

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, JUNE 4, 2013
VILLAGE PRESBYTERIAN CHURCH
6641 MISSION ROAD
7:00 P. M.**

I. ROLL CALL

II. APPROVAL OF PC MINUTES - MAY 7, 2013

III. PUBLIC HEARINGS

PC2013-05 Request for Special Use Permit for Adult Senior Dwellings
8500 Mission Road
Zoning: R-1a
Applicant: John Petersen, Polsinelli Shughart representing Tutera Family Communities

PC2013-06 Amendment to Special Use Permit for DayCare Program
Little Owl's Nest for Knowledge
7501 Belinder Avenue
Zoning: R-1a
Applicant: Alison Ernzen, Owner/Director

IV. NON-PUBLIC HEARINGS

PC2013-114 Site Plan Approval - Mission Chateau
8500 Mission Road
Zoning: R-1a
Applicant: John Petersen, Polsinelli Shughart representing Tutera Family Communities

V. OTHER BUSINESS

PC2012-108 - Site Plan - Hen House Corinth Square

VI. ADJOURNMENT

Plans available at City Hall if applicable

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

Cityclerk@Pvkansas.com

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

**PLANNING COMMISSION MINUTES
MAY 7, 2013**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, April 2, 2013, in the fellowship hall of The Village Presbyterian Church at 6641 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:00 p.m. with the following members present: Bob Lindeblad, 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, Interim Public Works Director, Andrew Wang, Council Liaison and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Nancy Vennard noted on pages 2 & 5 the reference to review of **site** plan criteria was incorrectly typed as "sign". Gregory Wolf moved the minutes of the April 2, 2013 be approved as corrected. The motion was seconded by Randy Kronblad and passed unanimously.

NON-PUBLIC HEARINGS

**PC2013-112 Site Plan Approval - Building Height Elevation
9109 Fontana**

Dan Quigley, 11106 West 146th Terrace, stated he originally requested a three foot building elevation increase but has made modifications to his plans and is currently requesting a 2-foot increase in elevation. He acknowledged the concerns expressed by neighbors to this change noting there has only been one new home constructed in the neighborhood in the past 20 years. He showed pictures of the homes in the neighborhood, noting the varied heights and styles of the homes. Mr. Quigley grew up in this area and would now like to move his family to the neighborhood. He is an experienced home builder the other homes he has constructed.

The City code allows new residential structures or additions to raise the first floor elevations six inches for every additional five feet over the minimum side yard setback that the building sets back from both side property lines. This allows him an increase of 6".

Mr. Quigley showed pictures indicating the foundation issues of the existing home relative to the curb. The current home has a 7 foot deep basement; whereas the common basement depth today is 9 feet. Mr. Quigley reviewed the side yard setbacks and elevations of the adjacent properties. He will be building at a higher elevation to get drainage away from the house. He wants to maintain a walkout and

to do so will be constructing a small retaining wall and keep the existing side entrance orientation for the garage.

Nancy Vennard noted the roofline of the existing house appears to be considerably lower than the others and how the new roofline would compare. Mr. Quigley responded it would be 7 to 10 feet above the adjacent property.

Gregory Wolf asked if the applicant accepts the staff recommendation. Mr. Quigley responded he desires a net increase of two feet.

Dennis Enslinger reviewed the following staff report:

The applicant is requesting a first floor elevation change of 2 feet and has submitted a site plan that shows how the change would be accommodated. The existing house was built in 1963 and has the typical low basement ceilings that were built at that time. The applicant would like to increase the ceiling height in the basement, provide a walk-out basement and provide a more positive slope to the street.

The existing house (965.0) is slightly lower than the street (965.7) and the first floor elevation is 5 feet lower than the house to the north (970.3) and 4 feet higher than the house to the south (961.1). The ground slopes from north to the south and west to east.

The applicant held a neighborhood meeting with ten area residents in attendance. A number of concerns were discussed including the height of the new first floor. The property owner to the immediate south is still concerned with the requested elevation change. The property owner to the south has provided written comment of his concerns. The applicant has secured approval from the Kenilworth Homes Association to construct the dwelling as proposed. However, Mr. Enslinger noted the deed restrictions address the width and lot coverage of the structure, not the building elevation.

In evaluating an application for an elevation change, the Planning Commission reviews the following criterion:

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

The land in this area is hilly with significant elevation changes. There are a number of types of housing the neighborhood including ranch, split levels, walk-outs and two story structures. The existing residence and the residence to the immediate north are similar in nature and are reverse 1.5 stories with a walk-out in the rear. The house to the immediate south is a ranch. The applicant is proposing to construct a reverse ranch on the site.

A 2-foot elevation change will be noticeable based on the existing conditions. The houses on this side of the block conform to the topography of the street by progressively cascading down with each house. The proposed construction would interrupt this pattern. The new residence would be approximately 1-2 feet higher than the house to the north.

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

In today's market, taller ceilings are highly desirable and they make basement space more livable. When opportunities occur for properties to be rebuilt, a reasonable effort should be made to allow the new building to meet current market demands, provided that it is compatible with the neighborhood. Current zoning code provisions would allow the applicant to raise the finished floor elevation 6 inches based upon the proposed side-yard setbacks. The applicant could also gain additional ceiling height in the basement by either modifying the design to provide additional setback or provide a retaining wall in the rear of the property allow for the walk-out.

Increasing the finish floor elevation by only 6 inches does not allow the applicant to achieve positive water flow to the street. Street grade is at 965.7 and a 6 inches elevation change would only place the finished floor elevation at 965.5. Additional height would be required to address this issue.

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

The proposed house will maintain the same front yard setback as the existing house. However, the side yard setbacks and rear yard setback will be reduced from the existing conditions. The front yard, side yard, and rear yard setbacks exceed the requirements of the zoning ordinance.

Staff does not recommend granting an increase of 3 feet based on its impacts on the adjacent property and in relationship to the existing streetscape. The terrain is hilly in this area and a more reasonable elevation change with proper foundation landscaping, would not adversely affect the public welfare or be injurious to property in the immediate area.

While staff does not have a specific recommendation on an acceptable waiver, staff believes that a 1-1.5 feet waiver is more acceptable. If the Planning Commission considers approval of the applicants request staff recommends the following conditions:

1. Submission for staff approval of a foundation landscaping plan to minimize the visual impact of the elevation change;
2. Approval of a Drainage Permit from the Public Works Department;
3. The applicant provide a letter from the Kenilworth Homes Association indicating that it has approved the proposed project; and
4. The applicant provides a survey document showing the height of the finished floor at (TBD) as part of the building inspection process.

Nancy Vennard noted residents are generally concerned the elevation height relative to the neighboring properties and is concerned with the proposed pitch of the roof. Mr. Quigley responded that he could reduce the pitch of the roof and gain two to three feet from the maximum height

Bob Lindeblad disagreed with Mrs. Vennard regarding the height and stated he views the entry and door height as the driving concern and feels the proposed building will have an adverse affect on the property to the south. The street front is a big picture concern even with the reduced 2 foot increase. Ken Vaughn and Randy Kronblad share Mr. Lindeblad concerns particularly with the grade difference to the south.

Dennis Enslinger noted that if the house was moved to the north, Mr. Quigley could meet the code provisions. Another option for him would be to change the walkout.

Dirk Schafer asked the applicant if he was willing to move the house to the north. Mr. Quigley responded he would be willing to give up the turnaround if he could raise the elevation 2 feet or an elevation increase of 1.5' in the location shown on the second plan submitted.

Mr. Vaughn asked if it creates issues for staff at the 1.5' elevation. Mr. Enslinger stated he would be more comfortable with a one foot elevation, but noted lowering the roofline will help for the properties to the north and south and landscaping can mitigate the foundation.

Gregory Wolf asked how much the roof could be lowered. Mr. Quigley responded two to three feet.

Dirk Schafer moved the Planning Commission approve PC2013-112 granting a building height elevation increase of 1.5' with the house to be located in location shown in the revised plan and subject to the following conditions:

1. Submission for staff approval of a foundation landscaping plan to minimize the visual impact of the elevation change;
2. Approval of a drainage Permit from the Public Works Department
3. The applicant provide a letter from Kenilworth Homes Association indicating that it has approved the proposed project;
4. The applicant provide a survey document showing the height of the finished floor at 1.5' as part of the building inspection process and
5. That the pitch of the roof be reduced to achieve a three to four foot decrease in total roof height.

The motion was seconded by Nancy Wallerstein and approved by a vote of 6 to 1 with Bob Lindeblad voting in opposition.

Chairman Ken Vaughn asked the public to be respectful of the applicants appearing before the Planning Commission and of the Commission. The Commission has a large agenda to complete this evening and it would be helpful if the public would remain quiet during presentations, not applaud speakers or hold up signs during presentations.

**PC2013-113 Approval of Sign Standards for Prairie Village Shopping Center
NW Corner 71st & Mission Road**

Kylie Stock, with LegaC Properties, LLC at 3955 West 83rd Street, stated she has been working with City Planning Staff in the development of the Tenant Sign Criteria for the Prairie Village Shopping Center. She has reviewed the staff comments on the

proposed standards and accepts the staff recommendation and related conditions of approval.

Ron Williamson stated it was anticipated that the sign standards would be more similar in format to what was approved for Corinth Square. Prairie Village Shopping Center is designed differently than Corinth Square and the building facades are not being changed so the standards are an update of the existing standards. There are several anchor tenants. Most of the signage will be within sign bands, however, there are several towers throughout the Center that have signage. Staff has reviewed several situations of the proposed sign standards with the applicant and has resolved most of the items. There are a few items that were not readily available and will be supplied at a later date.

The words "Drive Thru" are shown on the wall sign for Starbucks. That is not a part of their legal name and will need to be removed.

Dirk Schafer asked if the event sign at 71st & Mission Road would be permanently removed. Ms Stock responded the tenants want to have the ability to use that for promotion of center events and it will be incorporated into the sign standards.

Gregory Wolf moved the Planning Commission approved PC2013-113 approving the Sign Standards for Prairie Village Shopping Center subject to the following conditions:

- 1) That applicant provides the details for the U.S. Bank signs.
- 2) That the applicant provides the square footage for the proposed Hen House sign.
- 3) Remove the words "Drive Thru" from the wall sign for Starbucks.
- 4) Revise the sign standards (text and graphics) with conditions approved by the Planning Commission and submit to Staff for review and approval.
- 5) Remove the event sign at 71st and Mission Road or incorporate it into the Sign Standards.

The motion was seconded by Randy Kronblad and passed unanimously.

**PC2013-115 Approval of Final Plat
5250 West 94th Terrace**

John Petersen with Polsinelli Shughart at 6201 College Blvd, representing GDG, LLC stated the applicant will own the entire building and manage it as a single unit. The condominium association will be dissolved. The proposed final plat will eliminate the 28 condominium lots and be platted as one lot. The staff comments have been reviewed and are accepted by the applicant.

Ron Williamson noted the office building is currently platted as an office condominium with 28 individual units and 12 owners. The property is zoned CP-1 Planned Restricted Business District, but the plan designates all the parcels on the north side of 94th Terrace as offices. This lot is part of Meadowbrook Center which is a large development on the northeast corner of 95th Street and Nall Avenue. The building was built in 1982.

The applicant will own the entire building and manage it as a single unit. The condominium association will be dissolved. The proposed final plat will eliminate the 28 condominium lots and be platted as one lot. Since the area is developed and a preliminary plat was submitted when the area was originally platted, a preliminary plat was not required.

A survey and title opinion showing the easements and other encumbrances on the property has been submitted. All parties having a final interest in the development need to sign the plat which includes mortgagors.

All taxes due and payable must be paid and a copy of the tax receipt submitted to the City. The signatures section for the Governing Body needs to delete the word "Approved" and be replaced with "Easements and Rights-of-Way Accepted."

Gregory Wolf moved the Planning Commission approve the final plat of Meadowbrook Executive Building Replat and forward it on to the Governing Body for its acceptance of rights-of-way and easements subject to the following conditions:

1. That the applicant submits proof of ownership.
2. That the applicant submits the final plat to the Johnson County Surveyor for a review.
3. That the applicant submits a certificate showing that all taxes and special assessments due and payable have been paid.
4. That the signature section for the Governing Body be changed by deleting the word "Approved" and replacing it with the words "Easements and Rights-of-Way Accepted."
5. That the applicant revises the final plat and submit three copies to the City for final review and approval.
6. That the applicant dissolves the condominium association prior to filing the final plat with the Register of Deeds.

The motion was seconded by Bob Lindeblad and passed unanimously.

PUBLIC HEARINGS

PC2013-04 Special Use Permit Renewal & Expansion for Monarch Montessori School at 7501 Belinder Avenue

Lindsay McAnany, Administrator for the Monarch Montessori Preschool stated the school is seeking approval to expand their preschool within its existing REACH Church's building facility at 7501 Belinder Avenue. They plan to increase from two classrooms to four classrooms accommodating approximately 100 students. There is a minor change to hours of operation and the only change to the exterior structure will be the removal of the shed located on the east side of the south wing. It will be replaced with a 12' x 24' deck that opens onto the Monarch playground. Parking will be in the Church's west parking lot off the corner of 75th Street & Belinder. A five-year permit is being requested.

Chairman Ken Vaughn opened the public hearing to comments:

Joel Mellgren, 2611 West 75th Terrace, expressed concern with the traffic from the dropping off of children. He also noted traffic often backs up Belinder creating difficulties for residents to get out of their driveways now and additional students will bring additional traffic.

Ron Williamson replied that one of the conditions of approval is that the drop off and pickup of students occurs in the west parking lot and not on 75th Terrace. Access to the new classrooms, which are on the main floor, is from the west so this should not further aggravate the problem.

With no one else wanting to address the Commission on this application, Chairman Vaughn closed the public hearing at 8:05 p.m.

Ron Williamson noted that Monarch Montessori Preschool received its initial Special Use Permit in December, 2009 subject to seven conditions for a period of three years.

The three year approved period has lapsed and renewal is being requested along with expansion of the use. The number of students has increased and the 24 student maximum is no longer adequate. The applicant is requesting to increase from two rooms to four rooms and the enrollment would increase from 24 to 102 students. Also the age is changed from 3 years to 2.5 to school aged and the hours of operation are to 5:30 instead of 5:00.

The existing Preschool is located on the garden level of the building and has access from the south and west. One of the concerns was ADA access and the applicant has resolved that concern with the City and the State Fire Marshall who must approval all plans for schools. The applicant will continue to use this space and will expand the Preschool to a portion of the main floor immediately above the existing space. The plans for the space will require approval of the Building Official and the State Fire Marshall.

The only outside physical change will be the removal of a shed on the east side of the building and the construction of a 12' x 24' deck. The deck will have a stairway to the playground.

A child care center was approved in 2012 for a maximum of 45 children. This is located in a different part of the building, is accessed from the north and uses the east parking lot.

The applicant held a meeting on April 22, 2013 in accordance with the Planning Commission Citizen Participation Policy and no residents attended the meeting.

Mr. Williamson noted a court decision that Special Use Permits are in reality a change in use and should be considered in the same manner as a zoning change is considered using the "Golden Factors." The Special Use Permit ordinance has factors for consideration similar but not identical to the "Golden Factors" and therefore, both sets of factors will need to be considered.

The Planning Commission made the following review of the factors for consideration for special use permits:

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

The proposed special use for the Montessori Preschool will be contained within an existing building and fenced playground which is in compliance with the zoning regulations.

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

The site and building are adequate in area to accommodate the proposed use without affecting other uses in the church. By requiring drop off and pickup in the west parking lot, there should be no inconvenience for the residents on the south side of 75th Terrace.

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

The proposed Montessori Preschool will be within the existing building and the modifications will be on the interior, except for the construction of a deck. The proposed use is not of a size or type that would cause substantial injury to the value of property in the neighborhood.

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

The proposed Montessori Preschool will accommodate approximately 102 children in a maximum of four classrooms and will use the classroom facility during normal working hours. This use will not have a dominating effect in the neighborhood because it will be located within an existing building. No expansion of the existing building is proposed.

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

The proposed Montessori Preschool will use the existing 43 space off-street parking lot on the west side that is provided by the church. The operation of the Montessori preschool will not be at the same time as other events at the church. The drop off period in the morning lasts from 8:00 am to 9:15 am. The pickup times also vary from 11:30 a.m. to 5:30 p.m. Therefore, the west parking lot should be adequate to accommodate the traffic.

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

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

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

Adequate entrance and exit drives currently exist at the facility on Belinder Avenue and this proposed special use will utilize the existing infrastructure that is already in place. The parking lot should be adequate to accommodate the staggered dropping off and picking up of children.

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

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

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

The proposed special use will not require any changes in the exterior architecture or style of the existing building. A deteriorating outbuilding will be removed and a 12' x 24' deck will be constructed which are minor changes.

The Planning Commission made the following review of the Golden Factors relative to this application:

1. The character of the neighborhood;

The neighborhood is predominantly single-family dwellings to the north, south, east and west. The existing property is a church and another church is located on the northwest corner of Belinder Avenue and 75th Street. Northeast of the site is a large office building along with other office buildings on the north side of 75th Street to State Line Road. The character of the immediate neighborhood is primarily residential with single-family dwellings and churches.

2. The zoning and uses of property nearby;

North: R-1B Single Family Residential - Single Family Dwellings

East: R-1B Single Family Residential - Single Family Dwellings

South: R-1B Single Family Residential - Single Family Dwellings

West: R-1A & R-1B Single Family Residential - Single Family Dwellings

3. The suitability of the property for the uses to which is has been restricted under its existing zoning;

The property is zoned R-1B Single-Family Residential District which permits single-family dwellings, churches, schools, public building, parks, group homes and other uses that may be permitted either as a conditional use or special use. The property

has a variety of uses available and it can accommodate uses that complement the primary use as a church. A day care center occupies another portion of the building.

4. The extent that a change will detrimentally affect neighboring property;

The use has been existence for three years and has not created any detrimental neighborhood issues. The renewal request, however, will increase the school from two to four classrooms and 24 to 102 students which is a significant increase. Traffic is the main concern. The west lot which has 43 parking spaces will be the main drop off and pickup area and should be adequate to accommodate the traffic. Traffic needs to be minimized on 75th Terrace so that the houses on the south side of the street are not adversely impacted. The Preschool has monitored this by working with the parents.

5. The length of time of any vacancy of the property;

The church was built in 1955 and has changed occupants and ownership several times, but to our knowledge has never been vacant.

6. The relative gain to public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners;

The proposed project is within an existing building that will not have any exterior modifications except for a 12' x 24' deck. The applicant will be able to better utilize the property and no hardship will be created for adjacent property owners.

7. City staff recommendations;

The use has been in operation for three years with no complaints; the use will be within an existing building with minimal exterior changes; the use will have minimal impact on the neighborhood; and the use will provide a needed service for preschool children that is in demand in Prairie Village. Since this is an increase of more than four times the size of the existing school, it is recommended that it be approved for five years to be sure that it does not adversely affect the neighborhood.

8. Conformance with the Comprehensive Plan.

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. The proposed Montessori Preschool is an amenity that sets Prairie Village apart from other competing communities in the metropolitan area. This application for approval of the Montessori Preschool is consistent with Village Vision in encouraging reinvestment; providing multiple uses in existing buildings and making better use of underutilized facilities.

Randy Kronblad moved the Planning Commission concur with the staff finding for both the Special Use Permit factors and the Golden Factors and recommend the approval of the Montessori Preschool Special Use Permit to the Governing Body subject to the following conditions:

1. That the Montessori Preschool be approved for a maximum of four rooms and 102 children between the ages of 2.5 and school-age.
2. That the Montessori Preschool be permitted to operate year round from 8:00 a.m. to 5:30 p.m. subject to the requirements of the State of Kansas

3. That drop off and pickup of students occur in the west parking lot and not on 75th Terrace.
4. That the Preschool meet all requirements of the building and fire codes, and the State Fire Marshall.
5. That the site comply with ADA requirements.
6. If this use is found not to be in compliance with the terms of the approval of the Special Use Permit, it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.
7. That the Special Use Permit be issued for the Montessori Preschool for a period of five years from the date of Governing Body approval and that if the applicant desires to continue the use, they shall file a new application for reconsideration by the Planning Commission and Governing Body.

The motion was seconded by Nancy Wallerstein and passed unanimously.

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

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

The proposed Montessori Preschool will be within an existing structure and parking and access will be accommodated within the existing west parking lot.

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

This site is currently served by utilities and they should be adequate to serve the proposed use.

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

No changes in the existing site are proposed and therefore stormwater runoff will not be affected.

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

The existing parking area on the west side will provide adequate ingress/egress for the proposed use.

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

The site is consistent with good land planning and design. An unattractive shed will be removed and a deck will be constructed which are the only changes that will occur to the site.

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

It is not proposed to change the external appearance of the building with the exception of removing a shed and adding an 12' x 24' deck.

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

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. The proposed Montessori

Preschool is an amenity that sets Prairie Village apart from other competing communities in the metropolitan area. This application for approval of the Montessori Preschool is consistent with Village Vision in encouraging reinvestment; providing multiple uses in existing buildings and making better use of underutilized facilities.

Randy Kronblad moved the Planning Commission approve the proposed site plan include the 12' x 24' deck on the east side of the building, subject to the following conditions:

1. That the applicant work with Staff to address ADA requirements regarding access to the Preschool.
2. That any outdoor lighting installed shall be in accordance with the lighting ordinance.
3. That the applicant meet all requirements of the building and fire codes.

The motion was seconded by Bob Lindeblad and passed unanimously.

Chairman Ken Vaughn stated the Commission would take a ten minute recess to allow for the presentations on the next application to be downloaded on the computer for projection. The meeting was recessed at 8:15 p.m.

Chairman Ken Vaughn reconvened the Planning Commission meeting at 8:25 p.m.

PC2013-05 Request for Special Use Permit for Adult Senior Dwellings 8500 Mission Road

David Waters, representing the City Attorney, presented the City's response to two legal issues raised regarding the interpretation of the provision of the Prairie Village Zoning Regulations governing the Mission Valley SUP, Section 19.28.070(I).

Mr. Waters stated that based on court findings and interpretations of similar situations that a reasonable interpretation of the Zoning Regulations is that a SUP may be issued under Section 19.28.070(I) for a project in which a separate nursing or health care facility will be built prior to the completion of the primary senior adult dwelling facility if the Governing Body determines that a reasonable likelihood that the primary dwelling facility will be built within a reasonable period of time after completion of the subordinate facility, and if the SUP is conditioned upon the completion of the primary dwelling facility.

Chairman Vaughn called upon the applicant for their presentation.

John Petersen, attorney for the applicant with Polsinelli Shughart 6201 College Blvd, noted that also in attendance for the applicant was Joe Tutera and Dan Bloom with the Tutera Group, representatives of Olson & Associates and Hoefler Wysocki Architecture with the development team for Mission Chateau.

Mr. Petersen noted that a court reporter was present as he believes it is in everyone's best interest to have a solid record of these proceedings which will continue over multiple meetings. Copies of the transcript will be made available to City and will become public record.

Mr. Petersen reviewed the outline for their presentation and noted that all of the presentation will be part of the public record for this application. The presentation will begin with a factual analysis based on the questions raised at the earlier worksession, from neighborhood meetings and the design criteria for the City of Prairie Village. The architect will then review the design of the project followed by comments addressing the Golden Factors and concluded with comments from Joe Tutera on their view and plans for this site.

John Petersen stated this is an 18 acre site with over ten acres of green space. The current finished grade elevations at the property line are from 954' to 951'. The elevation at the school site is 954.5'. The proposed development will hold the elevations from east to west. They will level the site with the elevations of the primary buildings being 951.5'. The finished floor elevations on the villas adjacent to neighboring properties vary between 951' and 952'.

