design which reduces the need for the high ceilings required by older theaters. This theater will be one of the first designed for digital projection and will take advantage of the reduced space need.

The applicant has proposed an outdoor eating area on the mall side. It is approximately 510 square feet and will accommodate eight four-top tables.

The changes in elevations of the building have been minimized except for the entrance which has been expanded and increased in height. The entrance tower is 27.5 feet and extends above the mansard roofline 6.5 feet. The top element above the brick is a different design than what is in the Center and will distract from the clock tower. Perhaps that top 6.5 feet should be a mansard roof similar to the rest of the Center. Staff recommends the applicant revise the tower element to be more compatible with the existing center.

The Village Center has approximately 322,086 square feet of leasable area according to a recent calculation. The off-street parking requirement for mixed office/commercial centers over 300,000 square feet is 3.5 spaces per 1,000 square feet. Therefore, the required off-street parking is 1,127 spaces. LANE4 Property Group had a site survey prepared when the property was acquired and the survey indicates 1,248 spaces but, after renovation, the Center will have 1,147 spaces. The Center has exceeded the minimum number of required off-street parking spaces by 21. The addition of 510 square feet for the outdoor eating area will increase the total square feet of the Center to 322,596 which will require 1,129 parking spaces.

Alfresco dining and drinking are now very popular and the proposed atmosphere should appeal to customers. The Planning Commission has previously approved outdoor areas for the Blue Moose, Cactus Grill, Story, Johnny's Tavern, BRGR and Noodles & Company. The outdoor area is enclosed with a fence at some of these locations, but it is not required by code unless alcohol is served. Typically, these outdoor dining areas are seen as temporary and could be easily removed or modified if a new tenant occupies the space. The proposed outdoor dining area will be elevated six (6) inches and would be difficult to remove at a later date. In addition, the raised dining area will require an ADA ramp. Staff recommends that the exterior dining area be placed at grade which can be accomplished through minimal modifications to the interior floor plan, to accommodate an interior ramp to an elevated dining area.

The applicant held a Neighborhood Meeting on October 16, 2012 in accordance with the Planning Commission Citizen Participation Policy.

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

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

The proposed site plan indicates the outdoor eating location, which is located in the mall area, can accommodate the additional square footage for the outdoor eating area with very little effect

on the Center or the ability for pedestrians to circulate to other stores in this area. No new parking areas or drives are required for this use. This area is all hardscape, but planters are proposed along the railing of the outdoor eating area.

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

Utilities are currently in place serving the Village Center and are adequate to serve this minor expansion for outdoor seating.

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

There will be no increase in impervious surface so stormwater is not an issue.

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

The proposed site will utilize existing driveways and the general circulation of the Center will not be changed. Adequate pedestrian accessibility will be maintained between the outdoor eating area and other uses in the Center.

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

The addition of outdoor seating will help create a more vibrant atmosphere for the Center and is consistent with good land planning practices. This is a good infill use of underutilized space in the Center. The plan shows that the outdoor eating area is elevated two steps and it needs to be at the same grade as the mall. This also eliminates the ramp on the east side.

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

The applicant is making changes to the west, north and east facades of the building. The west elevation is proposed to retain the window openings, but initially were replaced with stucco panels. Stucco is not used extensively in the Center and staff asked the applicant to consider other modifications to the window openings. The applicant has proposed to mimic the original window mullion style and plans a frosted film on the back of the glass. There are two blank panels which need some architectural treatment to improve the aesthetics. Staff recommends the Planning Commission discuss this alternative.

Even with the proposed modifications, the west elevation will be an expansive non-active "storefront." Given the focus of the center, as pedestrian friendly, the applicant should consider modifications to provide a more active storefront.

The east elevation will not change significantly regarding the windows. However, the entrance tower adds a significant element that does not blend with the Center architecture and competes with the clock tower. Using the mansard roof detail for the top 6.5 feet would be a more consistent design.

The north elevation appears to retain the existing window openings for the most part; although they will be screened with film. The film will need to be submitted to Staff for review and approval. The exit door has steps; however, the applicant states that it is in accordance with ADA requirements. The wall is proposed to be stucco and it should be brick to be more compatible with the materials in the Center.