Mr. Petersen noted the varying heights of the buildings in the development, but noted lower heights on those buildings adjacent to neighboring properties. The following chart reflects height to peak:

1 Story Villas	21'-4"
1 Story Memory Care	26'-3"
2 Story Skilled Nursing	33'-6"
2 Story Independent Living	32'-4"
3 Story Independent Living	40'-0"
# Story Assisted Living	40'-0"

The setbacks on Mission Road are 115' with 233' to the main building. A site plan was shown depicting the setbacks between the property line buildings on site and those of the adjacent properties. Mr. Petersen stated the stormwater flow that exists today will be reduced by more than half.

Existing Storm Water Runoff

- 114 cfs to the North
- 37 cfs to the South
- 151 cfs total

Proposed Storm Water Runoff

- 114 cfs to the North
- 7 cfs to the South
- 73 cfs total

Mr. Petersen noted the traffic study presents a comparison of past traffic flow to projected traffic flow to determine if the traffic is over tasking the roadways. The AM peak hour comparison projects a decrease of 169 vehicles to and from the site and the PM peak comparison projects an increase of 22 vehicles to and from the site. There are currently 395 vehicles travelling on Mission Road during the afternoon peak of 2:30 to 3:30 p.m. Shift change for Mission Chateau staff will increase that number by 102 trips for a total traffic count of 495 trips.

A site plan reflecting color coded on-site parking was reviewed. Staff parking is primarily located as far from the buildings as possible. There are 51 carports available as part of the resident parking for the Independent Living residents and the Villas have 22 enclosed garage spaces. The required parking for the project is 285

spaces with the project providing for 350 on-site parking spaces. These include 135 employee spaces, 13 ADA spaces and 2 van spaces for community transportation.

Mr. Petersen noted the lot coverage requirement for the single family zoning district is no more than 30% of the lot. The Mission Chateau development will have lot coverage of 22.9%. The maximum height for the R1-A zoning district is 35 feet. The height of buildings within the development range from 16 feet to 35 feet. The setbacks required for R1-A are 25 feet. The setbacks for the development range from 35 feet to 240 feet. Concentrated active open space amenities are not required in R1-A; however, this development will provide 5.34 acres of park area including 1.23 miles of walking paths.

John Petersen reviewed the existing character of the Mission Road Corridor reviewing heights and setbacks of major buildings along Mission Road including Macy's, Brighton Gardens, the Colonial Church (71st & Mission area); Normandy Court Condominiums, PV Office Center and SME (7221 to 7500 Mission Road); Coleridge Court and Mission Bank Bldg (8101 & 8201 Mission Road); Corinth Place & Corinth Gardens Apartments & the Office Complex (8340 Mission); The Chateau Condominiums, Somerset Apartments (8361 & 8401 Somerset) and Mission Valley Middle School (8500 Mission Road). These sites reflect the vast differences found along the Mission Road corridor. Mr. Petersen presented the landscaping proposed on this project along Mission Road.

Photos of the existing landscaped boundaries of the site were shown both with summer and winter foliage. Also shown were photos of views onto the site from adjacent properties. Photo simulations were presented of the proposed development without landscaping and with superimposed landscaping from multiple levels. Mr. Petersen stated the applicant is willing to work with the adjacent property owners to provide their desired landscaping to buffer their view of the proposed project.

Mitch Hoefter, architect for the project reviewed the architectural features of the development. He noted the design elements are driven by the desire to create a state of the art senior center neighborhood with a hospitality environment based an English country feel that includes many of the design features found in Prairie Village homes.

The Skilled and Memory Care Facility was designed with interior courtyards and a park area that allows for activities for its residents. The gross building area is 91,189 square feet with a building footprint of 58,268 square feet providing for 120 units. The make-up of these include 36 memory care private units, 68 skilled nursing private units and 16 skilled nursing semi-private units (32 beds). Mr. Hoefter reviewed the architectural features of the proposed building including the stone veneer, decorative shutters, stucco finish and asphalt shingles.

The proposed 11 Villas are 2,265 square feet and accommodate two residents per Villa. These are located along the south, southwest residential property lines. Photo simulations and drawings of the proposed villas were presented showing front and backyard views.

The Independent and Assisted Living Facility will have a gross building area of 271,140 square feet with a building footprint of 100,824 square feet providing for 220 units. The make-up of these buildings include 48 one bedroom assisted living units, 12 two bedroom assisted living units, 100 one bedroom independent living units and 60 two bedroom independent living units. Mr. Hoefer reviewed the architectural features of these buildings. He noted the closest single family resident is 223 feet from the proposed two story building and 260 feet from the proposed three story building.

Mitch Hoefer presented a video tour of the proposed development. He noted it has been an evolving project with this being the fourth version with changes made as recently as the past month.

John Petersen stated there is a growing need for this type of facility and now is the time to address that need. He entered into exhibit an independent study done by Jeff Green Partners entitled "The Feasibility of Retail, Residential and Office Uses at the former Mission Valley Middle School site in Prairie Village, Kansas" dated October 7, 2011. The conclusion of that report recommended 84,700 square feet of retail along with a residential (senior living) component made up of 210 Independent and Assisted Living units along with a 45 bed Skilled Nursing facility and up to 55,000 square feet of Class A Office space. Since that study was completed the site has been identified in the Comprehensive Plan for entirely R1-A zoning uses. The report noted that the two mature senior living facilities in Prairie Village are 100% occupied and the newest facility is reported to be at 50% occupancy.

Mr. Petersen quoted the findings of the 2009 Parks Master Plan which made the following finding: "To conclude, unless there is a shift in the market to attract new families with children to Prairie Village, along with a growth in new housing options for elderly citizens to remain in Prairie Village or attract new households, the population of Prairie Village is not expected to see an increase in total population." This is a win/win proposition for the City.

To address concerns with the potential impact of the proposed development on existing property values of neighboring properties, Mr. Petersen presented for exhibit a Real Estate Consulting Report done by Todd Appraisal. This study looked at the property values of homes located in this area near both school facilities (Brookwood Elementary, Indian Woods Middle School and Pioneer Middle School) and near adult senior living facilities (Brighton Gardens, Village Shalom and Santa Marta).

The study found that properties in the Brighton Gardens area sold at a premium. The report states that this is potentially attributable to the efforts at landscaping and the tree line as well as the preference for greenery rather than yards or yards adjacent only to another single family use. Mr. Petersen noted if there is a well designed project people will actually pay more for adjacent properties.

Mr. Petersen stated they are in agreement with the city's attorney's response to the questions raised by John Duggan on behalf of the Mission Valley Neighbors Association, Inc. and will be submitting a 20 to 30 page response to the comments.

John Petersen stated the City has adopted the legal criteria as established by the 1984 Supreme Court ruling on Golden vs. City of Overland Park. He briefly reviewed the criteria and how the proposed development meets these criteria.

1. Conformance of the requested change to the adopted or recognized master plan utilized by the City. Mr. Petersen referenced the City Planner's Staff report which stated "it appears that the applicant has addressed the issues and proposed a use that is in conformance with the Comprehensive Plan Amendment, Chapter 8 Potential Redevelopment D. Mission Valley Middle School."
2. Recommendations of permanent or professional staff.
3. Character of the neighborhood
4. Zoning and uses of property nearby
5. Suitability of the property for the uses to which it has been restricted
6. Length of time the subject property has remained vacant as zoned
7. Extent to which removal of the restrictions will detrimentally affect nearby property. The taller buildings will be on the northern portion of the property, closer to the two and three story apartment buildings on Somerset Drive. The buildings adjacent to the south and southwest property lines will be a size, design and height of conventional single-family construction. Mr. Petersen noted the city planner's staff report stated "In summary, property around the proposed project is already developed. The mass of this project will dominate the area but through greater setbacks and landscaping, the use will not dominate the immediate neighborhood so as to hinder development of use of property."
8. Relative gain to public health, safety and welfare by the destruction of value of the plaintiff's property as compared to the hardship imposed upon the individual landowner.

The Supreme Court ruling noted it is a comparison of what is gained as compared to the hardship of the property owners. Mr. Petersen referenced Taco Bell vs. City of Mission and stated zoning is not to be based upon a plebiscite of the neighbors, *892 and although their wishes are to be considered, the final ruling is to be governed by consideration of the benefit or harm involved to the community at large."

The Special Use Permit Staff report prepared by the City Planner states "It does not appear that the proposed project will adversely affect the welfare of the public. It will, however, provide a senior housing community for area residents that are not currently being provided for in Prairie Village. The population is aging in northeast Johnson County and developments such as this provide accommodations for senior citizens to allow them to live near their former neighborhoods. It is anticipated that by providing senior housing, single family dwellings will become available for occupancy by young families. This will help rebuild the community to make a more sustainable area."

Joe Tutera, with the Tutera Group, stated the development of this has been their vision for more than twenty years - to creating a continuing care community where residents can move from one level of care to another without having to leave their home/community. They feel this is the perfect site. Mr. Tutera reviewed their over thirty years of experience in this industry and other facilities that they have

developed. The objective of this project is to provide a home where residents can live through all levels of care required.

Chairman Ken Vaughn opened to the public hearing to comments asking that those individuals wishing to speak in support of this project speak first. He asked all speakers to provide their names and addresses for the record and to limit their comments to allow time for all to be able to speak.

Jim Chaar, 9101 Delmar, noted his experience with the development of the Village Church community building at 98th & Mission Road. This project was initially strongly opposed by the neighborhood, but through cooperation between the Church and the neighborhood a better project was developed to serve the needs of the community. Mr. Shaw also noted that, unlike many proposed projects, no tax dollars or special funding is being requested from the City. Also no retail is proposed and new jobs will be created.

Frank Adler, residing in room #725 at the Atriums, 7300 West 107th Street, stated he was a resident of Prairie Village for 36 years, but circumstances required him to move from Prairie Village to the Atriums eight years ago. He noted had this facility been available at that time, he would have chosen to remain in Prairie Village. He added The Atriums is well staffed with trained staff that provide residents with every advantage in terms of their care.

Pete Beyer, 7315 Rosewood, stated that seniors are looking to transition from their homes into facilities such as that being proposed. He has looked at several senior facilities and would like to remain in Prairie Village. He stated the current vacant school is an eyesore and the proposed project would be a tremendous improvement for the City.

Myron Wang, 70 LeMans Court, stated he has served on the Board of Directors for Village Shalom. During that time they built two continuing care facilities and faced strong opposition for both. He stated there are a lot of myths about senior care that are not true. There is no excessive traffic created by these facilities. In fact, at Village Shalom it is ghostly quiet unlike the noise created from a school environment with children playing boom boxes. This project is good for the City of Prairie Village any way you look at it - a major development serving the needs of residents and not costing the City or its residents anything.

M Hobbs, 5467 West 85th Terrace, stated she was thrilled to learn about the proposed project. She stated there is a three-year wait to get into Claridge Court and noted she has already signed up for a Villa if the project is approved.

Lucille Jewett, 4206 West 73rd Street, has lived in Prairie Village for 48 years. In the early 1980's she was looking for a community, but the current communities in Prairie Village only provide assisted living. She is seeking independent living and noted that many of her friends have had to move to neighboring cities for independent living facilities. She wants to stay in Prairie Village and hopes this project will be approved.

Barbara McGrath, 7509 Nall Avenue, stated she has a relative living in a Tutera Senior Living facility. They provide excellent care and she strongly supports the important services they provide. She would like to see this project approved.

Courtney Kounkel, 8424 Fontana, stated she was saddened to learn of the school closing, but respects the school district's difficult decision to consolidate to two middle schools. The school district will not be reopening this school. It is time to move on. One-fifth of the residents in Prairie Village are over 65 years of age. She grew up in this area and was able to spend time with her grandparents who resided in Prairie Village. She wants that for her children also to be able to benefit from experiences with her grandparents. She strongly supports this project as it will provide the opportunity for Prairie Village families to remain close to one another, for children and grandchildren to easily visit and spend time with their older family members.

Olga Kurg, 7300 West 107th Street #424, stated she has been living in the Atrium for four years, she still drives and enjoys an independent lifestyle provided by the Atriums. Olga noted when her husband's health failed, he had to be moved to a different facility making it very difficult for them to spend time together. She hopes this facility which will provide multiple levels of care will be approved. It is needed.

Susan Sadler, 4301 West 87th Terrace, spoke in support of the Tutera Group as a family business and in support of the proposed project for the City of Prairie Village.

Christopher Smart, 8024 Juniper Drive, as a realtor in Johnson County has listed homes of elderly Prairie Village residents who would prefer to stay in Prairie Village but have had to move out of the city to receive assisted living services provided by facilities in other cities. He currently knows three women between the ages of 55 and 66 that want to remain in Prairie Village, but have to move out of the City for senior care services which are not available locally. Mission Chateau is an excellent opportunity to both provide a place for Prairie Village senior citizen residents and free up existing housing inventory for new young buyers with children rebuilding Prairie Village communities.

Rick Jones, 6517 Granada, stated he has known three generations of the Tutera family both personally and professionally and strongly supports their proposed development for Prairie Village. Based on his experience and knowledge, the staff and services provided will be first class and the site plan and proposed architecture presented for this application is excellent in his professional opinion.

Marcia Jacobs, 4500 West 72nd Terrace, spoke in support of this project. She noted that she served on the City Council when Claridge Court was first presented with great opposition. Just as Claridge Court has had a positive impact on the City, she believes the proposed Mission Chateau project will also be a great addition to the City of Prairie Village. She thanked the development team for their many meetings with the neighboring residents and staff in order to address their concerns and present the best plan possible.

John Duggan, of Duggan Shadwick Doer & Kurlbaum, LLC., representing the Mission Valley Neighbors Association, addressed the Commission. He does not feel

Mr. Petersen is being totally transparent. The staff report prepared by the City's Planning Consultant has been referenced as being in support of the proposed project. The only staff recommendation is that the application be continued to give the applicant the opportunity to prepare and submit perspective drawings that adequately depict the size and mass of the proposed development compared to the existing adjacent developments. The staff report states that staff needs additional information. Statements that the staff recommends approval of this application are not true.

The focus for this project should be on the mass and density of this project which brings an unprecedented massive development to Prairie Village. Some of these buildings have a greater length than two football fields. The Santa Marta project, which Mr. Petersen stated is the most similar to the proposed project is 293,000 square feet. The main building for this project is 271,000 square feet and would be constructed in stage 2.

Mr. Duggan noted that the Santa Marta development is surrounded by collector streets. The street width indicated on the proposed development site plan appear to be much narrower than standard public streets. He expressed concern with them being able to accommodate emergency vehicles. He also noted the Santa Marta project is buffered from the neighboring residential properties by parks on three sides. An overhead photograph of the Santa Marta site plan was shown depicting the massive size of this development.

Mr. Duggan stated the Mission Chateau east elevation scales out to be 530 feet in length. The south elevation scales out at 480 feet. This is a massive structure. The skilled nursing component is 400 feet on the west elevation. The total square footage of all the buildings is 387,244 square feet. This is a massive development. Looking at square feet per acre, Mr. Duggan stated this would be the most dense development in Prairie Village. He stated the Santa Marta development is 100,000 square feet smaller than the proposed Mission Chateau development.

Mr. Duggan stated the criteria for Special Use Permit require that the proposed use be compatible with the surrounding property. The proposed project is three times as big as anything in the area.

Mr. Duggan stated he does not agree with the interpretation of the City's attorney and contends that there is no logic in stating something could be an accessory use to something that does not exist. He does not believe it can be approved based on the stipulation that the primary use will be built in the near future. There cannot be an accessory use unless there is an actual use.

Regarding the need for the use. Currently there are 68 individuals in Johnson County for every senior house unit a ratio of 68 to 1. In Prairie Village there is a ratio of 30 to 1. The Village will become the center for senior living, although only 33% of the residents of the city's current facilities are Prairie Village residents. What is currently available is adequate.

John Duggan stated that this project in terms of massive scale and density is unprecedented in Prairie Village. It dominates the neighboring properties. Mr. Duggan also noted the only two accessory buildings allowed in R1-A zoning are a 10' x 10' shed or a carport. He questioned that the Commission would approve permitting a shed or carport to be built on a property that did not already have a house constructed on it. Use your common sense. Saturating the city with more retirement facilities is not in the best interest of Prairie Village.

Commissioner Wolf asked what MVHA, Inc. was. Mr. Duggan responded it is a group of neighboring property owners who have formed the association to protect their legal rights as property owners.

Todd Bleakley, 8621 Delmar, presented a comparative analysis of the proposed project to medium density apartments. The RP3 zoning classification allows 12.5 apartment units per acre, which would be the equivalent of 225 apartments. When added to the base apartments attached garages, a clubhouse and maintenance facilities the approximate total square footage would be 220,600 square feet. The proposed Mission Chateau square footage of 384,000 square feet is 42% greater. Increasing that to 14 units per acre with the above state amenities would have an approximate total square footage of 246,296 square feet. The proposed Mission Chateau square footage of 384,000 square feet is 35% greater.

If single family homes were constructed with 2.5 lots per acre, 47 single family homes would be constructed. Complying to the maximum lot coverage requirements these homes would cover 164,000 square feet compared to the proposed 384,000 square feet of Mission Chateau. This is not compatible with the neighboring properties and would dominate the adjacent neighborhoods.

Mr. Bleakley stated that if the proposed project was approved, Prairie Village would have two of the three largest senior living facilities in Johnson County with Santa Marta being the largest, Claridge Court second and Mission Chateau third. He does not believe the city wants or needs that concentration of high density building.

Mr. Bleakley noted the city of Olathe has a transition policy, which you can see in the Santa Marta development which is separated from the neighboring residential properties by three adjacent public parks. Mr. Bleakley stated he would like to see the actual dimensions of the villas and main buildings. Based on the site plan, the villas have minimal front yards and there is no transition between the large lots adjacent to this property and the villas. He noted the Claridge Court facility is located on C-2 zoned property and is not surrounded by single family homes. This is a massive density that dominates the surrounding area. The 35' back yard is not adequate.

Mr. Bleakley noted the media presentation by the applicant depicting a drive-thru their development appeared to him as being shown with blinders on. He does not feel it is an accurate depiction and expressed concern with the proposed width of the streets running through the proposed development. He feels this presents a safety issue.

Public residential streets are 28 feet in width and collector streets, as found in Santa Marta are 36 feet wide.

Dr. Craig Satterlee, an orthopedic surgeon residing at 8600 Mission Road, presented information on skilled nursing facilities, noting their difference from nursing homes. A skilled nursing facility (SNF) provides hospital acute care - recovery time after surgery or treatment of severe illness or injury. A nursing home provides a permanent residence for people who are too frail or sick to live at home due to physical, emotional or mental problems who usually require daily assistance.

To be certified by Medicare and Medicaid SNF's must meet the following criteria:

- Transfer agreement with hospitals in case a patient requires emergency, restorative or rehab
- Physician on staff who rounds regularly and is available 24hrs/7days on emergency basis
- 24hr/7day a week nursing care (RN) supervised by a physician/medical director
- Staff and equipment to give skilled care
- Cannot violate anti-discrimination laws.

Dr. Satterlee stated the proposed Mission Chateau Skilled Nursing facility to be constructed in Phase 1 would accommodate 100 patients. Dr. Satterlee contends this is too many beds to serve just Mission Chateau or just Prairie Village and is not subordinate to the complex.

Patients referred to Skilled Nursing Facilities are typically patients whose condition is too severe to be treated at home after hospital discharge, without family support, requiring bed rest, requiring extensive rehabilitation - physical, emotional or psychosocial or receiving treatment not covered by their insurance at home or Medicaid department.

Dr. Satterlee reviewed the process for individuals outside a retirement center selecting a skilled nursing facility and what types of conditions generally require skilled nursing services. A skilled nursing facility is a standalone entity. Mission Chateau is a skilled nursing facility - it is not a subordinate accessory use.

Bob Higney, 3303 West 127th Street, stated he has worked in senior housing for more than 30 years. He stated Mission Chateau would be the second largest elder care facility in Johnson County. If built, Mission Road would have three major senior developments within a twelve block stretch: Claridge Court at Somerset & Mission, Mission Chateau at 8500 Mission and The Forum at 95th & Mission. This would more than double the number of independent living units from 149 to 320; nearly double the number of assisted living units from 77 to 136 and increase the number of skilled nursing/memory care units 2.5 times from 85 to 222.

Mr. Higney stated the average age of residents moving into senior living facilities is 78 years of age. The 75+ population for Prairie Village is projected to gain only 24 individuals from 2013 to 2018 with the projected percentage of seniors in Prairie Village to remain stagnant at 10% for the next five years. The 65+ population of

Prairie Village is projected to grow less than 2% over the next five years. Nationally less than five percent of individuals ever move into a continuing care facility. Mr. Higney asked where is the need.

Steve Carman, 8521 Delmar, addressed three topics: Traffic, Height and Financial Impact. Mr. Carman stated the traffic study focuses on the impact on the roadway. He presented data focused on the impact of traffic brought into the residential neighborhood. This traffic spikes between 6:45 and 7:15 a.m. and 10:45 and 11:15 p.m. and is inconsistent with traffic in a residential community.

Mr. Carman entered into the record and presented data and photograph depicting the change in elevation as well as the corresponding additional distance comparison for the eight adjacent properties as well as the overall elevation change.

Mr. Carman also entered into the record a real estate appraisal done by Dillion & Witt, Inc. on the potential impact of the Mission Chateau Senior Living Community on his property. The report stated their will be a negative impact on both Mr. Carmen's ability to sell his home and its appraised value. The appraiser stated "that a diminution in property value of at least 10% is a conservative baseline given the information presented". Mr. Carmen noted using that information the City of Prairie Village can anticipate a loss of value of \$175,000,000 and more than \$1.5 million in property taxes from decreased property values of adjacent properties with additional losses from other properties in the neighborhood. The adverse financial impact on his home would be \$50,000 to \$75,000.

This proposed development is too big, too tall and too intense for the neighborhood. It is wrong to expose significant financial harm to neighboring residents by the approval of this project.

Chairman Ken Vaughn noted the hour is late and it obvious that the public hearing cannot be completed this evening.

Randy Kronblad moved the adjourn the meeting of the Planning Commission with the public hearing on PC2013-05 remaining open and continued at the next meeting of the Planning Commission on June 4th. The motion was seconded by Gregory Wolf and passed unanimously.

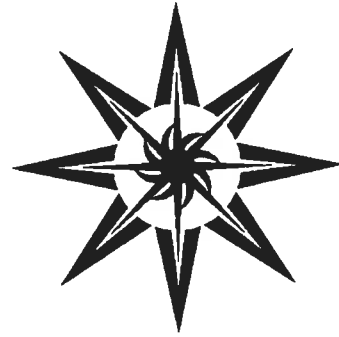
Dennis Enslinger stated that all items presented at this meeting will be available on the city's website on the city's project page for this application by the end of the week.

ADJOURNMENT

Chairman Ken Vaughn adjourned the meeting at 11:15 p.m.

Ken Vaughn
Chairman

Memo



To: Planning Commission Members
From: Joyce Hagen Mundy, City Clerk
Date: 5/30/2013
CC: Ron Williamson, Dennis Enslinger
RE: PC2013-05 Special Use Permit for Adult Senior Dwelling at 8500 Mission Road.

At the last City Council meeting, Council members were directed to forward all correspondence received on this application to me so that it may become part of the official record for this application and directed that I forward them to you. Attached is a listing of correspondence received (primarily e-mails) and copies of that information.

Also the City received an additional Traffic Impact Study submitted by the applicant addressing off-peak hours, particularly those of employee shift changes.

As information continues to be received, I will keep it on record and provide it to you at the following meeting of the Commission. If you have any questions, please contact me.

**Correspondence Received on PC2013-05 PC2013-114
Special Use Permit Site Plan Approval - Mission Chateau - 8500 Mission Road**

From	Dated	Address
Ron Mayer	2/4/2013	
Ronald Seufferling	3/26/2013	8401 Somerset Drive
Esther Levens		8601 Delmar Lane
Tim Tholen	4/9/2013	8340 Mission Road, Suite 118B
Jim Chaar	4/12/2013	9101 Delmar
MVNA Board	4/18/2013	3700 West 83rd Terrace
MVNA Board	4/19/2013	3700 West 83rd Terrace
MVNA Board	4/24/2013	3700 West 83rd Terrace
Don & Barbara Wilson	4/24/2013	4603 West 89th Street
Julie Rainen	4/24/2013	4619 West 88th Street
MVNA Board	4/25/2013	3700 West 83rd Terrace
Nancy White	4/25/2013	
John Ward	4/25/2013	8340 Mission Road, Suite 235
MVNA Board	4/25/2013	3700 West 83rd Terrace
Milburn Hobson	4/26/2013	
M Cavell	4/27/2013	9208 Fontana
Myron Wang	4/27/2013	70 LeMans Court
David P. Dyer	5/2/2013	
MVNA Board	5/2/2013	3700 West 83rd Terrace
Tom Miller	5/3/2013	8016 Granada Road
Kent & Rhonda Gasaway	5/3/2013	8636 Mission Road
Janine Smiley	5/6/2013	3608 West 84th Terrace
Monroe Taliaferro	5/6/2013	8101 Mission Road
Betsy Stephens	5/7/2013	8316 Delmar Lane
Doris Griffith	5/15/2013	2301 West 72nd Terrace
Julie & Tom Cook	5/20/2013	
Polly Revare	5/21/2013	8727 Catalina
Betsy Stephens	5/21/2013	8316 Delmar Lane
Hank & Stephanie Stratemeir	5/21/2013	8500 Fontana
Steven Revare	5/21/2013	
Debbie Schulte	5/21/2013	8425 Reinhardt
Pat Kaufman	5/22/2013	6307 West 63rd Terrace
John Beil	5/22/2013	
Lindsey Shriver	5/22/2013	
Dave Brown	5/22/2013	
Jeff Jones	5/22/2013	4111 West 92nd Terrace
Marnie Duval	5/22/2013	77th & Roe
Daniel Runion	5/23/2013	
Rev. Rebecca Schubert	5/23/2013	3700 West 83rd Terrace
Joyce Smith	5/23/2013	
Catherine Sterchi	5/26/2013	3919 West 89th Street
Bill & Susie Berry	5/29/2013	4504 West 83rd
Allen (Sparky) Collier	5/29/2013	
Byron N. Baker	5/30/2013	2313 West 71st Street
Chris Price	5/30/2013	5506 West 82nd Place
Nicki Adams	5/30/2013	4306 West 89th Street

5/21/2013

I have viewed the drawings and read the proposal for the retirement
>community. I think these guys have really bent over backwards to try to
>accommodate our concerns. I think it will be fine. I receive the
>emails from the Mission Valley Neighbors Association. You'd think the
>owners wanted to open a strip club or a start a coal mine. My
>understanding is that the land is currently zoned residential. That
>would certainly work too but at that price, the lots would have to be
>pretty small. It would not exactly fit in with the look and feel of the
>neighborhood either.

>

>Gentlemen, I don't envy you in this decision. It has become very
>emotional, almost irrationally so. My view is that you should let them
>build the facility.

>

>Sincerely,

>

>Polly Revare
>8727 Catalina
>PV KS 66207

Dear MVNA Friends,

JUST A REMINDER THAT TOMORROW'S MEETING IS THE MOST IMPORTANT MEETING SO FAR. PLEASE PLAN TO ATTEND; details below!

Below is a repeat of our previous message. **PLEASE ATTEND THE PRAIRIE VILLAGE PLANNING COMMISSION MEETING, TOMORROW, MAY 7TH, VILLAGE PRESBYTERIAN CHURCH, 6641 MISSION ROAD. WE HAVE GOT TO SHOW THE PLANNING COMMISSION HOW MANY PEOPLE ARE OPPOSED TO THIS MASSIVE PLAN!**

Thanks for your support!

REMEMBER.....**May 7 (tomorrow) is the CRITICAL Planning Commission meeting** where we, the public, will be allowed to comment on Tutera's plan for "Mission Chateau". The meeting will be at Village Presbyterian Church, 7:00 p.m. Here are some of the points we plan to make...

- MVNA is not anti-development!
- Any development needs to be compatible with the surrounding neighborhoods!
- The proposed project is essentially FOUR TIMES the existing school's square footage.
- The building facing Mission Road is proposed to be 270,000 square feet. **This would be the largest single building in Prairie Village by far...(bigger than the sum of the Corinth Square buildings but on less acreage) !**
- The separate skilled nursing facility will have nearly the same square footage as the existing school.
- The proposed plan does not provide a reasonable transition from the surrounding neighborhoods (high density directly next to low density residential).
- PV is already saturated with senior housing. As a result this will be a regional complex serving the greater KC area to the detriment of PV residents.
- There are significant health and safety issues including added traffic, noise and congestion, particularly with a school zone nearby.
- The developer, Mr. Tutera, will likely be required to obtain a super-majority vote from the City Council for any final approval of this project...this means he will need **TEN votes** in order for the project to pass!! **PLEASE ATTEND AND SHOW YOUR SUPPORT FOR NO MASSIVE DEVELOPMENT IN PRAIRIE VILLAGE!!!!**

We have made much progress and **CAN WIN WITH YOUR SUPPORT! We must show strength in numbers and save the character of Prairie Village!! Our community stands to be irrevocably altered by this project. In this case, Bigger Is Not Better!!**

As always, our greatest appreciation for your ongoing support and for staying with us! **Please email bsatterlee@kc.rr.com to obtain a yard sign or to donate.**

Sincerely,
The MVNA Board

5/21/13

5/20/2013

Dear Council Members:

I was extremely surprised and disappointed to read in the recent Pitch Magazine that the Tutera Group has the impression that PV residents who oppose a major project on the MV Property is *small* or *insignificant*.

On the contrary, although our property is not adjacent to the property, we have strong opposition to a massive commercial building on that land. We have not attended a meeting, nor are we "members" of the vocal group who opposes a large construction property on the site. We DO however, support their stance, and I believe I speak for many when I say that this "small" group is NOT out-of-touch with many in our town.

Ideally, my husband and I could be fine with a senior center, but we strongly oppose the build-to-the-fence-using-every-square-inch concrete monstrosity. That might bring in revenue, but it would NOT hold true to the city our family chose when we moved here 8 years ago. I could be happy, then, with a small property (like the one on Somerset, Southwest of Lee Blvd) that allows the green space to remain intact. In fact, it would be a lovely gesture to the community to see some public-friendly trails incorporated on the property, ones that the senior residents might be able to use as well -- maybe even something like a trail that allows walkers and bikers to access Mission and Somerset, without having to ride/walk through the busy 83rd/Mission Intersections.

Our family while our family is not opposed to retail, I must confess that I was extremely unhappy to see the "Tide" dry-cleaner come in across from Corinth. My guess is that this will put the Corinth cleaner out of business, and I was disappointed and, frankly, shocked, that the council approved that. Again, retail is very acceptable to our family, but should be "fitting" into our lovely, homey, PV community. For instance, the Standees restaurant/theater will be a great addition to our sweet little town....but a national dry cleaning service right across the street from a locally-owned service? I was greatly disappointed in that decision, and we do not intend to support the Tide Cleaners for just this reason.

Again, we moved to PV 8 years ago, from Phoenix. We chose PV specifically for its quiet community feel, the abundant green space & parks, excellent schools (thank goodness for Gene Johnson's departure!!), and the LACK of "big box" stores that are abundant in Olathe, Lenexa, and south OP. Hopefully you can find a way to incorporate these PV values into the project that will eventually be built by Tutera.

Best,

Julie & Tom Cook

Prairie Village Residents

5/21/2013

>

>Today I am writing about the "Mission Valley"
>and request your consideration of my thoughts on this important matter.

>

>Progress and change is good, but it must be an evolution of what has
>been built and nurtured in Prairie Village. As a city council
>representative, I know you take your responsibility to guide the
>direction of the city with the community and values in mind seriously,
>including generating revenue. Generation of revenue shouldn't be at
>the expense of the residential area - it's ironic that this residential
>zone is being sought to create millions in revenue to Tutera
>and the city. The Tutera development is simply
>too big and doesn't meet the needs of our population. Dropping-in a
>massive development in our residential zone simply doesn't fit - they
>need to scale way back, add more green space and ensure the integrity
>of the fundamental structure of the area.

>

>Please probe on what happens next with the Tutera development. It
>seems that the next phase will include requests to open up traffic on
>the west side of the huge development to allow traffic to flow through
>the rear of the complex - directly onto Somerset and into our
>neighborhood. Having this occur will drastically change the
>neighborhood beyond even Mission Road and will forever make this
>portion of Prairie Village swing from a distinctive place to live to an
>undesirable location full of transient traffic and delivery vehicles.

>

>Finding compromise in this plan would be great - but we should not
>allow the space become a "big business" using people as the commodity -
>instead have them build a facility in scale with the community that
>actually becomes part of the village instead of forever negatively
>changing our landscape.

>

>Betsy Stephens
>8316 Delmar Lane

>

>

5/21/2013

>Mr. Mayor and City Council Representatives,

>

>We are writing to let you know how opposed we are to the plans to make
>the former Mission Valley School site into a Senior Housing Facility.
>We believe, especially for a city of our size, that we have plenty of
>senior housing options, including the one that just opened on the
>former Sommerset school site that isn't even filled yet. We strongly
>believe we should leave the Mission Valley site zoned residential, not
>allow the special use permit and instead look to find a development
>plan that would attract families who will be here for a long time,
>raise their children and spend money in our city. Owning a residence
>fairly close to the site, we question how the plans comply with
>residential zoning. We believe the city leaders over the years have
>done a very good job preserving the character and charm of our city and
>the idea of this large development is contrary to that character and
>charm. We appreciate you listening to the voices of your constituents
>and hope you will vote against these plans and wait for the right plan
>that is in line with residential zoning and in keeping with the
>character and charm of the area.

>

>Sincerely,

>Hank and Stephanie Stratemeier

>8500 Fontana

>Prairie Village, KS 66207

5/21/2013

Dear Councilmen:

I attended Mission Valley Middle school (then called Meadowbrook Junior High). My children would have gone there for school. I have returned to the area, now living just a few blocks from the site. I was sorry to see the school close, but I am not averse to change. I don't fear new development.

On the contrary, I look forward to that space becoming a vibrant place again. If not a school, what better use for the property than a place where people can live out their years in such a great city as Prairie Village?

As a businessman and member of the community, I urge you to remove any restrictions that would prevent the development of the Mission Valley space. At this time, Prairie Village could use the increased tax revenues and jobs that construction of this project will bring. Those people will also patronize local businesses as the project progresses. Once it is complete, it will provide highly skilled jobs, more tax revenues, and more foot traffic to local businesses in perpetuity.

The population of this city has moved in parallel with the whole country as baby boomers and their parents reach the age where they need assisted living. There is no use fighting this trend. Let's embrace the project and welcome the people, taxes, and business it will attract to our city.

Sincerely,

Steven L. Revare
steve@revare.com
m (816) 213-3675

5/21/2013

Mr. Clark,

I am contacting you now due to the development planned at the top and western entrance to my Corinth Meadows neighborhood. I have been somewhat involved at meetings for this planned development and was actively against retail during the initial development discussions 2 years ago.

I understand that the owner, Mr. Tutera, would like to develop another retirement home on the property he owns and is currently going through the permit process to get there. I believe that under his current plan he won't get there for a number of reasons which I will help fight.

First it is too dense and too tall. Second, I live on Reinhardt St. which is downstream from the site and am certain that my basement will bear the fruits of the development when we have large amounts of rain and I have heard nothing that I believe solves my concern on this matter. The pond

on Mission road suggested as a retaining water basin will be a nuisance to us with pests, a danger to children walking to Corinth school and I am concerned about who will manage maintenance of it. Third traffic and parking for this large site are very concerning as overflow would naturally try to park in our neighborhood.

I ask for your vote against this as designed and will be there tomorrow to voice my concerns. Feel free to contact me with any questions at my number listed below.

Thanks,

Debbie Schulte
8425 Reinhardt St. Prairie Village, KS 66206

Date: 2 Aug 2012 16:46:04 -0700

Dear MVNA Neighbors and Friends,

This is a brief update regarding what is happening with the Mission Valley property. RED representatives met with Prairie Village City Council members for discussion of their proposed plan. MVNA Board members also met with many City Council members and the Mayor to reinforce our position of **NO COMMERCIAL and Residential ONLY for Mission Valley.**

The RED plan may be presented as early as September. Or the presentation could be later in the fall. WE must all remain vigilant and aware of upcoming meetings.

A BIG turnout will be critical when RED presents its plan before the Planning Commission. We will also hold an update meeting prior to the Planning Commission meeting. Please stay tuned!

We need everyone's support to assure that Mission Valley maintain the R1-a residential designation.

WHAT CAN YOU DO RIGHT NOW?

1. E-mail or call your City Council representative to remind them that you want only residential on the Mission Valley property!
2. **Watch for all meeting notices** via these e-mails and/or by checking the City of Prairie Village website under "upcoming meetings": <http://pvkansas.com/>

THANK YOU for all of your interest and support!

Sincerely,

The Mission Valley Neighbors Association Board of Directors

4/5/2013

>Dear Mr. Tintera,

>

>I have lived in my Town and Country home for 55 years and have never
>been more concerned than I am now as a result of your proposed project.
>I feel that it could adversely affect the entire character of Prairie
>Village.

>

>I appreciate the fact that you called me regarding speaking with you
>about your property since it is located directly behind my house. We
>share the same property line. The message that you left said that you
>want to discuss whether I would prefer a fence partition or bushes as a
>buffer. I was shocked by this question.

>

>It is premature to discuss this since you have not yet submitted a
>proposal to the Planning Commission. Also, I am opposed to the plan I
>have seen of the contemplated massive senior living complex that is not
>compatible with Town and Country and surrounding neighborhoods. We have
>very strict building codes, provisions and prohibitions which are
>scrupulously enforced and to which all residents must adhere. Such an
>outsized two and three story complex with little green space would
>generate huge traffic, parking, lights, noise, flooding and other
>congestion problems both day and night and would be entirely out of
>keeping with the neighborhood. In addition, the massive size of this
>complex is 388,620 square feet, not including hard surface roads and
>parking lots. It would jam 450 residents into 18 acres of land. The
>proposed Tintera Group project would likely lower the property values of
>all homes in the surrounding areas.

>

>Such a project would be contrary to the very high "Golden Rule"
>standards required for Prairie Village R1a zoning. It would dominate
>our neighborhood. The project is too much, too big and too close.

>

>I hope you will respect the wishes of the current residents of our community.

>

>Sincerely,

>

>Esther Levens

>8601 Delmar Lane

>Prairie Village, KS 66207

><tel:913-648-0022>913-648-0022

>

4/9/13

Good morning Councilman Clark,

I am writing to express my support for the new senior housing development proposed by The Tutera group on the site of the Mission Valley School. The need in Prairie Village for high quality housing for our aging population is quite obvious. Owning a business that specifically works with the senior population has given me some insight into the need for housing options that are designed to allow this vital segment of our population to remain here.

Currently, there are limited options for those that wish to sell their homes and downsize. For whatever reason they need to, be it simply a desire for less house, a medical or cognitive impairment, or the fact that their house needs more work than they are willing to do, families need options to remain in Prairie Village. The options are Benton House, Claridge Court or Brighton Gardens. A case could be made for The Forum as a local option as well. I don't know the math, but I can surmise that there are many more seniors in Prairie Village than there are beds in these facilities.

Mayor, many of these families have been residents for 50 years or more. They have raised their children in Prairie Village, and are now grandparents to children who go to school in the area. They are customers or clients of local businesses, providing tax revenue to the city. I am familiar with The Tutera Group, and the fact that they are a local Kansas City company with good intentions and a deep understanding of the senior market says to me that this development would be a wonderful addition to Prairie Village.

Sincerely,

--

Tim Tholen
Owner



Thoughtful Care
Alzheimer's & Dementia Home Care
8340 Mission Road, Suite 118B
Prairie Village, Kansas 66208
Office: (816) 256-8200
Mobile: (816) 456-9232

tim@thoughtfulcare.com
<http://thoughtfulcare.com>

4/12/2013

I live at 9101 Delmar in Kenilworth subdivision. I have been there for five years and have watched the different proposals being presented for redevelopment for the country club and now the middle school that was closed two years ago. The latest proposal by Tuteria to redevelop the middle school into a Senior Community addressing the growing needs of aging is a very positive move. I enjoy living in Prairie Village and would like to know when the time came to downsize from my home, that I could find a place to live in this area. Currently I know that the large senior housing areas across from Corinth has a waiting list and the new one that opened in January of 2013 on Somerset is half way occupied.

This new facility will offer the city immediate tax revenue and with over six hundred people involved either in living or working at the facility and provide jobs to those retail areas near the facility like Corinth Square. I would much prefer this use of the middle school, rather than having it converted into retail space or homes. There is more tax revenue for the city as a whole by not building homes. The proposal being made really helps reduce the environmental footprint for helping our city become a better place to live and grown old in. I hope you look favorably on this project as you consider it. I will be attending the opens sessions and hope to have the opportunity to speak in favor of it.

Jim Chaar
Director of Credit

4/19/2013

Dear Mission Valley Neighbors,

Information about how to donate, and about how to contact your city council person:

To **donate** to Mission Valley Neighbors, please make your check out to MVNA, and mail it to MVNA, c/o Treasurer, 8600 Mission Road, Prairie Village, KS 66206. THANK YOU FOR YOUR SUPPORT!

City council email addresses and phone numbers appear below:

PRAIRIE VILLAGE CITY COUNCIL

WARD NAME EMAIL PHONE

1 Ashley Weaver aweaver@pvkansas.com

(913) 403-9154

Dale Warman dwarman@pvkansas.com

(913) 236-9730

2 Steve Noll snoll@pvkansas.com

(913) 262-1560

Ruth Hopkins rhopkins@pvkansas.com

(913) 384-0165

3 Michael Kelly mkelly@pvkansas.com

(913) 461-7644

Andrew Wang awang@pvkansas.com

(913) 671-8404

4 Laura Wassmer lwassmer@pvkansas.com

(913) 648-8379

Brooke Morehead bmorehead@pvkansas.com

(913) 642-4793

5 David Morrison dmorrison@pvkansas.com

(913) 649-6592

Charles Clark cclark@pvkansas.com

(913) 341-1109

6 David Belz dbelz@pvkansas.com

not available

Ted Odell todell@pvkansas.com

(913) 575-9068

THANK YOU FOR YOUR SUPPORT!

Bob Schubert, 3700 W 83 Terr, Prairie Village, KS 66206

4/18/2013

Dear Mission Valley Neighbors ,

STAY THE COURSE!!! If we remain united, focused and resolute- **WE CAN WIN!!**

Worried developers hope to wear down citizen opposition. But instead of wearing us down they allow the Planning Commission and City Council more time to realize the massive disaster of this proposed development.

Remember, once approved, the Mission Valley site will change forever. A few more weeks or even months of concerted opposition can save our home values, neighborhoods and city character, forever. PLEASE remember **we have had many victories along the way. The most recent was the passage of a protest petition for special use permits. This increases the number of council votes to approve a special use permit from 7 to 10.**

You can help by:

- Attending the May 7 Planning Commission public hearing -- 7:00 Village Presbyterian Church - 6641 Mission Road. Citizens' attendance reflects support.
- Donate for the expenses that are mounting -- signage, research, legal fees and more.
- Write your Council Members to tell them you do not support the plan.
- Volunteer your time during this critical time.

To donate or volunteer call (913-648-6449) or hit "reply".

THIS IS THE HOME STRETCH!! WE MUST KEEP UP THE PRESSURE!! KEEP THE MOMENTUM GOING!!

Sincerely,

The MVNA Board

Bob Schubert, 3700 W 83 Terr, Prairie Village, KS 66206

4/20/2013

To the Prairie Village City Council,

I hope that the City Council will realize, and take into account in their upcoming deliberations, that there are a number of Prairie Village citizens, especially those living immediately adjacent to the Mission Valley School property, who are vehemently opposed to ANY SUCH NURSING HOME BUSINESS as is proposed by the Tutera group. It would be a **business** in a **residential** neighborhood; it would eliminate huge amounts of green space in that residential neighborhood, and it would worsen what consultants agree is a vastly over-bedded metropolitan area, when it comes to nursing homes. As heard on NPR, Kansas ranks second only to Pennsylvania, as the most over-bedded state for nursing homes.

WE DON'T WANT IT!

Bob

Bob Schubert

4/24/2013

Dear MVNA Friends,

REMEMBER.....**May 7 is the CRITICAL Planning Commission meeting** where we, the public, will be allowed to comment on Tuter's plan for "Mission Chateau". The meeting will be at Village Presbyterian Church, 7:00 p.m. Here are some of the points we plan to make...

- MVNA is not anti-development!
- Any development needs to be compatible with the surrounding neighborhoods!
- The proposed project is essentially FOUR TIMES the existing school's square footage.
- The building facing Mission Road is proposed to be 270,000 square feet. **This would be the largest single building in Prairie Village by far...(bigger than the sum of the Corinth Square buildings but on less acreage) !**
- The separate skilled nursing facility will have nearly the same square footage as the existing school.
- The proposed plan does not provide a reasonable transition from the surrounding neighborhoods (high density directly next to low density residential).
- PV is already saturated with senior housing. As a result this will be a regional complex serving the greater KC area to the detriment of PV residents.
- There are significant health and safety issues including added traffic, noise and congestion, particularly with a school zone nearby.
- The developer, Mr. Tuter, will likely be required to obtain a super-majority vote from the City Council for any final approval of this project...this means he will need **TEN votes** in order for the project to pass!! **PLEASE ATTEND AND SHOW YOUR SUPPORT FOR NO MASSIVE DEVELOPMENT IN PRAIRIE VILLAGE!!!!**

We have made much progress and **CAN WIN WITH YOUR SUPPORT! We must show strength in numbers and save the character of Prairie Village!! Our community stands to be irrevocably altered by this project.** In this case, **Bigger Is Not Better!!**

As always, our greatest appreciation for your ongoing support and for staying with us! **Please email bsatterlee@kc.rr.com to obtain a yard sign or to donate.**

Sincerely,

The MVNA Board

4/24/2013

>Dear Mr. Clark,

>

>We are writing to express our opposition to the massive retirement development proposed for the Mission Valley Middle School site. We

>believe that Prairie Village needs residential development for younger,
>energetic families and that single family homes is the most desirable
>use of the property. For a city of itâ€™s size, Prairie Village has a
>number of developments aimed at older citizens. Letâ€™s keep the focus
>on attracting younger families to Prairie Village.

>

>Sincerely,

>

>Don and Barbara Wilson

>4603 W. 89 Street

>Prairie Village, KS 66207

4/24/2013

>Dear Mr. Clark,

>

>I am writing to you to encourage your support for the Mission Chateau
>senior living development near 83rd and Mission.

>

>I have attended several of the presentations for the Mission Chateau
>and I am impressed and pleased with the scope of project, the
>Developers' responsibility to the city of Prairie Village, and their
>awareness and consideration for the concerns and input from the
>citizens of Prairie Village.

>

>I believe the increase in tax revenue will be good for our city and
>this kind of development speaks positively about planning for the future.

>

>I hope you will vote in favor of this project.

>

>Sincerely,

>

>Julie Rainen

>Prairie Village resident since 1985

>

>4619 W. 88th St

>913-642-9424

>

><<mailto:jhrainen@gmail.com>>jhrainen@gmail.com

4/25/2013

Dear MVNA Friends,

If you oppose the development of a massive nursing home complex at the Mission Valley School site, please go to pvpost.com and vote against the plan. When you get to the site, scroll almost all the way down and you will see 3 choices: for, mixed feelings, and against. Right now the vote is running in FAVOR of the site; **your vote will TURN THE TIDE!**

Also, below is a repeat of our previous message. **PLEASE ATTEND ON MAY 7TH. WE HAVE GOT TO**

SHOW THE PLANNING COMMISSION HOW MANY PEOPLE ARE OPPOSED TO THIS MASSIVE PLAN!