The plans indicate poster case locations in several areas. This will need to be considered as a part of the sign package which will be submitted at a later date.

The plans do not show outdoor lighting fixtures. If any changes are proposed in the outdoor lighting, the fixtures will need to be reviewed and approved.

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 an the opportunity to enhance and intensify the use of the Center that will generate additional revenues for the City.

RECOMMENDATION:

It is the recommendation of the Staff that the Planning Commission approve the site plan for the elevations and the outdoor seating at Standees subject, to the following conditions:

- 1) That all lighting used to illuminate the outdoor area be installed in such a way as to not create any glare off the site and be in accordance with the outdoor lighting regulations, and the cut sheets for fixtures be submitted to Staff for review and approval.
- 2) That the outdoor area be approved for a maximum of 32 seats and be at the same grade as the mall.
- 3) That the applicant redesign the entrance tower and change the cap to a mansard roof similar to that of the rest of the Center.
- 4) That the applicant submit the film sample to Staff for review and approval.
- 5) That the applicant submit a materials board.
- 6) That the applicant redesign the west elevation to provide a more engaging pedestrian storefront, and submit the redesign to Staff for review and approval
- 7) That the poster case locations be considered with the signage at a later date.
- 8) That the applicant submit the design or the planters that will be located on the mall side of the railing for Staff review and approval.
- 9) That no sign permits be issued until such time as sign standards have been submitted to and approved by the Planning Commission.
- 10) That the applicant work with Staff to ensure that all elements of the design are compatible with the Center.







DeGasperi & Associates
ARCHITECTURE

October 19, 2012

Dennis Enslinger / Ron Williamson
CITY OF PRAIRIE VILLAGE
7700 Mission Road
Prairie Village, Kansas 66208
denslinger@pvkansas.com

RE: **STANDEES – 3935 W. 69th Terrace**
Response to Development Plan Comments rec'd 10.15.12

The following commentary is to supplement the revised drawing exhibits provided in response to comments received at our meeting 10.15.12, as explanation of each major issue.

1. **Main Entry Feature:**
There was considerable discussion within the team and landlord regarding the design of the new entry feature. The resubmitted design reflects the owner's desired resolution. We have retained the upper clerestory windows, but lowered the overall height slightly. This design is supported by Landlord Lane 4, Lane 4's Architect, and received favorable comments from the neighbors at our Participation Meeting. We feel that the style and horizontality does not compete with the extremely large tower near the street. The height over the existing parapet is not significant in comparison to other features found thru the center. As well, the center exhibits many changes in roof plane against the skyline, which contributes to the charm. Also, the center is prolific in towers, which are often used to designate focal points and major tenant locations. We feel this anchor tenant (3rd largest) is due a feature commensurate with that status and interior scale. The clerestory will let light filter down in the day, and provide a 'beacon' of the night activities to the pedestrians at night.
Regarding continuing horizontal datum lines thru the feature, we have slightly modified the height of the 'picture window' so that the upper glass panes center on the signage spandrel to either side, and pick up on the line of the eaves.
2. **Dining Patio:**
After evaluation of impacts to the interior layout, we have elected to retain the exterior dining patio at a 6" raised elevation from the mall. The surface will be concrete, for durability and ease of maintenance. We have provided a section thru the patio showing the construction and railing detail. Lane 4 is supportive of the design.
3. **Infill Panel materials:**
We have eliminated most of the stucco infill material, and embrace the use of 'faux' windows on the north and west elevations. These windows mimic the original window mullion style on the Einstein space, and all will be painted white, with frosted film applied to the back of the glass. This strategy and style is supported by Lane 4.
Lighted Poster Cases will accentuate the main corners, leading the patrons to the entry, and providing 'life' on the facades.

STANDEES – Development Plan Resubmittal

4. Floor Plan Notes:

Dimensions and notes have been added to the floor plan, and the mall area is now shown. The planters and benches that are currently in use in the mall and courtyard area are shown. These will remain, and are provided by the Landlord throughout the center. The clearance dimension is shown at the landing on the north walkway, and results in a pathway approximately 2' wider than the current Einstein Vestibule, which is to be removed.