Thanks for your support!

REMEMBER.....**May 7 is the CRITICAL Planning Commission meeting** where we, the public, will be allowed to comment on Tutera's plan for "Mission Chateau". The meeting will be at Village Presbyterian Church, 7:00 p.m. Here are some of the points we plan to make...

- MVNA is not anti-development!
- Any development needs to be compatible with the surrounding neighborhoods!
- The proposed project is essentially **FOUR TIMES** the existing school's square footage.
- The building facing Mission Road is proposed to be 270,000 square feet. **This would be the largest single building in Prairie Village by far...(bigger than the sum of the Corinth Square buildings but on less acreage) !**
- The separate skilled nursing facility will have nearly the same square footage as the existing school.
- The proposed plan does not provide a reasonable transition from the surrounding neighborhoods (high density directly next to low density residential).
- PV is already saturated with senior housing. As a result this will be a regional complex serving the greater KC area to the detriment of PV residents.
- There are significant health and safety issues including added traffic, noise and congestion, particularly with a school zone nearby.
- The developer, Mr. Tutera, will likely be required to obtain a super-majority vote from the City Council for any final approval of this project...this means he will need **TEN votes** in order for the project to pass!! **PLEASE ATTEND AND SHOW YOUR SUPPORT FOR NO MASSIVE DEVELOPMENT IN PRAIRIE VILLAGE!!!!**

We have made much progress and **CAN WIN WITH YOUR SUPPORT!** We must show strength in numbers and save the character of Prairie Village!! Our community stands to be irrevocably altered by this project. In this case, **Bigger Is Not Better!!**

As always, our greatest appreciation for your ongoing support and for staying with us! **Please email bsatterlee@kc.rr.com to obtain a yard sign or to donate.**

Sincerely,
The MVNA Board
Bob Schubert, 3700 W 83 Terr, Prairie Village, KS 66206

4/25/2013

From: John O. Ward, PhD

To: Mr. Charles Clark, Prairie Village Council

April 25, 2013

Subject: Mission Chateau

Dear Mr. Clark:

I am writing to you to encourage your support of the Mission Chateau senior living development near 83rd and Mission. I have owned an economic consulting business located at 8340 Mission Road for nearly 20 years. Our eight employees enjoy working in the Corinth area and we have concerns about the future development of the former school just south of our office.

I have attended a development meeting conducted by the Tutera firm and I am impressed with their professionalism and project plans. Besides stabilizing the area and increasing the area tax base, this area need this type of facility. My Mother-in-law is a resident at the Atriums, a Tutera assisted and independent living facility on Metcalf, and I have been impressed with the excellence of that facility. I believe the Mission Chateau project meets a real need for elders in this area and the development team has impressive credentials.

I have been impressed with the developer's responsiveness to neighbor concerns and I really like the modifications and new renderings of the project.

On behalf of a good number of Prairie Village businesses who share the same feelings I do, I encourage your vote in favor of the project.

Most sincerely,
John O. Ward
Ste 235
8340 Mission Rd
Prairie Village, KS

John Ward
www.johnwardeconomics.com

4/25/2013

Dear MVNA Friends,

The Prairie Village Post informed me that they only keep their polls open for 8 hours, to mitigate groups who try to sway the vote one way or another. That is why a number of you were unable to vote. One of Tutera's people sent an email at 3:32 pm yesterday requesting support in the poll, but the Post assures me that the poll was closed before that email went out. I regret we were unable to make our voices heard, but see below!

Below is a repeat of our previous message. **PLEASE ATTEND ON MAY 7TH. WE HAVE GOT TO SHOW THE PLANNING COMMISSION HOW MANY PEOPLE ARE OPPOSED TO THIS MASSIVE PLAN!**

Thanks for your support!

REMEMBER.....**May 7 is the CRITICAL Planning Commission meeting** where we, the public, will be allowed to comment on Tutera's plan for "Mission Chateau". The meeting will be at Village Presbyterian Church, 7:00 p.m. Here are some of the points we plan to make...

- MVNA is not anti-development!

- Any development needs to be compatible with the surrounding neighborhoods!
- The proposed project is essentially FOUR TIMES the existing school's square footage.
- The building facing Mission Road is proposed to be 270,000 square feet. **This would be the largest single building in Prairie Village by far...(bigger than the sum of the Corinth Square buildings but on less acreage) !**
- The separate skilled nursing facility will have nearly the same square footage as the existing school.
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- PV is already saturated with senior housing. As a result this will be a regional complex serving the greater KC area to the detriment of PV residents.
- There are significant health and safety issues including added traffic, noise and congestion, particularly with a school zone nearby.
- The developer, Mr. Tutera, will likely be required to obtain a super-majority vote from the City Council for any final approval of this project...this means he will need **TEN votes** in order for the project to pass!! **PLEASE ATTEND AND SHOW YOUR SUPPORT FOR NO MASSIVE DEVELOPMENT IN PRAIRIE VILLAGE!!!!**

We have made much progress and **CAN WIN WITH YOUR SUPPORT!** We must show strength in numbers and save the character of Prairie Village!! Our community stands to be irrevocably altered by this project. In this case, **Bigger Is Not Better!!**

As always, our greatest appreciation for your ongoing support and for staying with us! **Please email bsatterlee@kc.rr.com to obtain a yard sign or to donate.**

Sincerely,
 The MVNA Board
 Bob Schubert, 3700 W 83 Terr, Prairie Village, KS 66206

4/26/2013

Dear Charles: My wife and I have been residents in your district for 46 years and would appreciate a positive vote for the Mission Chateau project. I have been retired from medicine for 20 years we are considering moving into one of the villas. Thank you. Milburn Hobson M.D.

4/27/2013

>As a taxpayer and resident of PV, I am very much not in favor of the proposal.
 >
 >>
 >M. Cavell
 >>9208 Fontana

4/27/2013

>Dear Council Persons:
 >
 >My name is Myron Wang and I have resided for the past twenty-five years

>in Corinth Downs of Prairie Village. I am writing to you to today to
>wholeheartedly endorse the Mission Chateau project.
>
>This proposed retirement community will be a plumb for our City. I
> speak with experience of fifty years on the board of the Village Shalom
> Retirement Community and its predecessors. I served as president and
> chairman of the board in two building projects the last presently being
> located at 123rd and Nall.
>
>I know that you have concerns regarding your constituents. During the
> development phase of Village Shalom we had town meetings to address the
> issues of surrounding neighbors,--one of those issues being car
> traffic.
>
>Let me assure you that there there will be no traffic burden concerns.
> Retirement community traffic is minimal as most residents do not have
> cars and don't drive. I am certain that the traffic ingress and egress
> will be nominal compared to the car traffic generated at a middle
> school.
>
>Being a Corinth Downs resident, I have watched the evolution of
> homeowners leaving our community and going to retirement and/or nursing
> facilities. Some are located in the immediate vicinity and as far away
> as Lee's Summit and north of the river.
>
>The Tutera Group is a quality, conscientious retirement community
> developer and manager. You can ask any of the residents at the Tutera
> Group's Atrium facility in Overland Park.. They will tell you about the
> wonderful care they receive. A tour of the facility will make evident
> that Tutera properties are well built and maintained.
>
>If you have any questions or concerns, you mail email or call me. I
> have no proprietary interest in this project except for the fact that
> Mission Chateau is a necessary addition to the Prairie Village community.
>
>Let's keep our aging resident population in Prairie Village!
>
>Sincerely,
>
>Myron Wang
>70 Le Mans Court
>Prairie Village, Kansas 66208
>cell: 913-461-7080
>email: mlw0818@yahoo.com

5/2/2013

Dear Council Member:

I am writing to you to express my support for the proposed Mission Chateau senior living

development being considered for the former Mission Valley Middle School site.

I appreciate how the Tutera Group has listened to the needs of our community and how it has modified its plans in response to those concerns. I see a number of positive benefits to our community, should this development be allowed to move forward. One of those benefits is that aging Prairie Village residents won't have to leave our city when it is time to transition to a senior living community. Another benefit that I see is the increase in tax revenue to the city and increased traffic to local businesses by the residents, families and employees who will work at Mission Chateau.

I believe a vocal minority has been doing most of the talking up to this point. I just wanted to be sure to register my strong vote of support for the project.

Sincerely,

David P. Dyer, President
Alliance Affiliated Equities Corporation
Alliance Equities Corporation

5/2/2013

Dear MVNA Friends,

JUST A REMINDER THAT TUESDAY'S MEETING IS THE MOST IMPORTANT MEETING SO FAR. PLEASE PLAN TO ATTEND; details below! (Also at the end of this message are the email addresses & phone numbers of the City Council members. Below that all the email addresses are shown together; you may be able to copy and paste all the email addresses into your email so you can email all of them to let them know of your opposition to this massive development!

Below is a repeat of our previous message. PLEASE ATTEND THE PRAIRIE VILLAGE PLANNING COMMISSION MEETING, TUESDAY, MAY 7TH, VILLAGE PRESBYTERIAN CHURCH, 6641 MISSION ROAD. WE HAVE GOT TO SHOW THE PLANNING COMMISSION HOW MANY PEOPLE ARE OPPOSED TO THIS MASSIVE PLAN!

Thanks for your support!

REMEMBER.....May 7 is the CRITICAL Planning Commission meeting where we, the public, will be allowed to comment on Tutera's plan for "Mission Chateau". The meeting will be at Village Presbyterian Church, 7:00 p.m. Here are some of the points we plan to make...

- MVNA is not anti-development!
- Any development needs to be compatible with the surrounding neighborhoods!
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- The building facing Mission Road is proposed to be 270,000 square feet. **This would be the largest single building in Prairie Village by far...(bigger than the sum of the Corinth Square buildings but on less acreage) !**
- The separate skilled nursing facility will have nearly the same square footage as the existing school.

- The proposed plan does not provide a reasonable transition from the surrounding neighborhoods (high density directly next to low density residential).
- PV is already saturated with senior housing. As a result this will be a regional complex serving the greater KC area to the detriment of PV residents.
- There are significant health and safety issues including added traffic, noise and congestion, particularly with a school zone nearby.
- The developer, Mr. Tuter, will likely be required to obtain a super-majority vote from the City Council for any final approval of this project...this means he will need **TEN votes** in order for the project to pass!! **PLEASE ATTEND AND SHOW YOUR SUPPORT FOR NO MASSIVE DEVELOPMENT IN PRAIRIE VILLAGE!!!!**

We have made much progress and **CAN WIN WITH YOUR SUPPORT!** We must show strength in numbers and save the character of Prairie Village!! Our community stands to be irrevocably altered by this project. In this case, **Bigger Is Not Better!!**

As always, our greatest appreciation for your ongoing support and for staying with us! Please email bsatterlee@kc.rr.com to obtain a yard sign or to donate.

PRAIRIE VILLAGE CITY COUNCIL

WARDNAMEEMAILPHONE

MayorRon Shaffer mayor@pvkansas.com(913) 831-0907

1Ashley Weaver aweaver@pvkansas.com(913) 403-9154

Dale Warmandwarman@pvkansas.com(913) 236-9730

2Steve Noll snoll@pvkansas.com(913) 262-1560

Ruth Hopkins rhopkins@pvkansas.com (913) 384-0165

3Michael Kelly mkelly@pvkansas.com(913) 461-7644

Andrew Wang wawang@pvkansas.com(913) 671-8404

4Laura Wassmer wassmer@pvkansas.com (913) 648-8379

Brooke Morehead bmorehead@pvkansas.com (913) 642-4793

5David Morrison dmorrison@pvkansas.com (913) 649-6592

Charles Clark cclark@pvkansas.com(913) 341-1109

6David Belz dbelz@pvkansas.comnot available

Ted Odell todell@pvkansas.com(913) 575-9068

Sincerely,

The MVNA Board

Bob Schubert, 3700 W 83 Terr, Prairie Village, KS 66206

5/3/2013

>Councilman Clark; Councilman Belz:

>

>I'm writing to express my concern about the development currently being considered for the former Mission Valley Middle School site.

>

>I've studied the proposed plan for this site, and feel it is entirely inappropriate for the location and character of the neighborhood.

>
>The size and scope of the development is contrary to the current
>setting, with far too much structure under-roof or concrete, and too
>little green-space.
>
>In my opinion there will also be insufficient buffer between the
>development and existing residences to the South and West. The
>resulting increase in traffic (commercial/other) will create a real and
>significant increase in noise, and congestion in the area, and present
>a very real safety hazard for pedestrian traffic in the area of Corinth
>Elementary School.
>
>I've discussed this with many of my neighbors, and without exception
>all are opposed. Further they cannot believe our City Council would
>consider such a plan seriously, against the wishes of the community.
>
>I urge you to honor the wishes of your constituency and VOTE NO on the
>current Tutera development plan. Please turn this one back so that our
>City can consider better options and have the development that it
>deserves. A development that enhances our neighborhoods. A
>development that adds to the beauty and character of our city.
>
>Thank you for your consideration.
>
>Sincerely,
>
>Tom Miller
>8016 Granada Road
>Prairie Village, KS 66208
>913-341-9662

5/3/2013

Dear Mayor and esteemed council members,

My wife and I and my family have lived in PV for over 15 years. We currently reside at 8636 Mission Road. We are the 6th owner of our house which was built in 1928. We hope that this is the last home we ever own. We are very proud of its history and plan to take meticulous care of it.

We were drawn to PV by its charm, family orientation and the fact that the community was well planned and not congested. No high rises, minimal strip centers, lots of trees, winding streets, and plentiful green space. Yet there still is a tasteful and convenient mix of restaurants, shops, groceries etc. Simply put, there is balance. This is rare today. We should all be proud of it.

We are against the proposed development at Mission Valley, not because of what they want to use the land for (senior care/living) but because of the scale of the project. It is simply too dense and large for the 18 acre space. It will be out of character with the size and spacing of the surrounding commercial buildings and developments throughout the rest

of PV. This seems quite obvious to us and all those who live near the school (as you can tell by all the yard signs).

As our elected officials, we trust you are getting a lot of emails like this one. Why? Because our argument against this project (as it stands today) is reasonable and legitimate. Many of us expect to be living in our same homes years after Mr. Tutera has sold this project to some out-of-town buyer (and don't think this won't happen). We feel we have only one time to get this project right. That time is now.

For economy of scale reasons, the developer wants this project to be as big as possible. He is driven by dollars. He is a businessman and there is nothing wrong with that. However, it is your job to make sure there is a true compromise between the homeowners affected and the developer (and the impact it will have on the city and future developments). Based on the number of opposing yard signs it should be very clear this compromise has not yet been reached. The project (square footage and footprint) needs to be redesigned and downsized *materially*, not just 5-10%.

There needs to be fewer large buildings, more spacing and a lot more green space. Don't fall for his excuses.

He bought the land cheap and can undoubtedly make the project work on a much smaller scale. The location is fantastic and his demographics are among the best in the city. Have no worries if he refuses to compromise and thus you vote against the project. He can easily sell the land to another party (be it a private school or another more reasonable developer) at a sizable profit. The real estate market and economy has improved materially since he bought the school. I repeat the above, we have only one time to get the right project for this center-piece property. Now is the time to think long-term. Please be strong and follow your instincts, not the developer. Your decision will greatly impact surrounding property values (which over the long-term will outweigh the incremental taxes on this project) and the perception our city.

Thanks for your consideration of all the above and thanks for everything you do for PV. We know your jobs are not easy. J

Sincerely,

Kent & Rhonda Gasaway

5/6/2013

>Dear Councilman Clark: I am writing with concern for the future
>development of the Mission Valley site. My concerns are that the
>proposed site building is too tall (3 stories) and there is little
>allowance for green space.
>

>I live in Corinth Meadows and have kids that take a school bus or walk
>to school. Having a more massive presence close to Mission Road is
>concerning.

>

>I am also greatly concerned for the proposed skilled nursing facility.
>To me, the traffic in and out of the skilled nursing facility would as
>great or greater than the total traffic in and out of the entire senior
>complex. I don't believe that the skilled nursing facility is only for
>the residents of that proposed complex, so great consideration needs to
>be given for access into and out of Mission Road.

>

>In addition, skilled nursing facilities, take patients (and not just
>seniors) from all over the metro area. This does not coincide with the
>"continuum of care" theme I have heard from the Tutera Group. Sure,
>they will need to reserve beds in the skilled nursing facility for
>residents, but I don't think they are required to reserve many beds at
>all for residents of the senior living center.

>Therefore, the "continuum of care" will really be for people outside of
>Prairie Village who are not residents of the "Mission Chateau" center.

>

>I am not opposed to development. I am opposed to several components
>the Tutera Group has outlined in their current proposal.

>

>Janine Smiley

>Resident - 3608 W. 84th Terrace, Prairie Village, KS 66206

5/22/2013

Council Members:

My husband, son and I have lived in Corinth Hills for the last 14 years. Prior to that we lived at 77th and Roe in Prairie Hills for 9 years. Why have we stayed in the Prairie Village area for so long?? Because we love it! We love the location, the schools, the beautiful tree lined streets and the modest well-kept homes in the neighborhoods. We love the many beautiful parks, the walking access to a grocery store, the light traffic. I could go on and on... For the first time in the last 23 years I feel that this wonderful neighborhood and our city are in jeopardy due to the proposed development at the old Mission Valley Middle School. I have many issues with the project (WAY too big for the area, *going to increase traffic on 83rd Street and Roe Avenue that if you haven't noticed is already getting REALLY busy*, and lastly I still cannot understand why this property wasn't sold to the Kansas City Christian School.)

I feel however that the previous email sent out by activist Bob Schubert does a fantastic job of summing up all of the reasons that the property SHOULD NOT be rezoned and the monstrous and UNNECESSARY proposed Mission Chateau development SHOULD NOT be built in our beautiful little town. I really believe that it will ruin our area.

Please take a moment to read the previous email I have attached (pay close attention to the section on the **(DEPRECIATION IN HOME VALUES)** and consider mine and so many other residents opinions in our lovely city of Prairie Village that we DO NOT want this here.

Thanks so much for your time and consideration.

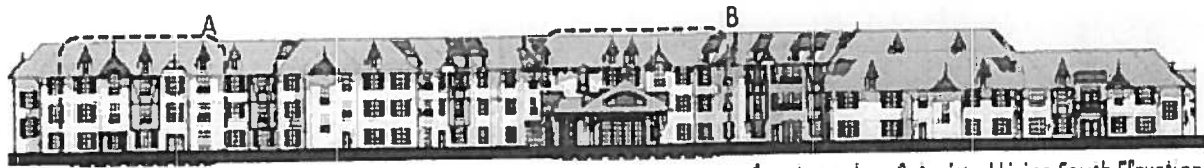
Marnie Duval

From: Bob Schubert [mailto:mailer_response@emailcounts.com] **On Behalf Of** Bob Schubert
Sent: Wednesday, May 22, 2013 7:11 AM
To: dduval@kc.rr.com
Subject: Update from MVNA (Mission Valley Neighbors Association)

MISSION VALLEY DEVELOPMENT -- May 7th Planning Commission Meeting- MVNA Summary



Santa Marta, Olathe, KS on 45.48 acres.



Mission Chateau Proposal on 18 acres

Santa Marta is the best example of what we are trying to do with Mission Chateau (paraphrase) from John Peterson, attorney for the Tutera Group (Mission Chateau proposed beds- 450 on 18 acres, whereas Santa Marta has 342 beds on 45.48 acres).

DENSITY and BULK

*The proposed Mission Chateau is **387,244 square feet** of building on 18 acres. This is 42% larger than what is allowed on a medium density apartment complex in Johnson County (220,600 square feet).

*The Proposed Mission Chateau is 21,122 square feet per acre. In comparison, Corinth Square and Corinth South are only 11,902 square feet per acre.

*The proposed Mission Chateau would have the **second largest single residential building** in Johnson County nearly **the length of two football fields** laid end to end - facing Mission Road.

SKILLED NURSING FACILITY

*The proposed 100 bed Skilled Nursing Facility proposed on this site has 20% fewer beds than St Luke's South Hospital. In comparison Santa Marta, has only 32 skilled nursing facility beds.

*A Skilled Nursing Facility is a non-acute care hospital with physicians and nurses caring for patients of all ages that aren't able to stay in the hospital but cannot return to their own home. A skilled-nursing facility is **not** a nursing home.

AGE AND POPULATION

***Only 4%** of the age and income qualified population ever move into a CCRC (Continued Care Retirement Community).

***Only 25-30%** of the current PV retirement facilities are occupied by **PV residents**.

*Greater **Prairie Village** would have **30** residents for every senior **bed available** compared to **Johnson County** has **68** residents for every senior **bed available**.

DEPRECIATION IN HOME VALUES

* A licensed real estate appraiser concluded this project would reduce by at least 10 % the market value of a neighboring house. Depreciation of that magnitude typically results in a reduction of the market and appraised value of the houses in a several block radius around the project. It is estimated that the resulting reduction in City revenue could be in excess of \$40,000.

*The complex is estimated to **generate only \$107,000 a year in property taxes** at the current proposed density. With extra city expenses expected to be incurred, there would be minimal monetary value to the city funds (this is assuming they don't apply for a not-for-profit status).

GOLDEN FACTORS: The Supreme Court of Kansas decided in 1978 - Donald Golden v. The City of Overland Park; eight factors a zoning body must consider when hearing requests for change.

1)The **character** of the neighborhood; 2) The zoning and **uses of properties nearby**; 3) The **suitability** of the subject property for the uses to which it has been restricted; 4) The extent to which removal of the restrictions will **detrimentally affect nearby property**; 5) The length of time the subject property has remained vacant as zoned; 6) The gain to the public health, safety, and welfare by the possible diminution in value of the developer's property as compared to **the hardship imposed on the individual landowners**; 7) The recommendations of a permanent or professional planning staff; and 8) The **conformance of the requested change to the city's master or comprehensive plan**.

What can you do to make your voice heard?

1)Attend the June 4th Planning Commission Meeting- 7PM at the Prairie Village Presbyterian Church which is a continuation of the May 7th meeting where the opposition can voice its concerns.

2)Attend the July 1st City Council Meeting -- 7:30 pm at Village Presbyterian Church, 6641 Mission Road

2)Write to your Mayor and City Councilperson:

Mayor Ron Shaffer mayor@pvkansas.com

Ashley Weaver: aweaver@pvkansas.com
Steve Noll: snoll@pvkansas.com
Dale Warman: dwarman@pvkansas.com
Ruth Hopkins: rhopkins@pvkansas.com
Mike Kelly: mkelly@pvkansas.com
Laura Wassmer: lwassmer@pvkansas.com
Andrew Wang: awang@pvkansas.com
Brooke Morehead: bmorehead@pvkansas.com
David Morrison: dmorrison@pvkansas.com
David Belz: dbelz@pvkansas.com
Charles Clark: cclark@pvkansas.com
Ted Odell: todell@pvkansas.com

If you are not receiving e-mails and would like to receive e-mails, please e-mail Bob Schubert:
bob@reschubert.com

From: kaufman25@aol.com
Sent: Wednesday, May 22, 2013 7:44 AM
To: dwarman@pvkansas.com
Subject: Tutera's Chateau

Hi Dale, I'm Pat Kaufman and I live in Indian Fields at 6307 West 63 Terrace. Even though I live no where near this development, I don't think it's good for Prairie Village. I'm 64 and even though my husband and I do fairly well, I doubt that we would be able to afford to live there. Nor would I want to. It's way too dense. I cannot for the life of me see how it's good for Prairie Village. I know we're an aging population here in our little city, but I don't think we want to become THE CITY OF THE AGED. We want to attract young families and keep Prairie Village vibrant. Please raise my taxes or do whatever you need to do to raise funds, but don't allow Mr. Tutera to bring his "Chateau" to our city.