I hope this summary is beneficial in your understanding of the thought process behind each issue. We carefully considered each item and all possible options before final resolution. We included the Landlord, Lane 4, and their architects in our process. We believe we have submitted a design that balances needs of the City, Tenant, Landlord, and Neighbors in a renovation that we all will be proud of, and provide the backdrop for a new successful business in the Village.

As these exhibits were expedited for early review, our full color complete package will follow in a few days.

Best Regards,
DeGasperi & Associates



Jeff DeGasperi, LEED-AP, AIA
President

Cc: Frank Rash, Dineplex
Justin Kaufmann, Lane 4



October 25, 2012

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

RE: STANDEES™ – Citizen Participation Policy Report

To Whom It May Concern:

Dineplex International is the developer of *STANDEES – The Entertaining Eatery™*, which recently executed a lease with the LANE4 Property Group to open a location at the Prairie Village Shopping Center. On Oct. 5, *STANDEES* submitted to the City Administrator an application for exterior modifications to the leased premises and on Oct. 10, in support of the Prairie Village Citizen Participation Policy, sent Notice to property owners within 200' and homes associations within 500' of the site to attend a meeting to discuss issues regarding our application.

Attached is a summary report from our Oct. 16 meeting with property owners and homes associations.

Regards,

A handwritten signature in black ink, appearing to read 'Frank Rash'.

Frank Rash
President & CEO

Attachment

CITIZEN PARTICIPATION MEETING SUMMARY REPORT

1. A total of 58 Notices were mailed
 - a list of 55 property owners within 200' was provided by the Johnson County Clerks Office; addresses for 2 homes associations were provided by the Prairie Village Clerks Office; 1 Notice was sent to the Prairie Village City Administrator
2. The meeting began at 6:00 p.m. in the Village Music Academy Auditorium (lower-level of the Prairie Village Shopping Center)
3. Three property owners participated in the meeting
 - Also in attendance were 3 representatives from *STANDEES*, 1 representative from LANE4 Property Group and 1 representative from the Prairie Village Post
4. The 60 minute meeting opened with the *STANDEES* team providing an overview of the concept and a detailed review of the site plan, renderings, elevations and floor plan; *STANDEES* informational brochures were distributed to all participants
5. Participant questions and *STANDEES* responses included:
 - **The width of the patio area and the potential impact on sidewalks and walking areas**
The concerns were put to rest once it was explained that the outdoor patio area would have only one row of tables, and would have minimal impact on the walking space in the existing courtyard area
 - **Are there other *STANDEES*?**
This is our first location
 - **Where did the name come from?**
Origins of the name were explained
 - **How is the restaurant going to be any different than any other eateries in the area?**
It will be different because the concept is different; a restaurant and theatre in one convenient location. First and foremost, we are a restaurant with a chef-infused menu serving American classics. Prices will be affordable, starting around \$5. We have some exciting drinks and desserts we hope to be known for. We will also have three theatres, but they will not be dine-in theatres. The café style concession stand will offer items ranging from traditional theatre snacks to select appetizers and desserts from the restaurant, to drinks from the bar. The overall concept is designed to appeal to adult audience looking to enjoy an evening out
 - **What will the movie schedule be like? One set time or various?**
The first matinee will likely be around one in the afternoon; the last show will probably begin around 10:30 and show times for the three films will vary throughout the day.
 - **Do you think the demographic in the area will bring in enough of our target market to keep the restaurant in business?**
Yes, our ideal target demographic is the 40+ age group; however, we also expect to have many of the younger married couples (30-ish) looking for an adult date night away from the kids, as well as the 21+ age group.
 - **How has the feedback been from other residents?**
So far, mostly positive
6. General participant comments
 - All comments were positive. Participants expressed their excitement about “bringing the area back to life.”
 - ✓ *“Love the concept!”*
 - ✓ *“Like the design, especially the tower and illumination effect; not too bright, but bright enough to grab your attention and to be noticeable.”*
 - ✓ *“Excited about the combination of a restaurant with theatres. Nothing else like it in the area.”*
 - ✓ *“Love the convenience and ability to walk to the location instead of having to get in the car and drive.”*
 - ✓ *“I have been discussing with my neighbors and all are very excited about it and are looking forward to becoming regulars. Only wish is that the restaurant would be open for breakfast.”*