Thanks for listening,

Pat

677-1839

From: [John Beil](#)

Sent: Wednesday, May 22, 2013 9:26 AM

To: dwarman@pvkansas.com;

also Laura Wassmer, Charles Clark, David Belz

Subject: Mission Valley Development

Dear Councilman Warman,

I am writing to express my **strong opposition** to the proposed development of Mission Valley School into a skilled nursing facility. The size of the development and the fact that it will bring minimal revenue to the city of Prairie Village is a major concern. There are a plethora of uses for that land that will benefit all the residents of the neighborhood much more than a nursing home.

Respectfully,

--

John Beil

816-916-3276

Received 5/22/2013

>My name is Lindsey Shriver. I'm writing you to voice my opposition for
>the Mission Chateau project.
>I am a resident of Prairie Village, and have for the majority of my
>life. My husband and I chose to make our home here a little over three
>and a half years ago, moving from south Overland Park. When we told our
>friends we were moving to Prairie Village, we got this response almost
>every time - "Why would you want to move there? You are young, and
>Prairie Village is where old people live". Those comments would always
>make me upset because I knew what a jewel Prairie Village is, and it
>was hard for me to understand why others would think of it that way. I
>have always stood up for Prairie Village and defended it to my friends,
>inviting them to our house to see just how great it is.
>As we have lived here, I have seen improvements in shopping centers
>like Corinth that seem to be geared towards attracting younger families
>and young adults. My husband and I have loved the improvements!
>However, I am very saddened to know that there is a possibility that
>ANOTHER retirement community is in the works to be built where Mission
>Valley currently stands. This is such a step backwards for Prairie
>Village. It continues the stereotype of an older person's community,
>which is not going to attract young families that will re-green our
>city and keep it thriving. Please do not take this to mean that I do
>not value our older citizens, I very much do.
>However, we already have 3 retirement homes in the area (one that is

>recently built, it may not be in Prairie Village exactly, but close
>enough). What will a 4th retirement community do for our city?
>The majority of citizens oppose it, does our voice not count?
>My husband and I are expecting our 1st child in June. We will soon
>outgrow our Prairie Village home that we have come to love. We would
>like to stay in Prairie Village, but if the building of Mission Chateau
>is approved we may have to reconsider our choice to stay. As a young
>family, we want to be in a city that chooses projects that attract
>young families like us. The choice to approve Mission Chateau shows us
>that Prairie Village does not have that same vision. I urge you to to
>think carefully about Mission Chateau and let the voices of Prairie
>Village's citizens be heard.
>
>Thank you for your time,
>Lindsey Shriver

From: [Dave Brown](#)

Sent: Wednesday, May 22, 2013 9:40 AM

To: dwarman@pvkansas.com; Laura Wassmer [<mailto:lhoppv@gmail.com>], Charles Clark

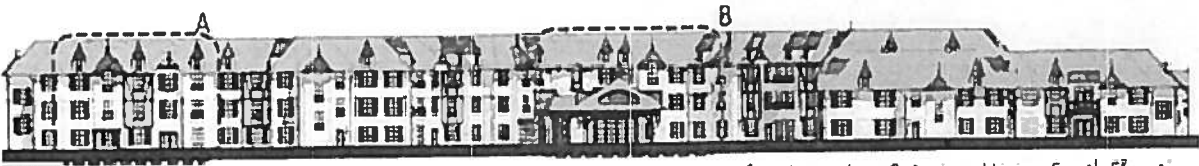
Please read below!! I live very close to this proposed project and it will do extensive damage to our home values and neighborhoods. Traffic a large problem and with several grade schools nearby I am concerned about the safety of our children as the traffic volumes go up dramatically creating more accidents and unsafe conditions on top of the economic damage.

Please let me know where you stand on this issue and what you can be doing to support our community on this? I look forward to hearing from you!

**MISSION VALLEY DEVELOPMENT -- May 7th Planning Commission Meeting-
MVNA Summary**



Santa Marta, Olathe, KS on 45. acres.



1 Independent & Assisted Living South Elevation



2 Independent Living East Elevation



Mission Chateau Proposal on 18 acres

Santa Marta is the best example of what we are trying to do with Mission Chateau (paraphrase) from John Peterson, attorney for the Tutera Group (Mission Chateau proposed beds- 450 on 18 acres, whereas Santa Marta has 342 beds on 45.48 acres).

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Thanks,



David M. Brown

Principal

5/22/2013

>Councilman,

>

>I am writing to urge you to vote against the Mission Chateau project.

>I have 3 concerns, first is the gigantic size of the development (much >larger than would be permitted if this were an apartment project).

>Second is the skilled nursing center. At 100 beds it amounts to a mini >hospital. Third is the decrease in property values. I know the

>project will pay city taxes, but these taxes will be offset by the

>lower property values and resulting decrease in tax revenue from other >properties.

>

>Again, I urge you to vote against this proposed development. Thank you!

>

>Jeff Jones

>4111 W. 92nd Terr

>913-2226-3262

>

I want to go on record and state that I am shocked that the City of Prairie Village would even consider such an OUTRAGEOUS development on the Mission Valley property. The plans for the Mission Chateau development that I have seen are absolutely HIDEOUS! I have lived in two homes in Prairie Village since 1978, and have always loved the ambiance and planning that each neighborhood has

developed and planned. Lots of large, mature trees, large lots with houses, and generously spaced shopping malls and businesses. That the city council would even entertain such an "oversized" and UGLY development is confusing at the least. The structure is simply too big for the area--and needs to be built somewhere where there is lots of land and space....not crammed into the small area where the old Mission Valley school used to be. Why not patio homes or villas that are structurally consistent with the neighborhood? Or better yet, another school? (I am disgusted with the developers for backing out of their gentleman's agreement with Kansas City Christian School! This should be a RED FLAG as to the people the city is dealing with!)

Please reconsider your decision. Take pride in your city and don't allow this MONSTROSITY to be built in a neighborhood that families raise their children. My vote is "NO" to EITHER of the plans of the development.

MS. Catherine Sterchi
3919 West 89th Street
Prairie Village, KS

Bob,
This is a copy of a message from the City regarding Mission Valley. I have received emails from folks based on your mailings which ask me how I stand on the matter. As the message makes clear, Council Members will base the Council decision on the full record of the Planning Commission. I am answering that I will not take a stand ahead of my reading and understanding that full record. To do otherwise would mean I should recuse myself from participation in the decision.

While I am happy to receive emails, I am forwarding them all on to the City Clerk to be placed in the record for all the Planning Commission and all the Council to read as well. I should have no information that is not shared with the public. I think you might help by suggesting to your readers that their thoughts should be sent in writing to the City Clerk ahead of the Planning Commission meeting.
Charles

Mission Valley Development
Senior Housing Development
Posted Date: 5/22/2013

New Updates

Project Scope

MVS, LLC proposes to redevelop the Mission Valley Middle School property into a Senior Housing Development. MVS, LLC has not filed any plans with the City yet. The City anticipates an Planning Commission application filing with plans after the Special Use Permit moratorium is lifted.

The Mission Valley Middle School property is zoned R1-a. R1-a zoning includes the following uses: single family dwellings; golf courses (except for miniature golf and commercial driving ranges); publicly owned parks and recreation areas; churches and synagogues; city hall, police, and fire stations; publicly owned libraries, museums and art galleries; public schools, college and university

educational centers operated by a local district or state agency; group homes; residential design manufactured homes; accessory uses; conditional use permits; and special use permits.

Because this project involves the approval of a Special Use Permit, a Public Hearing is required to be held before the Planning Commission. The Planning Commission is the official Public Hearing for the proposed project. If you would like to provide public comment on the proposed project you can either provide written statements which will be forwarded to the Planning Commission or attend one of the meeting(s) at which public comment is being accepted. Written comment can be brought to City Hall at 7700 Mission Road or sent to cityclerk@pvkansas.com . Once the Public Hearing by the Planning Commission is closed, the City cannot receive any new public comment without reopening the public hearing.

After the close of the Public Hearing, the Planning Commission will make a recommendation to the Prairie Village Governing Body (City Council). The Governing Body is required to review the record of the Planning Commission which includes all public comment presented to the Planning Commission. While the Governing Body has allowed members of the public to reconfirm comments made before the Planning Commission, the Prairie Village Governing Body cannot accept any new comments. The Governing Body's decision must be based on the record of the Planning Commission.

For more information on the Comprehensive Plan for the property, visit the [project page](#).

Want to receive updates to this project? [Click Here](#)

Documents

Document Name Date

[Visual Boards - Available at City Hall](#) 5/7/2013

[Mission Chateau Powerpoint Presentation](#) 5/7/2013

[Mission Chateau Visual Media](#) 5/7/2013

[Mission Valley Neighbors Association Powerpoint Presentation](#) 5/7/2013

[Real Estate Report - Todd Appraisal](#) 5/7/2013

[Jeff Green Partners Report](#) 5/7/2013

[Exhibit distributed by Steve Carman](#) 5/7/2013

[Staff Reports for Mission Chateau Applications](#) 5/7/2013

[Letter & Memo from John Duggan](#) 5/3/2013

[Response from City Attorney](#) 5/6/2013

[Response from City Planning Consultant](#) 5/6/2013

[Senior Living Communities Memo](#) 4/23/2013

[Neighborhood Meeting Documentation](#) 4/25/2013

[Mission Chateau Affidavit of Neighborhood Meeting](#) 4/12/2013

[Proof of Publication](#) 4/17/2013

[Mission Chateau Narrative Overview](#) 4/5/2013

[Mission Chateau Drawings](#) 4/5/2013

[Mission Chateau FAQ Supplement](#) 4/5/2013

[Mission Chateau Application for Special Use Permit & Site Plan](#) 4/5/2013

[Mission Chateau Traffic Study](#) 4/5/2013

[Mission Chateau Traffic Impact Study Response](#) 3/23/2013

Mission Chateau Preliminary Drainage Study 4/5/2013

Mission Chateau Stormwater Management Response 5/1/2013

Mission Chateau Work Session Presentation 4/2/2013

Drawings of the Development 4/2/2013

Mission Chateau Revised Plan 3/5/2013

Mission Chateau Preliminary Drawings 1/9/2013

Updates

5/22/2013 - The Public Hearing has been continued to the June 4, 2013 Planning Commission meeting which will be held at Village Presbyterian Church, 6641 Mission Road. If you would like to provide public comment on the proposed project you can either provide written statements which will be forwarded to the Planning Commission or attend the June 4th meeting. Written comment can be brought to City Hall at 7700 Mission Road or sent to cityclerk@pvkansas.com. Please keep in mind that you must provide your comments to the Planning Commission since this is the official Public Hearing. Comments not forwarded to the Planning Commission will not be considered by the Governing Body (City Council). For more information contact Dennis J. Enslinger at 913-385-4603 or denslinger@pvkansas.com.

5/9/2013 - On May 7th, the Planning Commission held a public hearing on the proposed project. During the meeting, John Petersen, the Developer's representative, made a powerpoint presentation to the Planning Commission. In addition, the Mission Valley Neighbors Association made a powerpoint presentation which provided comments regarding the project. See the Documents Section of the Project Page to download the presentations.

Staff is currently working on the draft minutes from the meeting which will be posted to the project page upon completion. Keep in mind that the official minutes are not approved until the next Planning Commission meeting.

The Planning Commission continued the public hearing until the June 4th Planning Commission meeting. The meeting will take place at 7:00 pm in Friendship Hall at Village Presbyterian Church - 6641 Mission Rd.

4/24/2013 - The Developer will be holding a neighborhood meeting about the project on April 25th at 6:30 pm at Prairie Elementary School (6642 Mission Rd). See attached letter.

4/11/2013 - The Developer, Tutera Properties, has submitted an application for a Special Use Permit (PC2013-05) for a Senior Housing development including a skilled nursing facility, independent/assisted living facility, and independent villas. There is also an associated site plan for the proposed development (PC2013-114). A copy of the general project description, drawings of the development, traffic study, and preliminary drainage study have been provided by the applicant. Printed copies are available for review at Corinth Library and City Hall.

The Planning Commission will consider the Special Use Permit (PC2013-05) and the Site Plan (PC2013-114) at the May 7, 2013 Planning Commission meeting. The Special Use Permit is a public hearing item. The public hearing session of the Planning Commission meeting will begin after the conclusion of the non-public hearing applications. The meeting will be held in Friendship Hall at the Village Presbyterian Church at 6641 Mission Rd. Given the anticipated public comment regarding this

project, the Planning Commission is requesting individuals come prepared to present their comments at the May 7th meeting. The Planning Commission has also scheduled consideration of these two items at the June 4th Planning Commission meeting to hear any new public comment and discuss a recommendation which would be forwarded to the City Council for consideration. If the Planning Commission completes their discussion and votes on a recommendation at the June 4th meeting, it is anticipated that the City Council will consider the Special Use Permit at their July 1st meeting.

This project page will be updated after each meeting. Individuals are encouraged to sign-up for email notifications of changes to this project page.

4/2/2013 - The Developer, Tutera Group, presented plans for the redevelopment of the site. The development will be called Mission Chateau, a Senior Living Community. The development consists of a Memory Care and Skilled Nursing facility; an Assisted Living and Independent Living facility; and Villas. A copy of the presentation can be found here. The Developer has indicated they plan on make a formal submission this Friday, April 5th. This project page will be updated to provide submission documents and review dates for the project.

3/27/2013 - The Developer, Tutera Group, has requested a Work Session to present the concept and plans for the proposed development. The Planning Commission will hold a Work Session on April 2nd after the regular meeting that evening which starts at 7:00 p.m. The meeting will be held in the Indian Hills Middle School Old Gym, 6400 Mission Road. The Work Session will start after the adjournment of the Regular meeting. The Developer has provided some drawings of the proposed development. The public is welcome to attend the Work Session, but no public comment will be accepted since no formal application has been submitted.

The Developer has indicated that they anticipate filing a formal application on Friday, April 5th.

03/08/2013 - The Developer, Tutera Group, held a neighborhood meeting on Tuesday, March 6th to present a revised plan to area residents. In addition, Tutera Group has provided a handout, Mission Chateau Supplemental, which provides details of the project and addresses how the revised plan addressed concerns of residents.

Tutera Group has indicated that they plan on submitting a formal application with the City on April 5th. This project page will be updated with future meeting dates as they become scheduled.

02/27/2013 - John Peterson, spokesperson for the Mission Chateau project, announced that the Tutera Group has rescheduled the City-wide neighborhood meeting to present revised drawings of the redevelopment proposal for Tuesday, March 5, 2013 from 6:30 - 8:30 p.m. at Shawnee Mission East, 7500 Mission Road. The meeting will take place in the gym. Mr. Peterson has indicated that copies of the revised drawings will be provided to the City after the completion of the neighborhood meeting. The City will post the drawings when they become available for those who cannot attend the meeting.

02/27/2013 - March 5th Planning Commission Work Session on Proposed Project Cancelled
Because the Tutera Group will be hosting a neighborhood meeting the same night as the planned March 5th Planning Commission Work Session, the Planning Commission will not be having a work session on the proposed redevelopment project. John Petersen, spokesperson for the developer, has also indicated that a formal submission of the proposed project will not be ready by the March 1st

deadline for consideration of a public hearing at the April 2nd Planning Commission Meeting. The City will provide an update of the schedule for a future work session and the tentative date of the public hearing on the proposed project as soon as it is available.

02/26/2013 - The neighborhood meeting scheduled for Wednesday, February 27th has been cancelled due to the winter storm. An update will be posted when the meeting has been rescheduled.

02/25/2013 - The neighborhood meeting is rescheduled for Wednesday, February 27th from 6:30 p.m. to 8:30 p.m. in the cafeteria at Indian Hills Middle School.

02/19/2013 - The Developer has cancelled the neighborhood meeting scheduled for Thursday, February 21st due to weather concerns. An update will be posted when the meeting has been rescheduled.

02/06/2013 - The Developer has scheduled an additional City-Wide neighborhood meeting to present revised development plans for February 21st from 6:30 to 8:30 pm in the cafeteria at Shawnee Mission East. The City will post revised drawings as soon as they become available.

In addition, the Planning Commission has rescheduled the work session to discuss the revised development proposal for March 5, 2013. **CANCELLED. See Feb. 27th update.** The March 5th Planning Commission Meeting will take place in the gym at Indian Hills Middle School (6400 Mission Rd). The regular Planning Commission meeting begins at 7:00 pm and the work session will commence after completion of the regular agenda items. It is anticipated that the developer will be submitting a formal application on March 1, 2013 which would set the tentative public hearing date for consideration of the item at the April 2, 2013 Planning Commission Meeting which will be held in the gym at Indian Hills Middle School.

01/25/2013 - At the January 24, 2013 neighborhood meeting, John Petersen, spokesperson for the Mission Chateau project, announced that the Tutera Group would not be submitting application materials on February 1st. Mr. Peterson indicated that the Tutera Group wanted to take some time to consider the comments made by residents at the recent neighborhood meetings and make changes to the proposed design. Therefore, the February 5th Planning Commission worksession on the proposed development has been cancelled.

Mr. Petersen committed to hosting at least one additional neighborhood meeting to present the modified design for the project prior to formally submitting an application to the City. City staff will update this project page once the new meeting and submission schedule has been developed.

The February 5th Planning Commission Meeting which was scheduled to be held at Indian Hills Middle School has been relocated to the City Hall Council Chambers. The meeting will begin at 7:00 p.m.

01/22/2013 - City staff has been provided preliminary drawings of the proposed development (see attached). These drawings were provided to staff as part of the pre-submittal process and are going to be presented at the January 24th neighborhood meeting. It is anticipated a complete set of submittal documents related to the project will be submitted on or before February 1st. If this occurs, the official submittal documents will be posted on this project page on or before February

6th.

12/17/2012 - Due to the Shawnee Mission East basketball game on February 5th, the Planning Commission work session will take place in the cafeteria at Indian Hills Middle School, 6400 Mission Rd, Prairie Village, KS on February 5th at 7 p.m.

12/17/2012 - The Planning Commission has set a work session for Tuesday, February 5, 2013 to review a senior housing development proposal for the former site of the Mission Valley Middle School. The work session is open to the public, however, given the nature of a work session, no public comment will be taken regarding this issue at the February 5th meeting. The work session will take place at 7 p.m. in the cafeteria of the Shawnee Mission East High School, 7500 Mission Road, Prairie Village, Kansas. The presentation will commence after the Planning Commission conducts its regularly scheduled meeting agenda. It is anticipated that the Planning Commission will hold a public hearing on the request at their Tuesday, March 5, 2013 meeting.

The property owner, MVS, LLC will also be hosting a citizen participation meeting on January 24, 2013. The meeting is open to all residents and interested individuals and will allow for public comment. The Senior Housing Development proposal includes detached living units, a senior housing facility, assisted living facility and nursing facility. The purpose of the meeting will be to provide a forum for the Project's developer, engineers and architects to present its proposal for a senior living community and give the City's residents an opportunity to learn more about the project and discuss any questions they may have. The January 24th citizen participation meeting will take place in the cafeteria of Shawnee Mission East High School, 7500 Mission Road, Prairie Village, KS at 6:30 p.m.

Visit the link below to read this on our website.

<http://www.pvkansas.com/index.aspx?page=116&recordid=44>

5/23/2013

Ladies and Gentlemen:

My home is in Prairie Village and I oppose the developer's proposal for the Mission Valley site.

Whether applying common sense or Golden factors the developer's proposal for the Mission Valley site cannot be properly approved. Common sense should not be strained in order to obtain your approval of the developer's proposal. As summarized below, almost none, if any, of the Golden factors can be met by the developer's proposal:

- (i) the size and nature of the developer's proposal do not fit with the character of the neighborhood,
- (ii) the zoning and uses of nearby properties are materially dissimilar to the developer's proposal,
- (iii) while the MV property may be suitable for uses to which it has been restricted, it is not suitable for a 100 bed skilled nursing facility,
- (iv) removal of the restrictions on the MV property to allow the developer's proposal would

adversely affect nearby properties, including values and character of those properties,

(v) the MV property has remained vacant because of the pendency of the developer's proposal, not because of the existing restrictions,

(vi) disallowance of the developer's proposal would result in a gain (or, more specifically, avoidance of a loss) in that public health (e.g. noise, light and other pollution), safety (e.g. traffic) and welfare (costs to government/local citizenry) would not be adversely affected and the value of the developer's property would not be adversely affected. The value of the developer's property, including the related restrictions, is the amount the developer paid in a presumably arms'-length transaction. Conversely, approving the developer's proposal would adversely affect all of public health, safety and welfare and concomitantly impose hardships on individual landowners.

(vii) the developer's proposal does not conform to the city's comprehensive plan, e.g., the comprehensive plan does not contemplate a nearly 100 bed skilled nursing facility.

I respectfully request that you reject the developer's proposal as it does not pass muster under the Golden factors or common sense.

Daniel M. Runion, Esq., CPA

Council Person Wassmer,

Please read down and read the facts about the Tutera Project. This is just too big for the area.....and really too big for the former Mission Valley Middle School land. The roads of 22 feet wide go one way. Can you imagine how an 80 year old will handle 22 feet wide streets when he or she is in a hurry and decides to go the wrong way because it is quicker and 911 has been called and they meet each other trying to go forward? The property is too small for the project.

5/23/2013

The Rev. Rebecca Schubert
3700 West 83 Terr
Corinth Meadows

MISSION VALLEY DEVELOPMENT -- May 7th Planning Commission Meeting- MVNA Summary



Santa Marta, Olathe, KS on 45.48 acres.



1 Independent & Assisted Living South Elevation



2 Independent Living East Elevation



Mission Chateau Proposal on 18 acres

Santa Marta is the best example of what we are trying to do with Mission Chateau (paraphrase) from John Peterson, attorney for the Tutera Group (Mission Chateau proposed beds- 450 on 18 acres, whereas Santa Marta has 342 beds on 45.48

acres).

DENSITY and BULK

*The proposed Mission Chateau is **387,244 square feet** of building on 18 acres. This is 42% larger than what is allowed on a medium density apartment complex in Johnson County (220,600 square feet).

*The Proposed Mission Chateau is 21,122 square feet per acre. In comparison, Corinth Square and Corinth South are only 11,902 square feet per acre.

*The proposed Mission Chateau would have the **second largest single residential building** in Johnson County nearly **the length of two football fields** laid end to end - facing Mission Road.

SKILLED NURSING FACILITY

*The proposed 100 bed Skilled Nursing Facility proposed on this site has 20% fewer beds than St Luke's South Hospital. In comparison Santa Marta, has only 32 skilled nursing facility beds.

*A Skilled Nursing Facility is a non-acute care hospital with physicians and nurses caring for patients of all ages that aren't able to stay in the hospital but cannot return to their own home. A skilled-nursing facility is **not** a nursing home.

AGE AND POPULATION

***Only 4%** of the age and income qualified population ever move into a CCRC (Continued Care Retirement Community).

***Only 25-30%** of the current PV retirement facilities are occupied by **PV residents**.

*Greater **Prairie Village** would have **30** residents for every senior **bed available** compared to **Johnson County** has **68** residents for every senior **bed available**.

DEPRECIATION IN HOME VALUES

* A licensed real estate appraiser concluded this project would reduce by at least 10 % the market value of a neighboring house. Depreciation of that magnitude typically results in a reduction of the market and appraised value of the houses in a several block radius around the project. It is estimated that the resulting reduction in City revenue could be in excess of \$40,000.

*The complex is estimated to **generate only \$107,000 a year in property taxes** at the current proposed density. With extra city expenses expected to be incurred, there would be minimal monetary value to the city funds (this is assuming they don't apply for a not-for-profit status).

GOLDEN FACTORS: The Supreme Court of Kansas decided in 1978 - Donald Golden v.

The City of Overland Park; eight factors a zoning body must consider when hearing requests for change.