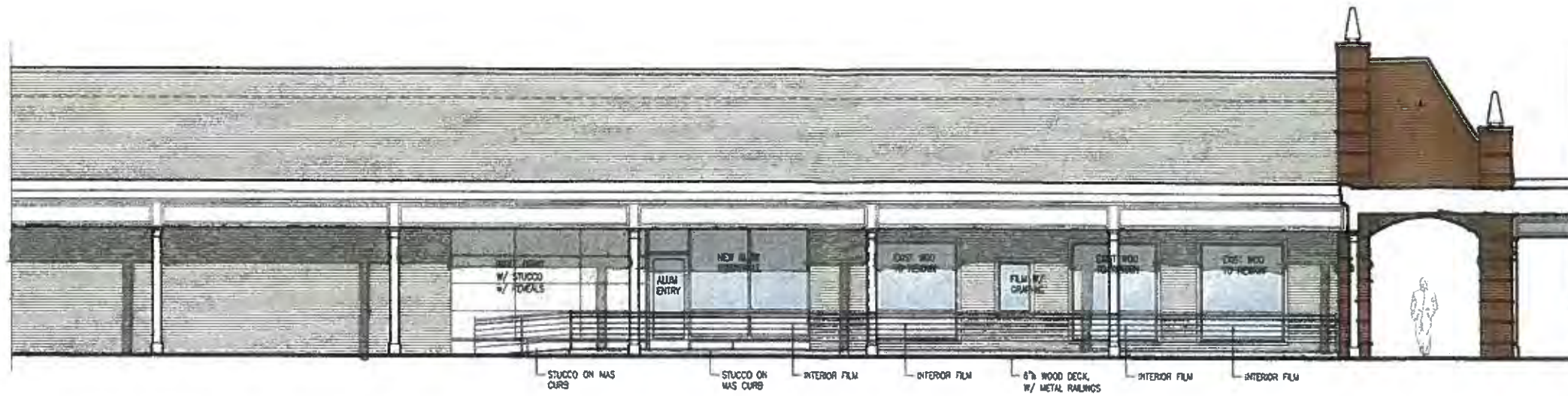
 **STANDEES**
THE ENTERTAINING EATERY

view at entry courtyard



 | **STANDEES**
THE ENTERTAINING EATERY

view at dining patio



East Elevation at Mall - proposed



East Elevation at Plaza - proposed



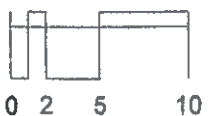
NorthEast Elevation at Plaza - proposed

STANDEES
THE ENTERTAINING EATERY

The Village Shopping Center, 3935 W. 69th Terrace, Prairie Village, Kansas

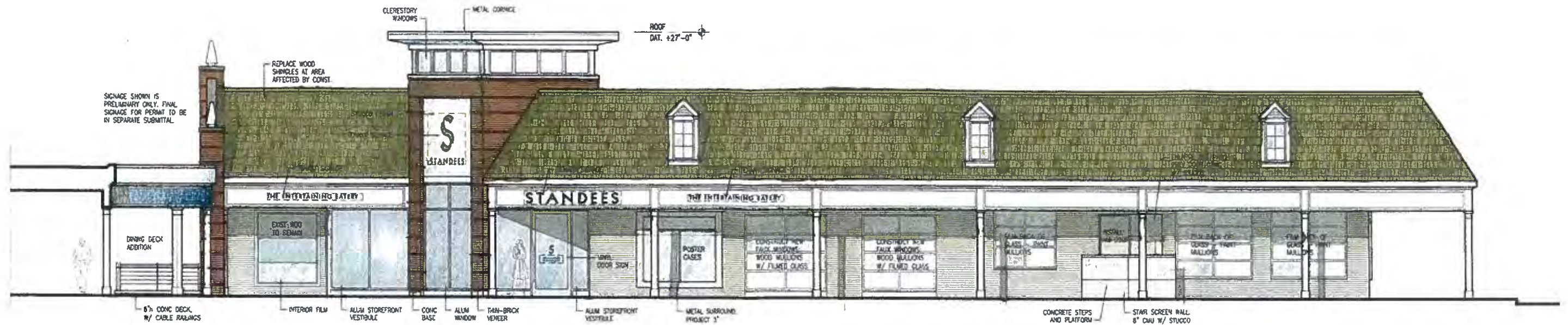
Building Elevations

October 17, 2012



DINE

DeGasperi & Associates Architecture / Studio Neue / Cinegenisis



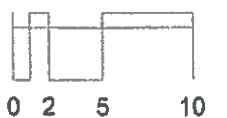
North Elevation - proposed



West Elevation - proposed

Building Elevations

October 17, 2012



STANDEES
THE ENTERTAINING EATERY

DINE