1) The character of the neighborhood; 2) The zoning and uses of properties nearby; 3) The suitability of the subject property for the uses to which it has been restricted; 4) The extent to which removal of the restrictions will detrimentally affect nearby property; 5) The length of time the subject property has remained vacant as zoned; 6) The gain to the public health, safety, and welfare by the possible diminution in value of the developer's property as compared to the hardship imposed on the individual landowners; 7) The recommendations of a permanent or professional planning staff; and 8) The conformance of the requested change to the city's master or comprehensive plan.

What can you do to make your voice heard?

1) Attend the June 4th Planning Commission Meeting- 7PM at the Prairie Village Presbyterian Church which is a continuation of the May 7th meeting where the opposition can voice its concerns.

2) Attend the July 1st City Council Meeting -- 7:30 pm at Village Presbyterian Church, 6641 Mission Road

Thank you for reading all the way down.

Beck

5/23/2013

As I was driving north on Mission Road yesterday, the abundance of red signs that read "No Massive Development at the MV Site" popped out at me. Also, as one drive the streets of the southern part of PV one sees numerous, numerous red signs in opposition to Mr. Tintera's project. Please look & listen to the residents of Prairie Village! Please listen to those residents who will be most adversely affected by this massive project. Please do not allow this massive project!

Thank you!

Joyce Smith=

From: Bill Berry <pvwjb@sbcglobal.net>
Date: May 29, 2013, 5:32:39 PM CDT
To: Laura Wassmer <lhoppv@gmail.com>
Cc: Karen S Berry <pvksb@sbcglobal.net>
Subject: Re: Mission Valley Project.

Laura.

Susie and I do not want to see Prairie Village the core of Retirement Centers in the Metropolitan area. We already have at least three now operating in Prairie Village presently and we think it is wrong to allow another one. It would be a drawback for young people to relocate in Prairie Village, let alone stigma of Prairie Village being a **City of seniors**. The City needs young people now and this project we believe would not attract young growing families.

We hope you will support our position.

Sincerely

Bill/Susie Berry

--- On **Wed, 5/29/13**, Laura Wassmer <lhoppv@gmail.com> wrote:

From: Laura Wassmer <lhoppv@gmail.com>
Subject: Re: Mission Valley Project.
To: "Bill Berry" <pvwjb@sbcglobal.net>
Date: Wednesday, May 29, 2013, 9:12 AM

Hi Bill. Unfortunately, council members are not allowed to give their views until the issue comes before the Council meeting. On Special Permit and Zoning issues, we are in a semi-judicial capacity so must make our decision based on the Public Record facts from both the residents and the developer--the public record is created at the Planning Commission meetings and then comes before Council. At this time, the issue is still before the Planning Commission so the Public Record is incomplete. I hope that helps----I would be happy to hear your views! Laura

On May 29, 2013, at 7:38 AM, Bill Berry <pvwjb@sbcglobal.net> wrote:

Laura.

Could you give us your views on the Mission Valley Project.

Thank you

Bill/Susie Berry
4504 West 83rd

5/29/2013

I truly believe that the new complex, if approved, will be a fine addition to our community. Studied from the traffic standpoint it will be about one half of the 700 cars that were used daily in the area when the school was operative and the new traffic pattern will not be all at the same time as it is when school started and ended on a daily basis. Seniors travel at different times of the day and thus traffic will be smooth. With the proposed complex leaving over one half of the area scenic, makes it a plus for the entire area. The proposed rental for apartments are high and can only attract those who can afford it. This can only enhance the area. At the present time a vacant school is not exactly an enhancement to the area. Many years ago when Kenilworth Apartments were to be built, the same objections were presented. Kenilworth Apartments has been a good addition to the area and enhanced the value of properties in the area. Respectfully submitted, Allen H. Collier, a resident of Prairie Village.

--

LOVE CONQUERS ALL

Allen (Sparky) Collier

5/30/2013

Both my wife and I are dumbfounded by the objections to the proposal for the Mission Valley School site.

From our perspective it would provide a possible home for us in the future, attractive employment opportunities for Prairie Village residents, and pleasant utilization of the site, all without any troublesome additional motor traffic.

Byron N. Baker
2313 W 71st Street
(913) 499-1377

Byronbaker59@Yahoo.com

May 30, 2013

To the Prairie Village Planning Commission,

I will be out of town for the June 4th Planning & Commission meeting and I would like to request that my opinion below be ON RECORD regarding the proposed Mission Chateau development at the former site of Mission Valley Middle School.

Firstly, I am all for the *proper* redevelopment of this property. However I am completely against the proposed Mission Chateau development on that property, and any other type of apartment or condominium development there. I believe that this type of big development is completely out of character for this particular neighborhood. The Mission Valley property is surrounded by several of Prairie Village's and Leawood's finest single-family home neighborhoods. I truly cannot comprehend why a proposal of this magnitude would ever be considered for that property. Furthermore, I feel that this property should be used only for the development of single-family homes, parks & recreation, schools, churches, or

synagogues. High-end single-family dwellings will not only add value to the city's tax base, but will also add value to the surrounding neighborhoods, which will have a net positive on the city's tax base as well. This particular piece of property and its surrounding residents deserve better and Prairie Village can certainly do better.

I have heard many parties' opinions and I have seen the architectural drawings for Mission Chateau (which appear to look very nice). But no matter what, this type of development, and anything similar in scope and size, is much better suited for somewhere else (maybe another site in PV). I have come to the conclusion that this type of development (condominiums, apartments, medical centers, duplexes, etc.) simply does NOT fit the character of the surrounding neighborhood and I personally don't want to see one of Prairie Village's finest areas ruined. Please do NOT issue a special-use permit for the construction of Mission Chateau or anything similar in scope and size. I know we can do better.

Best regards,

Chris Price

5506 W 82nd Pl

Prairie Village, KS 66208

816-471-3313 (phone)

816-842-1969 (fax)

chrisprice@colonialpatterns.com (e-mail)

5/30/2013

We support this project. We live in Somerset Acres West (4306 w 89th Street). This project is well thought out and will only enhance our city. Let the future unfold....we can't remain in a shell forever.

Kind regards,

Nicki Adams, Managing Member

Arch Companies, LLC

5/30/2013

To: Mayor and City Council of Prairie Village, Kansas

First, I want you to know that I am in favor of developing the property where the Mission Valley Middle School sits. However,

I am NOT in favor of the outrageously large project intended for that property. I have studied the drawings at length as well as the financial information. Also, the statistics do not support such a plan in that location.

The area that this project is planned for is surrounded by single-family homes. The area is designed for those type homes. The area on the south, east, and west of the property is all single-family. To put a development such as the Mission Chateau in that area would be out place and much too massive. I believe that there is somewhere else in Prairie Village that would be more appropriate. I do not know where that area is, but it is not this one.

To mention that in addition to the villas proposed, there are assisted living, nursing home areas and memory home areas . Within 5 minutes of this property there are four such places: the new Benton House (which fits beautifully into the neighborhood), Brighton Gardens, Claridge Court and the Forum. I believe that is enough in such a small area of Prairie Village.

I am hoping that the City Council will turn down this property plan and rezone it for single-family housing. There could be a number of homes on that property that would also bring tax dollars to the city, as well as shopping, restaurant and grocery business. Prairie Village does not need this development or the problems that go along with it. Too massive and not appropriate for the area. Prairie Village needs to show that we are ALIVE and support our young families in the area as well as our other residents. Let's bring families with children back to our city!

Please be sure that this letter becomes on record against the Mission Chateau project.

Sincerely,

Edward and Carol Price II
5506 W 82nd Place
Prairie Village, KS 66208

Subject: I support seniors staying in PV

5/15/13

Dear Council Member, Mayor P

I am very concerned about the community dialogue that has surrounded the Mission Chateau development. As a Prairie Village senior resident, I am getting the strong feeling that there are some people who don't seem to want senior citizens in Prairie Village.

It is clear there aren't enough senior housing options in Prairie Village for our city's aging residents. The Mission Chateau development would be a beautiful addition to our community - and I have already inquired about being added to a waiting list. What a shame it would be to not have the opportunity to stay in the city where I have raised and educated my children and been a vital member of our community. Is this the thanks and respect we want to show seniors in our community?

Once seniors *do* make the transition from their current Prairie Village homes to their senior living apartments, it opens up new housing opportunities to families who wish to make Prairie Village their new home. More residents—whether they be in single family homes or the senior living apartments—will help our city thrive for years to come.

I strongly support approval of the Mission Chateau project, and I hope that you will too.

Sincerely,

Doris M Griffith

P.S. P.V. can't afford to maintain a park
the area is too expensive for any school
to take it over.

Name

Address

Phone Number

E-mail address

The Chateau will bring money also!!!



Ms. Doris M. Griffith
2301 W. 72nd Ter.
Prairie Village, KS 66208-3348

MEMORANDUM

	Overnight
	Regular Mail
	Hand Delivery
	Other

TO:	Keith Bredehoeft, Project Manager – City of Prairie Village, Kansas
FROM:	Brett Lauritsen, Olsson Associates
RE:	Mission Chateau Development, Prairie Village, Kansas 85 th Street/84 th Terrace & Mission Road
DATE:	May 15, 2013
PROJECT #:	OA 2012-2388

Notes

The purpose of this memo is to further analyze traffic impacts of Tutera Group’s proposed Mission Chateau senior living community in connection with a Traffic Impact Study dated April 5, 2013. This study was submitted to the City of Prairie Village as part of a preliminary development plan application. The April 5 study analyzed site access, capacity and operations for peak hours of adjoining intersections on Mission Road. This memo examines traffic impacts of the proposed project during off-peak hours, particularly during employee shift changes as requested by the Tutera Group.

Table 1 below illustrates expected employee departures and arrivals as provided by Tutera Group’s operations staff. Employee shifts are generally spread out over the course of the day.

Table 1: Estimated Mission Chateau Employee Schedule

Staff Count (Entire site)	Arrival Time	Departure Time
50 - 60	6:45 AM	3:00 PM
25	8:00 AM	5:00 PM
50	2:45 PM	11:00 PM
20	10:45 PM	7:00 AM

During the project’s public meetings, attendees expressed concern regarding the project’s effect on Mission Road traffic during employee shift changes, as well as during nearby existing school and business operations. Traffic volume comparison estimates were provided from the project team in presentations, and a time frame of particular concern was determined from the meetings to be during the mid-afternoon. A total shift change of between approximately 100-110 employees is expected between 2:45 PM and 3:00 PM.

To evaluate employee traffic’s effect on Mission Road, a traffic counter was placed across

Mission Road roughly 110 feet north of 84th Street. Twenty-four hour count data for bi-directional traffic was obtained beginning at 11:00 AM on March 27, 2013. Data from this count is provided in 15-minute increments in the Appendix. Directional distribution was found to be consistent with the April 5 study.

From the 24-hour count data, traffic from employee shifts can be integrated with current existing Mission Road traffic. Additionally, comparison of Mission Road traffic during the afternoon peak (2:30-3:30 PM) and PM peak (5:00-6:00 PM) is shown below in Table 2. Traffic generated by Mission Chateau in respective peak hours is nearly identical and shown in the Appendix.

Table 2: Mission Road Mid-Afternoon and PM Peak Hour Volumes

Mission Road Traffic	
Peak Hour	Traffic Volume (veh)
5:00-6:00 PM	1725
2:30-3:30 PM	1410
Difference	315

Conclusions and Recommendations

Traffic data collected on Mission Road indicates a mid-afternoon peak hour coincides with expected shift change for the proposed project. Mission Road traffic during the afternoon peak hour is over 300 vehicles less than during the PM peak hour.

Intersection operations during the PM peak hour were analyzed in the April 5 study. Level of service during the afternoon peak hour is expected to be the or better than during the PM peak hour, given a lower traffic volume.

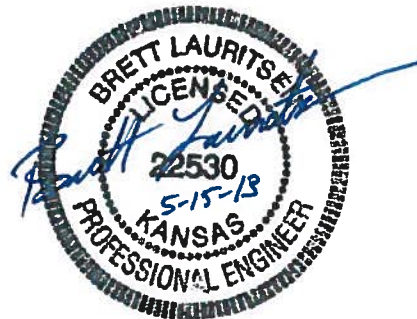
Other employee shift periods are not expected to have an effect on Mission Road or studied intersection operations, as these shifts occur during times of lower traffic volumes on Mission Road, or during peak hours previously analyzed in the April 5 impact study.

No additional traffic control measures are recommended from those discussed in the April 5 study.

If you have any questions please don't hesitate to contact us.



Olsson Associates
Brett Lauritsen, PE



Appendix

Count Data & Volume Comparisons (Combined)

Count Data Volume Graphs

Count Data (Raw)

Combined NB & SB (15 MIN Increments)

27-Mar		28-Mar	
11:00	265	0:00	9
11:15	273	0:15	4
11:30	288	0:30	1
11:45	258	0:45	7
12:00	263	1:00	2
12:15	278	1:15	6
12:30	276	1:30	6
12:45	279	1:45	3
1:00	301	2:00	4
1:15	267	2:15	3
1:30	252	2:30	3
1:45	264	2:45	3
2:00	227	3:00	1
2:15	256	3:15	2
2:30	297	3:30	1
2:45	395	3:45	0
3:00	341	4:00	0
3:15	377	4:15	8
3:30	342	4:30	6
3:45	320	4:45	15
4:00	316	5:00	10
4:15	331	5:15	22
4:30	379	5:30	37
4:45	378	5:45	39
5:00	433	6:00	45
5:15	428	6:15	74
5:30	466	6:30	118
5:45	398	6:45	184
6:00	335	7:00	195
6:15	345	7:15	361
6:30	294	7:30	394
6:45	308	7:45	442
7:00	224	8:00	374
7:15	212	8:15	285
7:30	209	8:30	314
7:45	179	8:45	295
8:00	176	9:00	227
8:15	146	9:15	234
8:30	125	9:30	205
8:45	108	9:45	267
9:00	111	10:00	194
9:15	110	10:15	203
9:30	86	10:30	236
9:45	81	10:45	238
10:00	61		
10:15	64		
10:30	38		
10:45	24		
11:00	25		
11:15	29		
11:30	8		
11:45	21		

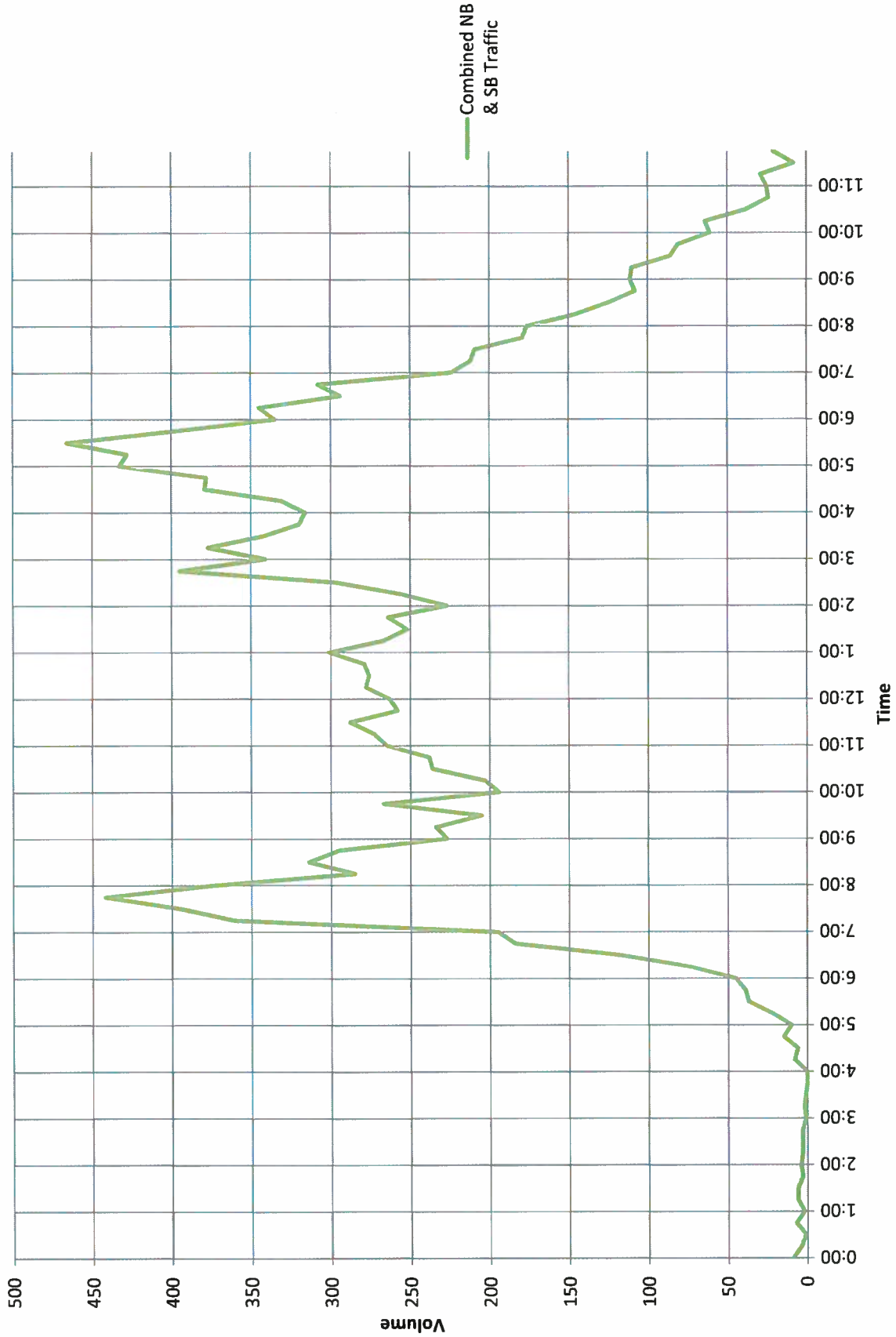
Existing Mission Road

Count Data		
1410	2:30-3:30 PM	
1725	5:00-6:00 PM	
	5:00-6:00	1725
	2:30-3:00	<u>1410</u>
COUNT DIFFERENCE		315

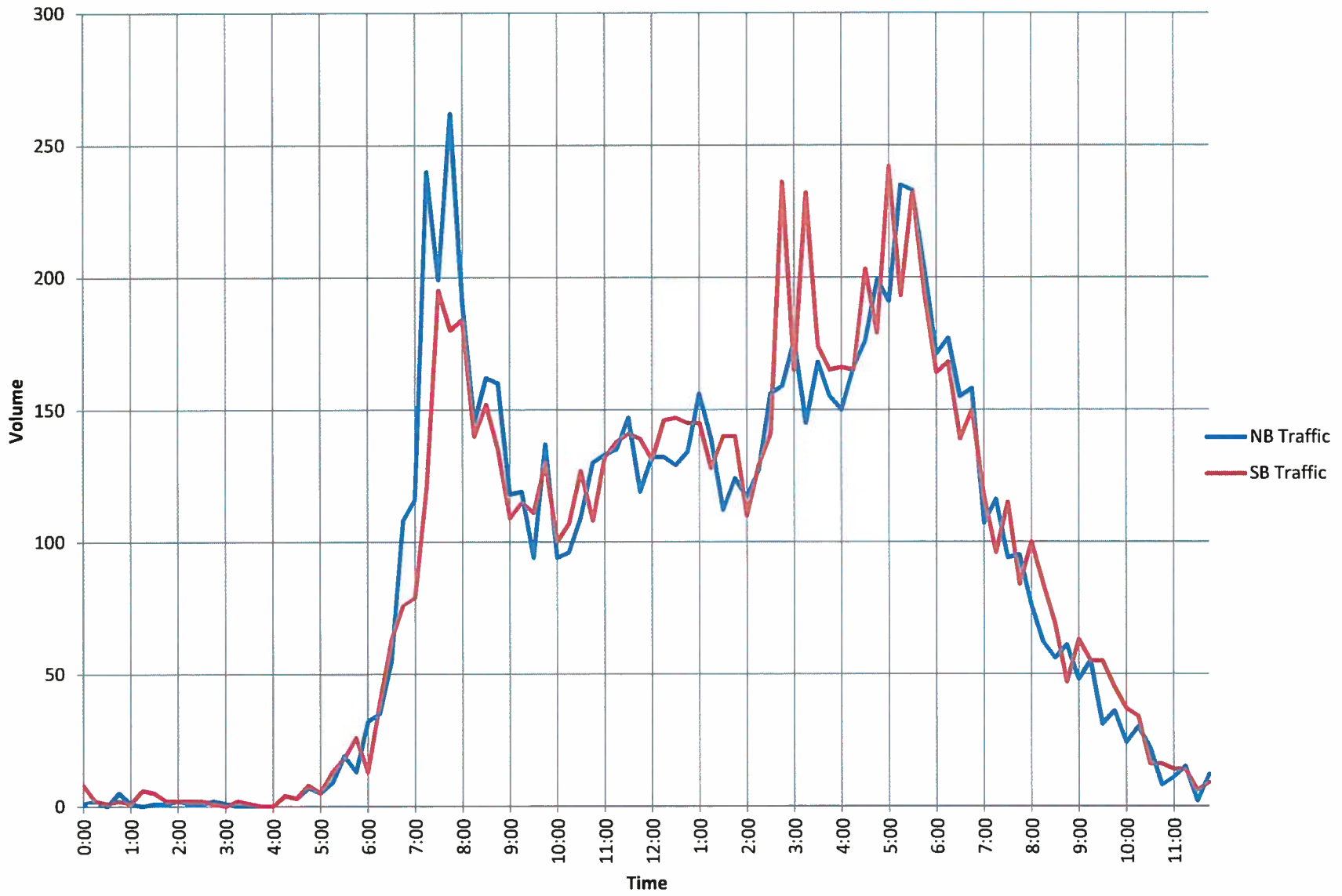
Ex Mission Road + Mission Chateau

Generated		
110	2:30-3:30 PM	
102	5:00-6:00 PM	
Totals	5:00-6:00	1827
Totals	2:30-3:00	<u>1520</u>
TOTAL DIFFERENCE		307