The Village Shopping Center, 3935 W. 69th Terrace, Prairie Village, Kansas

DeGasperi & Associates Architecture / Studio Neue / Cinegenisis



Aerial Site Map

October 3, 2012



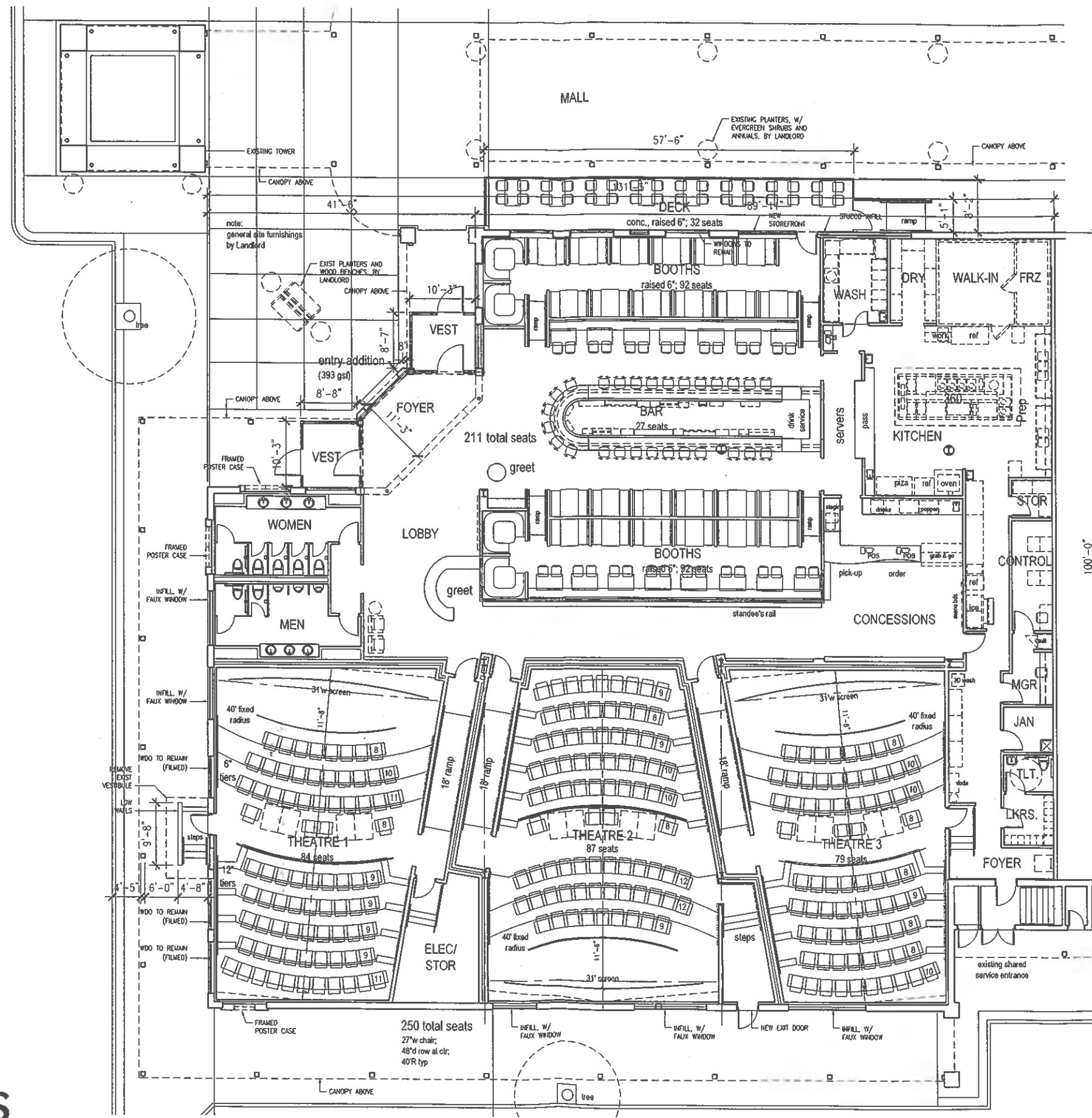
STANDEES
THE ENTERTAINING EATERY

The Village Shopping Center, 3935 W. 69th Terrace, Prairie Village, Kansas



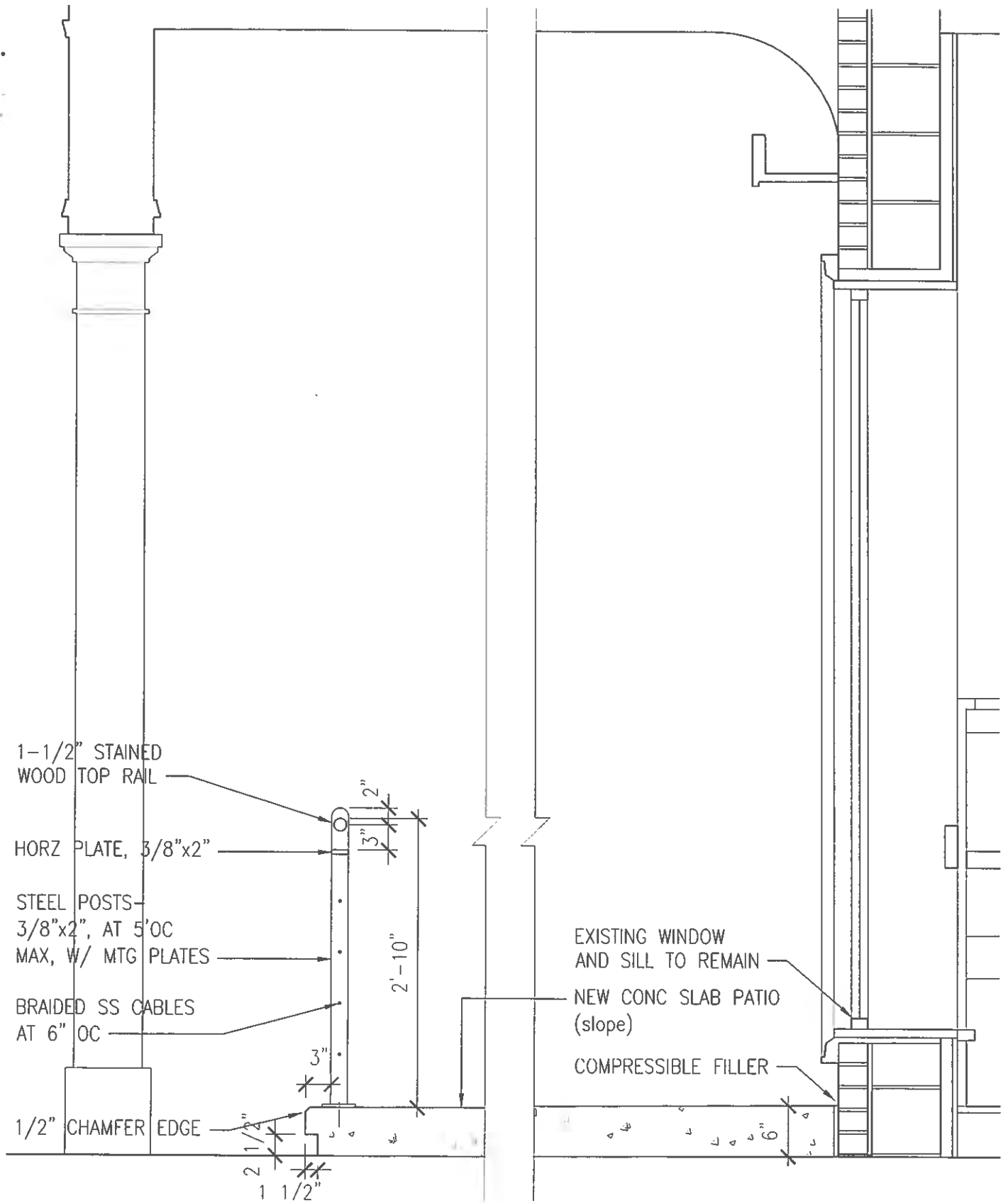
DeGasperi & Associates Architecture / Studio Neue / Cinegenisis

Net Area Summary:
 Lease area 13,491 nsf
 Entry Addition 412 nsf
 Total 13,903 nsf



Plan Option 'PV-1g'
 October 17, 2012





1-1/2" STAINED
WOOD TOP RAIL

HORZ PLATE, 3/8"x2"

STEEL POSTS
3/8"x2", AT 5'OC
MAX, W/ MTG PLATES

BRAIDED SS CABLES
AT 6" OC

1/2" CHAMFER EDGE

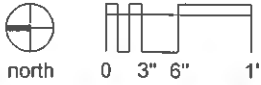
EXISTING WINDOW
AND SILL TO REMAIN

NEW CONC SLAB PATIO
(slope)

COMPRESSIBLE FILLER

Section at Dining Patio

October 17, 2012



STANDEES
THE ENTERTAINING EATERY

INEPLEX

3935 W. 69th Terrace, Prairie Village, Kansas

DeGasperi & Associates Architecture/CineGenesis



PLANNING COMMISSION

Meeting Date: November 6, 2012

Consider 2013 Meeting and Deadline Schedule

RECOMMENDATION

Recommend the Planning Commission adopt the 2013 Meeting Schedule

BACKGROUND

Attached is a proposed meeting and deadline submittal schedule for Planning Commission/Board of Zoning Appeals meetings. The requirement or submittal approximately three weeks prior to the meeting necessitates the calendar be adopted prior to December for distribution to potential applicants.

The bolded dates reflect changes from the regular meeting date or dates you may want to reconsider due to their proximity to holidays.

- January 8th is the second Tuesday due to the January 1st holiday.
- July 2nd is the regular meeting date but note it is two days prior to the July 4th holiday.
- September 10th is the second Tuesday due to conflict with City Council meeting
- December 3rd is the regular meeting date but follows a late Thanksgiving holiday on November 28th.

Please bring your calendars to the meeting in case you decide to change any dates.

ATTACHMENTS

2012 Meeting Calendar

PREPARED BY

Joyce Hagen Mundy
City Clerk

Date: October 18, 2012

**City of Prairie Village
 Planning Commission/Board of Zoning Appeals
 Meeting and Submittal Schedule
 2013**

Applications that are incomplete and do not include all the supporting documentation may not be published or placed on the agenda.

January

Meeting Date	01/08/2012
Filing Deadline	12/07/2012
Mail Notices By	12/18/2012
Publish By	12/18/2012

February

Meeting Date	02/05/2013
Filing Deadline	01/04/2013
Mail Notices By	01/15/2013
Publish By	01/15/2013

March

Meeting Date	03/05/2013
Filing Deadline	02/01/2013
Mail Notices By	02/12/2013
Publish By	02/12/2013

April

Meeting Date	04/02/2013
Filing Deadline	03/01/2013
Mail Notices By	03/12/2013
Publish By	03/12/2013

May

Meeting Date	05/07/2013
Filing Deadline	04/05/2013
Mail Notices By	04/16/2013
Publish By	04/16/2013

June

Meeting Date	06/04/2013
Filing Deadline	05/03/2013
Mail Notices By	05/14/2013
Publish By	05/14/2013

July

Meeting Date	07/02/2013
Filing Deadline	05/31/2013
Mail Notices By	06/11/2013
Publish By	06/11/2013

August

Meeting Date	08/06/2013
Filing Deadline	07/05/2013
Mail Notices By	07/16/2013
Publish By	07/16/2013

September

Meeting Date	09/10/2013
Filing Deadline	08/09/2013
Mail Notices By	08/20/2013
Publish By	08/20/2013

October

Meeting Date	10/01/2013
Filing Deadline	09/06/2013
Mail Notices By	09/10/2013
Publish By	09/10/2013

November

Meeting Date	11/05/2013
Filing Deadline	10/04/2013
Mail Notices By	10/15/2013
Publish By	10/15/2013

December

Meeting Date	12/03/2013
Filing Deadline	11/01/2013
Mail Notices By	11/12/2013
Publish By	11/12/2013