Mission Road 24 Hour Count Volumes



Mission Road 24 Hour Count Volumes



Wed, Mar/27/2013	NB Inside				Wed, Mar/27/2013	NB Outside				NB Total	
[11:00-11:15]	79	37 MPH	52 F	--	[11:00-11:15]	54	37 MPH	48 F	--	11:00	133
[11:15-11:30]	77	38 MPH	52 F	--	[11:15-11:30]	58	35 MPH	50 F	--	11:15	135
[11:30-11:45]	78	36 MPH	54 F	--	[11:30-11:45]	69	36 MPH	52 F	--	11:30	147
[11:45-12:00]	69	38 MPH	54 F	--	[11:45-12:00]	50	37 MPH	52 F	--	11:45	119
[12:00-12:15]	73	37 MPH	56 F	--	[12:00-12:15]	59	37 MPH	54 F	--	12:00	132
[12:15-12:30]	75	37 MPH	58 F	--	[12:15-12:30]	57	34 MPH	54 F	--	12:15	132
[12:30-12:45]	71	38 MPH	62 F	--	[12:30-12:45]	58	36 MPH	58 F	--	12:30	129
[12:45-13:00]	72	37 MPH	66 F	--	[12:45-13:00]	62	37 MPH	62 F	--	12:45	134
[13:00-13:15]	88	38 MPH	66 F	--	[13:00-13:15]	68	35 MPH	62 F	--	1:00	156
[13:15-13:30]	80	37 MPH	70 F	--	[13:15-13:30]	59	37 MPH	64 F	--	1:15	139
[13:30-13:45]	70	37 MPH	72 F	--	[13:30-13:45]	42	36 MPH	66 F	--	1:30	112
[13:45-14:00]	74	38 MPH	70 F	--	[13:45-14:00]	50	36 MPH	66 F	--	1:45	124
[14:00-14:15]	68	39 MPH	70 F	--	[14:00-14:15]	49	36 MPH	66 F	--	2:00	117
[14:15-14:30]	72	38 MPH	76 F	--	[14:15-14:30]	55	37 MPH	70 F	--	2:15	127
[14:30-14:45]	80	37 MPH	76 F	--	[14:30-14:45]	76	36 MPH	74 F	--	2:30	156
[14:45-15:00]	74	38 MPH	78 F	--	[14:45-15:00]	85	36 MPH	76 F	--	2:45	159
[15:00-15:15]	101	32 MPH	80 F	--	[15:00-15:15]	75	29 MPH	76 F	--	3:00	176
[15:15-15:30]	83	31 MPH	78 F	--	[15:15-15:30]	62	30 MPH	78 F	--	3:15	145
[15:30-15:45]	96	36 MPH	78 F	--	[15:30-15:45]	72	34 MPH	78 F	--	3:30	168
[15:45-16:00]	78	37 MPH	78 F	--	[15:45-16:00]	77	35 MPH	78 F	--	3:45	155
[16:00-16:15]	80	37 MPH	78 F	--	[16:00-16:15]	70	36 MPH	76 F	--	4:00	150
[16:15-16:30]	84	37 MPH	76 F	--	[16:15-16:30]	82	35 MPH	76 F	--	4:15	166
[16:30-16:45]	93	38 MPH	76 F	--	[16:30-16:45]	83	36 MPH	76 F	--	4:30	176
[16:45-17:00]	104	37 MPH	76 F	--	[16:45-17:00]	95	36 MPH	74 F	--	4:45	199
[17:00-17:15]	96	38 MPH	74 F	--	[17:00-17:15]	95	37 MPH	72 F	--	5:00	191
[17:15-17:30]	128	38 MPH	72 F	--	[17:15-17:30]	107	36 MPH	70 F	--	5:15	235
[17:30-17:45]	107	38 MPH	70 F	--	[17:30-17:45]	126	36 MPH	68 F	--	5:30	233
[17:45-18:00]	104	38 MPH	66 F	--	[17:45-18:00]	100	36 MPH	66 F	--	5:45	204
[18:00-18:15]	87	37 MPH	64 F	--	[18:00-18:15]	84	37 MPH	62 F	--	6:00	171
[18:15-18:30]	101	37 MPH	62 F	--	[18:15-18:30]	76	37 MPH	60 F	--	6:15	177
[18:30-18:45]	87	37 MPH	60 F	--	[18:30-18:45]	68	36 MPH	58 F	--	6:30	155
[18:45-19:00]	91	37 MPH	58 F	--	[18:45-19:00]	67	36 MPH	56 F	--	6:45	158
[19:00-19:15]	64	37 MPH	56 F	--	[19:00-19:15]	43	37 MPH	54 F	--	7:00	107
[19:15-19:30]	67	37 MPH	54 F	--	[19:15-19:30]	49	38 MPH	52 F	--	7:15	116
[19:30-19:45]	48	38 MPH	52 F	--	[19:30-19:45]	46	36 MPH	52 F	--	7:30	94
[19:45-20:00]	52	36 MPH	52 F	--	[19:45-20:00]	43	34 MPH	52 F	--	7:45	95
[20:00-20:15]	45	37 MPH	52 F	--	[20:00-20:15]	31	34 MPH	50 F	--	8:00	76
[20:15-20:30]	33	38 MPH	50 F	--	[20:15-20:30]	29	35 MPH	50 F	--	8:15	62
[20:30-20:45]	31	36 MPH	50 F	--	[20:30-20:45]	25	34 MPH	48 F	--	8:30	56
[20:45-21:00]	32	36 MPH	48 F	--	[20:45-21:00]	29	34 MPH	48 F	--	8:45	61
[21:00-21:15]	25	38 MPH	48 F	--	[21:00-21:15]	23	36 MPH	48 F	--	9:00	48
[21:15-21:30]	27	36 MPH	48 F	--	[21:15-21:30]	28	35 MPH	48 F	--	9:15	55
[21:30-21:45]	15	37 MPH	48 F	--	[21:30-21:45]	16	33 MPH	48 F	--	9:30	31
[21:45-22:00]	15	39 MPH	48 F	--	[21:45-22:00]	21	35 MPH	48 F	--	9:45	36
[22:00-22:15]	14	38 MPH	48 F	--	[22:00-22:15]	10	36 MPH	48 F	--	10:00	24
[22:15-22:30]	18	39 MPH	48 F	--	[22:15-22:30]	12	33 MPH	48 F	--	10:15	30
[22:30-22:45]	10	38 MPH	48 F	--	[22:30-22:45]	12	36 MPH	48 F	--	10:30	22
[22:45-23:00]	4	34 MPH	48 F	--	[22:45-23:00]	4	36 MPH	46 F	--	10:45	8
[23:00-23:15]	7	38 MPH	48 F	--	[23:00-23:15]	4	38 MPH	46 F	--	11:00	11
[23:15-23:30]	7	36 MPH	48 F	--	[23:15-23:30]	8	35 MPH	46 F	--	11:15	15
[23:30-23:45]	1	0 MPH	48 F	--	[23:30-23:45]	1	38 MPH	46 F	--	11:30	2
[23:45-00:00]	9	38 MPH	46 F	--	[23:45-00:00]	3	37 MPH	46 F	--	11:45	12
Wed, Mar/27/2013	3244	37 MPH	61 F	--	Wed, Mar/27/2013	2727	36 MPH	59 F	--		5971
Thu, Mar/28/2013					Thu, Mar/28/2013						
[00:00-00:15]	1	38 MPH	46 F	--	[00:00-00:15]	0	0 MPH	46 F	--	0:00	1
[00:15-00:30]	2	43 MPH	46 F	--	[00:15-00:30]	0	0 MPH	46 F	--	0:15	2
[00:30-00:45]	0	0 MPH	46 F	--	[00:30-00:45]	0	0 MPH	44 F	--	0:30	0
[00:45-01:00]	3	31 MPH	46 F	--	[00:45-01:00]	2	38 MPH	44 F	--	0:45	5
[01:00-01:15]	1	28 MPH	46 F	--	[01:00-01:15]	0	0 MPH	44 F	--	1:00	1
[01:15-01:30]	0	0 MPH	46 F	--	[01:15-01:30]	0	0 MPH	44 F	--	1:15	0
[01:30-01:45]	0	0 MPH	46 F	--	[01:30-01:45]	1	38 MPH	44 F	--	1:30	1
[01:45-02:00]	0	0 MPH	46 F	--	[01:45-02:00]	1	38 MPH	44 F	--	1:45	1
[02:00-02:15]	1	42 MPH	46 F	--	[02:00-02:15]	1	32 MPH	44 F	--	2:00	2
[02:15-02:30]	1	38 MPH	46 F	--	[02:15-02:30]	0	0 MPH	44 F	--	2:15	1
[02:30-02:45]	1	42 MPH	46 F	--	[02:30-02:45]	0	0 MPH	44 F	--	2:30	1
[02:45-03:00]	0	0 MPH	44 F	--	[02:45-03:00]	2	38 MPH	44 F	--	2:45	2
[03:00-03:15]	0	0 MPH	44 F	--	[03:00-03:15]	1	32 MPH	44 F	--	3:00	1
[03:15-03:30]	0	0 MPH	44 F	--	[03:15-03:30]	0	0 MPH	44 F	--	3:15	0
[03:30-03:45]	0	0 MPH	44 F	--	[03:30-03:45]	0	0 MPH	44 F	--	3:30	0
[03:45-04:00]	0	0 MPH	44 F	--	[03:45-04:00]	0	0 MPH	44 F	--	3:45	0
[04:00-04:15]	0	0 MPH	44 F	--	[04:00-04:15]	0	0 MPH	44 F	--	4:00	0
[04:15-04:30]	4	40 MPH	44 F	--	[04:15-04:30]	0	0 MPH	44 F	--	4:15	4
[04:30-04:45]	3	29 MPH	44 F	--	[04:30-04:45]	0	0 MPH	44 F	--	4:30	3
[04:45-05:00]	4	40 MPH	44 F	--	[04:45-05:00]	3	36 MPH	44 F	--	4:45	7
[05:00-05:15]	3	37 MPH	44 F	--	[05:00-05:15]	2	33 MPH	42 F	--	5:00	5
[05:15-05:30]	4	40 MPH	44 F	--	[05:15-05:30]	5	36 MPH	42 F	--	5:15	9
[05:30-05:45]	11	37 MPH	42 F	--	[05:30-05:45]	8	36 MPH	42 F	--	5:30	19
[05:45-06:00]	9	36 MPH	42 F	--	[05:45-06:00]	4	39 MPH	41 F	--	5:45	13
[06:00-06:15]	26	36 MPH	41 F	--	[06:00-06:15]	6	38 MPH	41 F	--	6:00	32
[06:15-06:30]	24	39 MPH	41 F	--	[06:15-06:30]	11	38 MPH	41 F	--	6:15	35
[06:30-06:45]	30	38 MPH	41 F	--	[06:30-06:45]	25	35 MPH	39 F	--	6:30	55
[06:45-07:00]	54	38 MPH	41 F	--	[06:45-07:00]	54	37 MPH	39 F	--	6:45	108
[07:00-07:15]	61	38 MPH	41 F	--	[07:00-07:15]	55	37 MPH	39 F	--	7:00	116
[07:15-07:30]	138	38 MPH	41 F	--	[07:15-07:30]	102	38 MPH	39 F	--	7:15	240
[07:30-07:45]	98	36 MPH	41 F	--	[07:30-07:45]	101	33 MPH	41 F	--	7:30	199
[07:45-08:00]	111	33 MPH	41 F	--	[07:45-08:00]	151	29 MPH	41 F	--	7:45	262
[08:00-08:15]	85	32 MPH	41 F	--	[08:00-08:15]	105	30 MPH	41 F	--	8:00	190
[08:15-08:30]	80	36 MPH	42 F	--	[08:15-08:30]	65	36 MPH	41 F	--	8:15	145
[08:30-08:45]	88	37 MPH	42 F	--	[08:30-08:45]	74	36 MPH	41 F	--	8:30	162
[08:45-09:00]	84	37 MPH	44 F	--	[08:45-09:00]	76	36 MPH	42 F	--	8:45	160
[09:00-09:15]	60	37 MPH	44 F	--	[09:00-09:15]	58	36 MPH	44 F	--	9:00	118
[09:15-09:30]	65	38 MPH	44 F	--	[09:15-09:30]	54	35 MPH	44 F	--	9:15	119
[09:30-09:45]	50	37 MPH	44 F	--	[09:30-09:45]	44	36 MPH	44 F	--	9:30	94
[09:45-10:00]	80	38 MPH	46 F	--	[09:45-10:00]	57	38 MPH	46 F	--	9:45	137
[10:00-10:15]	43	39 MPH	48 F	--	[10:00-10:15]	51	36 MPH	46 F	--	10:00	94
[10:15-10:30]	49	38 MPH	50 F	--	[10:15-10:30]	47	35 MPH	46 F	--	10:15	96
[10:30-10:45]	70	37 MPH	52 F	--	[10:30-10:45]	39	35 MPH	48 F	--	10:30	109
[10:45-11:00]	85	36 MPH	56 F	--	[10:45-11:00]	45	36 MPH	50 F	--	10:45	130

Wed, Mar/27/2013	SB Inside			Wed, Mar/27/2013	SB Outside			SB Total			
[11:00-11:15]	83	31 MPH	52 F	--	[11:00-11:15]	49	17 MPH	50 F	--	11:00	132
[11:15-11:30]	78	32 MPH	54 F	--	[11:15-11:30]	60	18 MPH	52 F	--	11:15	138
[11:30-11:45]	90	33 MPH	56 F	--	[11:30-11:45]	51	16 MPH	52 F	--	11:30	141
[11:45-12:00]	91	34 MPH	62 F	--	[11:45-12:00]	48	16 MPH	58 F	--	11:45	139
[12:00-12:15]	86	33 MPH	62 F	--	[12:00-12:15]	45	17 MPH	58 F	--	12:00	131
[12:15-12:30]	87	32 MPH	62 F	--	[12:15-12:30]	59	14 MPH	58 F	--	12:15	146
[12:30-12:45]	98	33 MPH	66 F	--	[12:30-12:45]	49	14 MPH	62 F	--	12:30	147
[12:45-13:00]	85	33 MPH	70 F	--	[12:45-13:00]	60	14 MPH	66 F	--	12:45	145
[13:00-13:15]	87	33 MPH	70 F	--	[13:00-13:15]	58	14 MPH	66 F	--	1:00	145
[13:15-13:30]	81	31 MPH	74 F	--	[13:15-13:30]	47	14 MPH	68 F	--	1:15	128
[13:30-13:45]	89	33 MPH	74 F	--	[13:30-13:45]	51	14 MPH	70 F	--	1:30	140
[13:45-14:00]	87	34 MPH	72 F	--	[13:45-14:00]	53	18 MPH	68 F	--	1:45	140
[14:00-14:15]	72	33 MPH	72 F	--	[14:00-14:15]	38	15 MPH	68 F	--	2:00	110
[14:15-14:30]	84	33 MPH	76 F	--	[14:15-14:30]	45	18 MPH	74 F	--	2:15	129
[14:30-14:45]	90	33 MPH	78 F	--	[14:30-14:45]	51	18 MPH	76 F	--	2:30	141
[14:45-15:00]	144	31 MPH	78 F	--	[14:45-15:00]	92	18 MPH	76 F	--	2:45	236
[15:00-15:15]	104	30 MPH	80 F	--	[15:00-15:15]	61	15 MPH	76 F	--	3:00	165
[15:15-15:30]	143	28 MPH	80 F	--	[15:15-15:30]	89	15 MPH	76 F	--	3:15	232
[15:30-15:45]	109	32 MPH	80 F	--	[15:30-15:45]	65	16 MPH	76 F	--	3:30	174
[15:45-16:00]	96	32 MPH	80 F	--	[15:45-16:00]	69	14 MPH	76 F	--	3:45	165
[16:00-16:15]	93	32 MPH	78 F	--	[16:00-16:15]	73	15 MPH	74 F	--	4:00	166
[16:15-16:30]	99	33 MPH	78 F	--	[16:15-16:30]	66	17 MPH	70 F	--	4:15	165
[16:30-16:45]	134	32 MPH	76 F	--	[16:30-16:45]	69	15 MPH	68 F	--	4:30	203
[16:45-17:00]	105	33 MPH	72 F	--	[16:45-17:00]	74	14 MPH	66 F	--	4:45	179
[17:00-17:15]	135	33 MPH	66 F	--	[17:00-17:15]	107	15 MPH	64 F	--	5:00	242
[17:15-17:30]	113	33 MPH	64 F	--	[17:15-17:30]	80	18 MPH	64 F	--	5:15	193
[17:30-17:45]	134	33 MPH	62 F	--	[17:30-17:45]	99	17 MPH	62 F	--	5:30	233
[17:45-18:00]	113	33 MPH	62 F	--	[17:45-18:00]	81	16 MPH	60 F	--	5:45	194
[18:00-18:15]	99	32 MPH	60 F	--	[18:00-18:15]	65	19 MPH	60 F	--	6:00	164
[18:15-18:30]	106	34 MPH	58 F	--	[18:15-18:30]	62	14 MPH	58 F	--	6:15	168
[18:30-18:45]	84	33 MPH	56 F	--	[18:30-18:45]	55	16 MPH	58 F	--	6:30	139
[18:45-19:00]	98	33 MPH	56 F	--	[18:45-19:00]	52	16 MPH	56 F	--	6:45	150
[19:00-19:15]	72	32 MPH	54 F	--	[19:00-19:15]	45	16 MPH	54 F	--	7:00	117
[19:15-19:30]	60	33 MPH	52 F	--	[19:15-19:30]	36	17 MPH	52 F	--	7:15	96
[19:30-19:45]	70	34 MPH	52 F	--	[19:30-19:45]	45	15 MPH	52 F	--	7:30	115
[19:45-20:00]	48	33 MPH	50 F	--	[19:45-20:00]	36	22 MPH	52 F	--	7:45	84
[20:00-20:15]	66	32 MPH	50 F	--	[20:00-20:15]	34	13 MPH	50 F	--	8:00	100
[20:15-20:30]	48	33 MPH	48 F	--	[20:15-20:30]	36	20 MPH	50 F	--	8:15	84
[20:30-20:45]	36	32 MPH	48 F	--	[20:30-20:45]	33	16 MPH	48 F	--	8:30	69
[20:45-21:00]	22	32 MPH	46 F	--	[20:45-21:00]	25	22 MPH	48 F	--	8:45	47
[21:00-21:15]	36	33 MPH	48 F	--	[21:00-21:15]	27	19 MPH	48 F	--	9:00	63
[21:15-21:30]	38	33 MPH	48 F	--	[21:15-21:30]	17	19 MPH	48 F	--	9:15	55
[21:30-21:45]	32	32 MPH	48 F	--	[21:30-21:45]	23	16 MPH	48 F	--	9:30	55
[21:45-22:00]	24	31 MPH	48 F	--	[21:45-22:00]	21	14 MPH	48 F	--	9:45	45
[22:00-22:15]	22	30 MPH	46 F	--	[22:00-22:15]	15	12 MPH	48 F	--	10:00	37
[22:15-22:30]	23	31 MPH	46 F	--	[22:15-22:30]	11	15 MPH	48 F	--	10:15	34
[22:30-22:45]	10	31 MPH	46 F	--	[22:30-22:45]	6	19 MPH	48 F	--	10:30	16
[22:45-23:00]	6	34 MPH	46 F	--	[22:45-23:00]	10	24 MPH	48 F	--	10:45	16
[23:00-23:15]	11	35 MPH	46 F	--	[23:00-23:15]	3	22 MPH	46 F	--	11:00	14
[23:15-23:30]	8	36 MPH	46 F	--	[23:15-23:30]	6	25 MPH	46 F	--	11:15	14
[23:30-23:45]	5	34 MPH	46 F	--	[23:30-23:45]	1	28 MPH	46 F	--	11:30	6
[23:45-00:00]	7	32 MPH	46 F	--	[23:45-00:00]	2	4 MPH	46 F	--	11:45	9
Wed, Mar/27/2013	3841	33 MPH	61 F		Wed, Mar/27/2013	2455	16 MPH	59 F			6296
Thu, Mar/28/2013					Thu, Mar/28/2013						
[00:00-00:15]	4	28 MPH	44 F	--	[00:00-00:15]	4	11 MPH	46 F	--	0:00	8
[00:15-00:30]	2	25 MPH	44 F	--	[00:15-00:30]	0	0 MPH	46 F	--	0:15	2
[00:30-00:45]	0	0 MPH	44 F	--	[00:30-00:45]	1	12 MPH	46 F	--	0:30	1
[00:45-01:00]	0	0 MPH	44 F	--	[00:45-01:00]	2	33 MPH	44 F	--	0:45	2
[01:00-01:15]	1	28 MPH	44 F	--	[01:00-01:15]	0	0 MPH	44 F	--	1:00	1
[01:15-01:30]	4	33 MPH	44 F	--	[01:15-01:30]	2	4 MPH	44 F	--	1:15	6
[01:30-01:45]	3	31 MPH	44 F	--	[01:30-01:45]	2	21 MPH	44 F	--	1:30	5
[01:45-02:00]	2	35 MPH	44 F	--	[01:45-02:00]	0	0 MPH	44 F	--	1:45	2
[02:00-02:15]	1	32 MPH	44 F	--	[02:00-02:15]	1	18 MPH	44 F	--	2:00	2
[02:15-02:30]	0	0 MPH	44 F	--	[02:15-02:30]	2	21 MPH	44 F	--	2:15	2
[02:30-02:45]	2	35 MPH	44 F	--	[02:30-02:45]	0	0 MPH	44 F	--	2:30	2
[02:45-03:00]	0	0 MPH	44 F	--	[02:45-03:00]	1	22 MPH	44 F	--	2:45	1
[03:00-03:15]	0	0 MPH	44 F	--	[03:00-03:15]	0	0 MPH	44 F	--	3:00	0
[03:15-03:30]	2	28 MPH	44 F	--	[03:15-03:30]	0	0 MPH	44 F	--	3:15	2
[03:30-03:45]	0	0 MPH	44 F	--	[03:30-03:45]	1	18 MPH	44 F	--	3:30	1
[03:45-04:00]	0	0 MPH	44 F	--	[03:45-04:00]	0	0 MPH	44 F	--	3:45	0
[04:00-04:15]	0	0 MPH	42 F	--	[04:00-04:15]	0	0 MPH	44 F	--	4:00	0
[04:15-04:30]	3	29 MPH	42 F	--	[04:15-04:30]	1	12 MPH	44 F	--	4:15	4
[04:30-04:45]	1	42 MPH	42 F	--	[04:30-04:45]	2	15 MPH	44 F	--	4:30	3
[04:45-05:00]	6	34 MPH	42 F	--	[04:45-05:00]	2	11 MPH	44 F	--	4:45	8
[05:00-05:15]	4	33 MPH	42 F	--	[05:00-05:15]	1	4 MPH	44 F	--	5:00	5
[05:15-05:30]	8	34 MPH	42 F	--	[05:15-05:30]	5	12 MPH	42 F	--	5:15	13
[05:30-05:45]	13	33 MPH	41 F	--	[05:30-05:45]	5	21 MPH	42 F	--	5:30	18
[05:45-06:00]	21	32 MPH	41 F	--	[05:45-06:00]	5	9 MPH	41 F	--	5:45	26
[06:00-06:15]	8	33 MPH	39 F	--	[06:00-06:15]	5	14 MPH	41 F	--	6:00	13
[06:15-06:30]	29	35 MPH	39 F	--	[06:15-06:30]	10	21 MPH	41 F	--	6:15	39
[06:30-06:45]	40	34 MPH	39 F	--	[06:30-06:45]	23	21 MPH	41 F	--	6:30	63
[06:45-07:00]	46	32 MPH	39 F	--	[06:45-07:00]	30	20 MPH	41 F	--	6:45	76
[07:00-07:15]	44	35 MPH	39 F	--	[07:00-07:15]	35	16 MPH	39 F	--	7:00	79
[07:15-07:30]	67	34 MPH	39 F	--	[07:15-07:30]	54	20 MPH	39 F	--	7:15	121
[07:30-07:45]	104	30 MPH	39 F	--	[07:30-07:45]	91	16 MPH	41 F	--	7:30	195
[07:45-08:00]	107	28 MPH	39 F	--	[07:45-08:00]	73	14 MPH	41 F	--	7:45	180
[08:00-08:15]	108	28 MPH	41 F	--	[08:00-08:15]	76	15 MPH	41 F	--	8:00	184
[08:15-08:30]	78	32 MPH	41 F	--	[08:15-08:30]	62	16 MPH	41 F	--	8:15	140
[08:30-08:45]	88	32 MPH	41 F	--	[08:30-08:45]	64	14 MPH	42 F	--	8:30	152
[08:45-09:00]	81	32 MPH	42 F	--	[08:45-09:00]	54	15 MPH	42 F	--	8:45	135
[09:00-09:15]	60	31 MPH	42 F	--	[09:00-09:15]	49	19 MPH	42 F	--	9:00	109
[09:15-09:30]	75	31 MPH	44 F	--	[09:15-09:30]	40	15 MPH	44 F	--	9:15	115
[09:30-09:45]	63	32 MPH	46 F	--	[09:30-09:45]	48	15 MPH	46 F	--	9:30	111
[09:45-10:00]	79	33 MPH	48 F	--	[09:45-10:00]	51	15 MPH	48 F	--	9:45	130
[10:00-10:15]	58	33 MPH	52 F	--	[10:00-10:15]	42	13 MPH	52 F	--	10:00	100
[10:15-10:30]	66	33 MPH	52 F	--	[10:15-10:30]	41	17 MPH	54 F	--	10:15	107
[10:30-10:45]	79	34 MPH	60 F	--	[10:30-10:45]	48	16 MPH	58 F	--	10:30	127
[10:45-11:00]	64	33 MPH	64 F	--	[10:45-11:00]	44	16 MPH	62 F	--	10:45	108

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
DATE: June 4, 2013 Planning Commission Meeting

Project # 000005977

Application: PC 2013-06

Request: Amendment to a Special Use Permit for Operation of a Day Care Program

Property Address: 7501 Belinder Avenue

Applicant: Little Owly's Nest for Knowledge, Inc.

Current Zoning and Land Use: R-1B Single-Family Dwelling District - Church

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

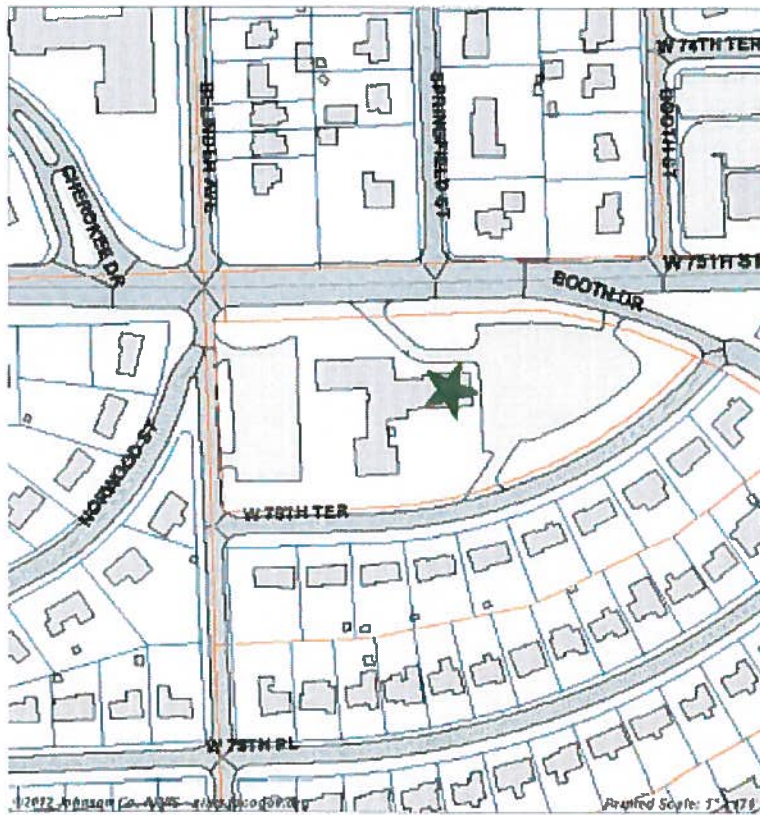
Legal Description: Meadowlake Block 22

Property Area: 3.49 Acres

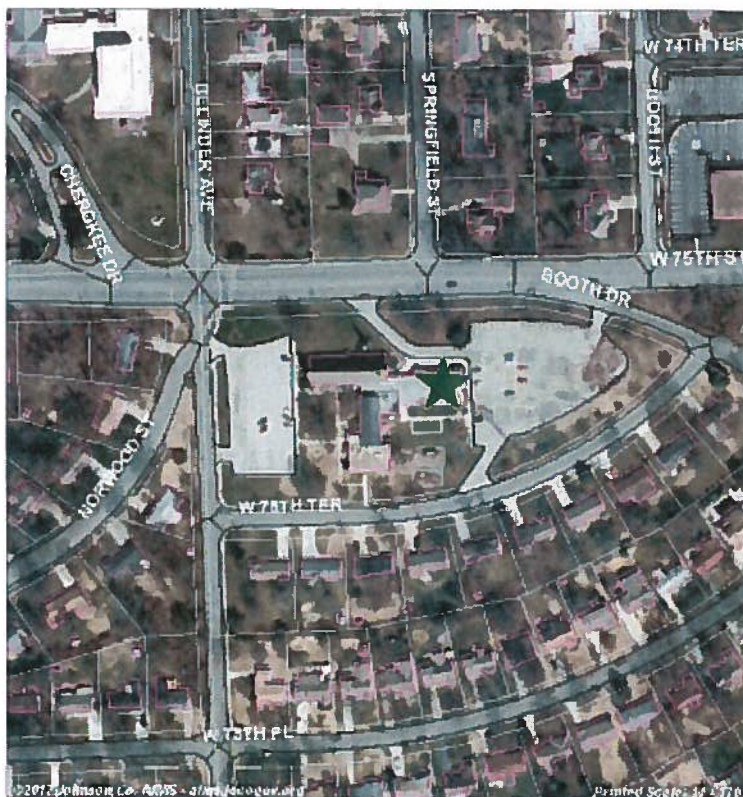
Related Case Files: PC 2013-04: SUP Renewal Monarch Montessori School
PC 2012-06: SUP Little Owly's Nest Day Care
PC 2009-19: SUP Monarch Montessori School
PC 2008-11: Renewal of SUP for KCATC Childcare
PC 2008-04: SUP for KCATC Childcare

Attachments: Application, Site Plan and Photos

General Location Map



Aerial Map



COMMENTS:

The Day Care Center Special Use Permit for Little Owly's Nest was considered and recommended for approval by the Planning Commission on June 5, 2012. The Governing Body approved the Day Care Center Special Use Permit on June 18, 2012 subject to the following six conditions:

1. That the child care center be approved for a maximum of 45 children
2. That the child care center be permitted to operate year round from 7:30 a.m. to 5:30 p.m. subject to the licensing requirements by the Kansas Department of Health and Environment.
3. That the special use permit be issued for the child care center for a period of five years from the date of City Council approval and that if the applicant desires to continue the use after that time period expires, they shall file a new application for reconsideration by the Planning Commission and City Council.
4. That the property owner shall submit a plan to the Planning Commission setting out a schedule for repairing and maintaining the east parking lot and the driveway to 75th Terrace.
5. That the property owner shall meet with the City Staff to resolve the signing issues.
6. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.

The applicant is requesting to increase the number of children from 45 to 69 and extend the approval for another five years. Little Owly's Nest provides child care services for children between infancy and age five. The hours of operation are 7:30 a.m. to 5:30 p.m. The current operation employs nine people. The expanded day care center could employ up to 17 people who will park in the east lot during the day. The children will be dropped off and picked up by parents from the north entrance of the building adjacent to 75th Street. This driveway is approximately 180 feet in length and could accommodate approximately nine vehicles which may not be adequate to handle all the vehicles at peak times. Vehicle stacking cannot be allowed to back up on 75th Street. Dropping off time tends to be less congested than pick-up time. The applicant has agreed to have parents park in the east lot and walk to the door to drop off and pick up their children.

The operation will be contained within the existing structure and no changes will occur to the exterior of the building. The condition of the pavement in the east parking lot is poor. It is crumbling and breaking up and needs to be repaired. There are also potholes in the driveway on the south side that provides access to 75th Terrace.

In 2009 a Special Use Permit was approved for Monarch Montessori School. It is in a different part of the building and is accessed from the south side with parking in the west lot. In May 2013 the Special Use Permit for Monarch Montessori School was recommended for renewal for another five years.

The applicant will use the same facilities that were previously approved plus two additional classrooms for a total of four classrooms.

The applicant held a neighborhood meeting on May 22, 2013 in accordance with the Planning Commission Citizen Participation Policy and no residents attended the meeting.

There has been a court decision that Special Use Permits are in reality a change in use and should be considered in the same manner as a zoning change is considered using the "Golden Factors." The Special Use Permit ordinance has factors for consideration similar but not identical to the "Golden Factors" and therefore, both sets of factors will be presented.

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

FACTORS FOR CONSIDERATION SPECIFIC TO SPECIAL USE PERMITS:

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

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

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

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

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

The child care center will be located within an existing structure and use an existing parking lot therefore it should not create any problems for the adjacent property in the neighborhood. The request should be approved for a five year period so it can be reevaluated at that time.

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

The child care center will accommodate a group of up to 69 children, and will use the church facility during normal working hours. This use will not have a dominating effect in the neighborhood because it will be located within an existing building. No expansion of the building is proposed.

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

Access to the child care center will be from the existing north driveway and east parking lot. The operation will occur during normal business hours and not during the hours where other major events will occur at the church. The east parking lot is in poor condition and needs to be repaired. This was discussed at length in 2008 when the KCATC application was renewed and again in 2012 when Little Owl's Nest was approved. Some of the lot was repaired but some of it has deteriorated further. Currently the lot provides approximately 50 spaces which should be adequate to accommodate this use.

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

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

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

Adequate entrance and exit drives currently exist at the facility and this proposed special use will utilize the existing infrastructure that is already in place. The access drive to 75th Terrace, however, has potholes and needs to be repaired.

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

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

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

The special use will not require any changes in the exterior architecture or style of the existing building. It should be pointed out that there are numerous signs on this property that need to be in conformance with the sign code. There are three signs on 75th Street.

GOLDEN FACTORS FOR CONSIDERATION:

- 1. The character of the neighborhood;**

The neighborhood is predominantly single-family dwellings to the north, south, east and west. The existing property is a church and another church is located on the northwest corner of Belinder Avenue and 75th Street. Northeast of the site is a large office building along with other office buildings on the north side of 75th Street to State Line Road. The character of the immediate neighborhood is primarily residential with single-family dwellings and churches.

- 2. The zoning and uses of property nearby;**

North: R-1B Single Family Residential – Single Family Dwellings
East: R-1B Single Family Residential – Single Family Dwellings
South: R-1B Single Family Residential – Single Family Dwellings
West: R-1A & R-1B Single Family Residential – Single Family Dwellings

- 3. The suitability of the property for the uses to which is has been restricted under its existing zoning;**

The property is zoned R-1B Single-Family Residential District which permits single-family dwellings, churches, schools, public building, parks, group homes and other uses that may be permitted either as a conditional use or special use. The property has a variety of uses available and it can accommodate uses that complement the primary use as a church. A Montessori school occupies another portion of the building.

- 4. The extent that a change will detrimentally affect neighboring property;**

The use has been in existence for approximately one year and has not created any detrimental neighborhood issues. The renewal request, however, will increase the school from two to four classrooms and 45 to 69 students which is a significant increase. Traffic is the main concern. The north drive will be the main drop off and pickup area and should be adequate to accommodate the traffic. Staff parking and additional parking for parents will be located in the east parking lot which has 50 spaces.

5. The length of time of any vacancy of the property;

The church was built in 1955 and has changed occupants and ownership several times, but to our knowledge has never been vacant.

6. The relative gain to public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners;

The proposed project is within an existing building that will not have any exterior modifications. The applicant will be able to better utilize the property and no hardship will be created for adjacent property owners.

7. City staff recommendations;

The use has been in operation for one year with no complaints; the use will be within an existing building with no exterior changes; the use will have minimal impact on the neighborhood; and the use will provide a needed service for preschool children that is in demand in Prairie Village. It is recommended that it be approved for five years so that it can be evaluated to be sure that it does not adversely affect the neighborhood.

8. Conformance with the Comprehensive Plan.

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. The day care center is an amenity that will improve quality of life in Prairie Village and help make it a desirable location for young families. This application for approval of the day care center is consistent with Village Vision in encouraging reinvestment; providing multiple uses in existing buildings and making better use of underutilized facilities.

RECOMMENDATION:

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

1. That the child care center be approved for a maximum of 69 children
 2. That the child care center be permitted to operate year round from 7:30 a.m. to 5:30 p.m. subject to the licensing requirements by the Kansas Department of Health and Environment.
 3. That the special use permit be issued for the child care center for a period of five years from the date of Governing Body approval and that if the applicant desires to continue the use after that time period expires, they shall file a new application for reconsideration by the Planning Commission and Governing Body.
 4. That the property owner shall submit a plan to the Planning Commission setting out a schedule for repairing and maintaining the east parking lot and the driveway to 75th Terrace.
 5. That the property owner shall meet with the City Staff to resolve the signing issues.
 6. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.
-





SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC 2013-06

Filing Fees: 825

Deposit: 1500



Date Advertised: _____

Date Notices Sent: _____

Public Hearing Date: _____

APPLICANT: Little Owl's Nest for Knowledge PHONE: 913 385 0747

ADDRESS: 7501 Belinder Avenue, PV KS 66208 E-MAIL: alison.ernzen@gmail.com

OWNER: REACH Church PHONE: 913 381 7800

ADDRESS: 7501 Belinder Ave, Prairie Village KS ZIP: 66208

LOCATION OF PROPERTY: _____

LEGAL DESCRIPTION: Meadow Lake Block 22

ADJACENT LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Residential</u>	<u>R-1b</u>
South	<u>Residential</u>	<u>R-1b & R-1a</u>
East	<u>Residential</u>	<u>R-1b</u>
West	<u>Residential</u>	<u>R-1b</u>

Present Use of Property: DAYCARE

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

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

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

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

If Yes, what length of time? 5 years

SIGNATURE: Alison Erzen

DATE: 5/2/13

BY: Alison Erzen

TITLE: Program Owner / Director

Attachments Required:

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

Application No. PC 2013-04

ALISON ERNZEN, being duly sworn upon his oath, deposes and states:

1. I am the (owner of) (attorney for) (agent of) the property described in the attached notice upon which an application has been filed before the Planning Commission of the City of Prairie Village, Kansas.
2. On the 22 day of May, 2013 a public information meeting was held pursuant to the Citizen Participation Policy adopted on June 6, 2000, by the Planning Commission
3. On the 14 day of May, 2013, I did comply with notification requirements to landowners as stated Section 19.28.020, of the Prairie Village Zoning Regulations and notified in letter by certified mail all owners of land located within 200 feet of the described real property. Notice was mailed to the following:

Name

Address

<u>Name</u>	<u>Address</u>

I certify that the foregoing is true and correct.

Alison Ernzen
Name

7501 Belinder, Prairie Village, KS
Address

66208

Application No. PC 2013-04

AFFIDAVIT

STATE OF KANSAS)

COUNTY OF JOHNSON) ss.

Little Owlly's Nest for Knowledge
- Alison Erzen

_____, being duly sworn upon his oath, disposes and states:

That he is the (owner) (attorney for) (agent of) the tract of land for which the application was filed. That in accordance with Section 19.28.025 of the Prairie Village Zoning Regulations, the applicant placed and maintained a sign, furnished by the City, on that tract of land. Said sign was a minimum of two feet above the ground line and within five feet of the street right-of-way line in a central position of the tract of land and had no visual obstruction thereto.

(Owner/Attorney for/Agent of)

Subscribed and sworn to before me this _____ day of _____, 20__.


Notary Public or Planning Commission Secretary

Little Owly's Nest for Knowledge

Joyce Hagen Mundy
City Clerk
7700 Mission Road
Prairie Village, KS 66208

May 7, 2012

Dear Ms. Joyce Hagen Mundy,

Little Owly's Nest for Knowledge would like the city's zoning approval to expand our child care center at REACH church, 7501 Belinder Avenue. Our expansion entails the use of two classrooms already present in our wing of the building. With the accumulation of these two rooms we will be gaining 26 more children. Therefore Little Owly's will provide 69 children between infancy and age 5 with part and full time care. Our hours of operation are 7:30 a.m. to 5:30 p.m., year round, with time off for holidays. Our mission at Little Owly's is to educate and provide care to children. In addition, we hope to provide a safe, happy, and healthy environment where children can learn, explore, and feel loved. If you have any questions, please do not hesitate to call me at (913) 956-9844.

Sincerely,

Alison Ernzen, M.A.Ed
Program Owner/Director
Little Owly's Nest for Knowledge
7706 Aberdeen Road
Prairie Village, KS 66208

Special Use Permit Application Attachment

Little Owly's Nest for Knowledge

1. Little Owly's Nest for Knowledge Inc. feels that the intersection of 75th and Belinder is an excellent location for a community preschool and child care facility. It is located in an area surrounded by families and young children. It would be conveniently located on a major through-street with easy access for parents and minimal if any effect on neighborhood traffic. We intend to offer families in our community an additional option for child care and education in and around Prairie Village.
2. The facilities at REACH Church are well designed in that ample parking is provided, the classroom space is large and inviting, the playground facility is safe and well maintained. All of these elements contribute to a safe, healthy environment in which children can learn and grow. Little Owly's Nest for Knowledge's primary objective is to offer families a place where children feel nurtured, safe, and comfortable while cared for and educated by skilled and trained professionals. This location and its facilities meet that objective.
3. Little Owly's Nest for Knowledge would be generally compatible with the neighborhood because it would be located within the already existing structure of the REACH Church facility. It would utilize the existing playground and parking lot. It would provide families with another child care option close to home.
4. Little Owly's Nest for Knowledge will make no changes to the exterior structure of the REACH Church building and thus will comply with all the height and area regulations already in place.
5. All parking will be off-street and will take place in the many spots available in the REACH Church parking lot. Little Owly's Nest for Knowledge will employ up to 17 people so there will be a total of 17 vehicles that will occupy the parking lot on the east side of the building during the day. The school will have a maximum of 69 students. Children will be dropped off and picked up by parents from the North entrance of the building which faces 75th street. Parents will be able to park in the parking lot located to the east of the building. Afternoon traffic is not an issue as children will be attending the school full days.
6. Adequate utility, drainage, and facilities are currently in place within the REACH Church facilities. No additional utilities, drainage functions or facilities will be necessary for the proper operation of Little Owly's Nest for Knowledge.

Little Owly's Nest for Knowledge

May 7, 2012

To Whom It May Concern:

Little Owly's Nest for Knowledge will be holding a preliminary meeting on May 22nd, 6:00 p.m. at 7501 Belinder Avenue. This meeting will be held to discuss any questions or concerns that property owners within 200 feet may have prior to the public hearing meeting on June 4th.

Our mission at Little Owly's Nest for Knowledge is to care for and educate children. Little Owly's will provide up to 69 children between infancy and school age with part time and full time services. Our hours of operation will be from 7:30 a.m. to 5:30 p.m., year round, with time off for holidays. If you have any questions or concerns please do not hesitate to call. You may reach me at (913) 385-0747.

Sincerely,

Alison Ernzen, M.A.Ed
Program Owner / Director
Little Owly's Nest for Knowledge

**Special Use Permit
Preliminary Meeting
Minutes**

Date: 5-22-13
Time: 6:00 p.m.

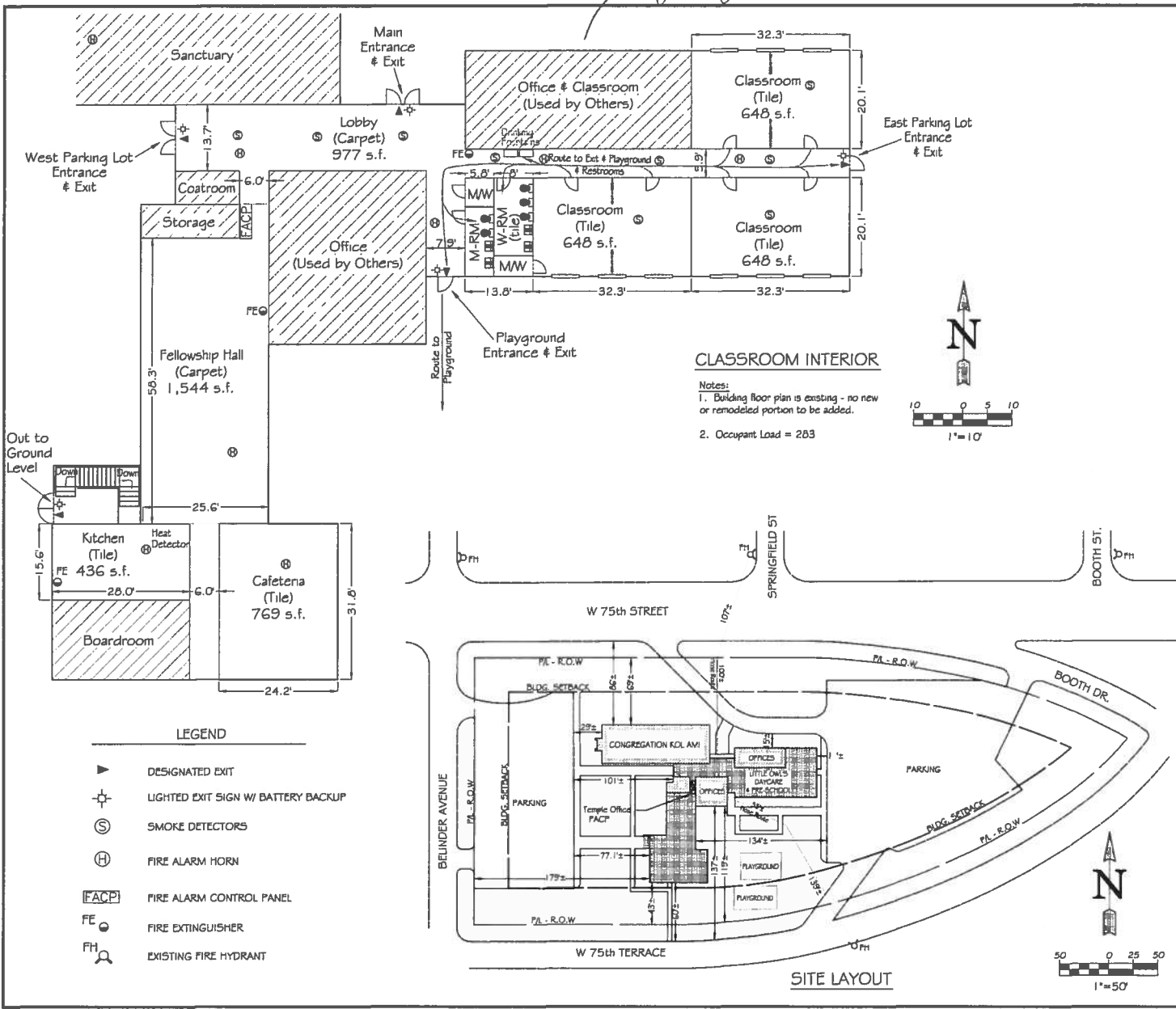
Special Use Permit Preliminary Meeting held at REACH church, 7501 Belinder Avenue, Prairie Village, Kansas.

No area home or business owners attended the meeting.

Sincerely,

Alison Ernzen, M.A.
Program Owner/Director
Little Owly's Nest for Knowledge

area we will be adding



CODE REVIEW DATA:

Occupancy Use Group: Group E - Educational (educational through 12th grade, Daycare 5+ children above 2-1/2 years old) (Section 305)

Existing Building Information:
 Existing Floor Area: 5,670 s.f. ±
 Existing Occupancy Load: 283 persons

Maximum Area per Occupant:
 Educational (Classroom Area) 20 net s.f./area
 Net Classroom Area = 1,544
 Maximum Allowable Students = 97 persons

Exits Provided: 5 Exit Doors

Exit Capacity:
 Exit Door Width = 36" = 200'
 Exit Capacity for Doors = (200' / (0.15/occupant)) = 1,920 occupants
 South Stairs Width = 40'
 Exit Capacity of South Stairway = (40' / (0.20/occupant)) = 240 occupants

GENERAL INFORMATION:

Building Type: Existing Church/Educational Space
 Facility Name: Monarch Montessori School
 Facility Address: 7501 Belkner, Prine Village, KS 66208
 County: Johnson
 City: Prine Village
 Fire Department: Consolidated District #2
 Water Supply: WaterOne
 Local Building Inspection Department: Prine Village
 Date: June 21, 2012

CODES USED:

1991 Life Safety Code
 2006 International Building Code (IBC)
 2006 International Fire Code (IFC)
 American Disabilities Act (ADA)

STRUCTURAL FIRE PROTECTION:

Exterior Bearing Walls	0	Hours
Interior Bearing Walls	0	Hours
Exterior Non-Bearing Walls	0	Hours
Interior Non-Bearing Walls	0	Hours
Structural Frame	0	Hours
Stair Enclosures	1	Hours
Floors	0	Hours
Roof	0	Hours
Stair Enclosures	1	Hours
Exterior Openings	0	Hours

ACTIVE FIRE SAFETY:

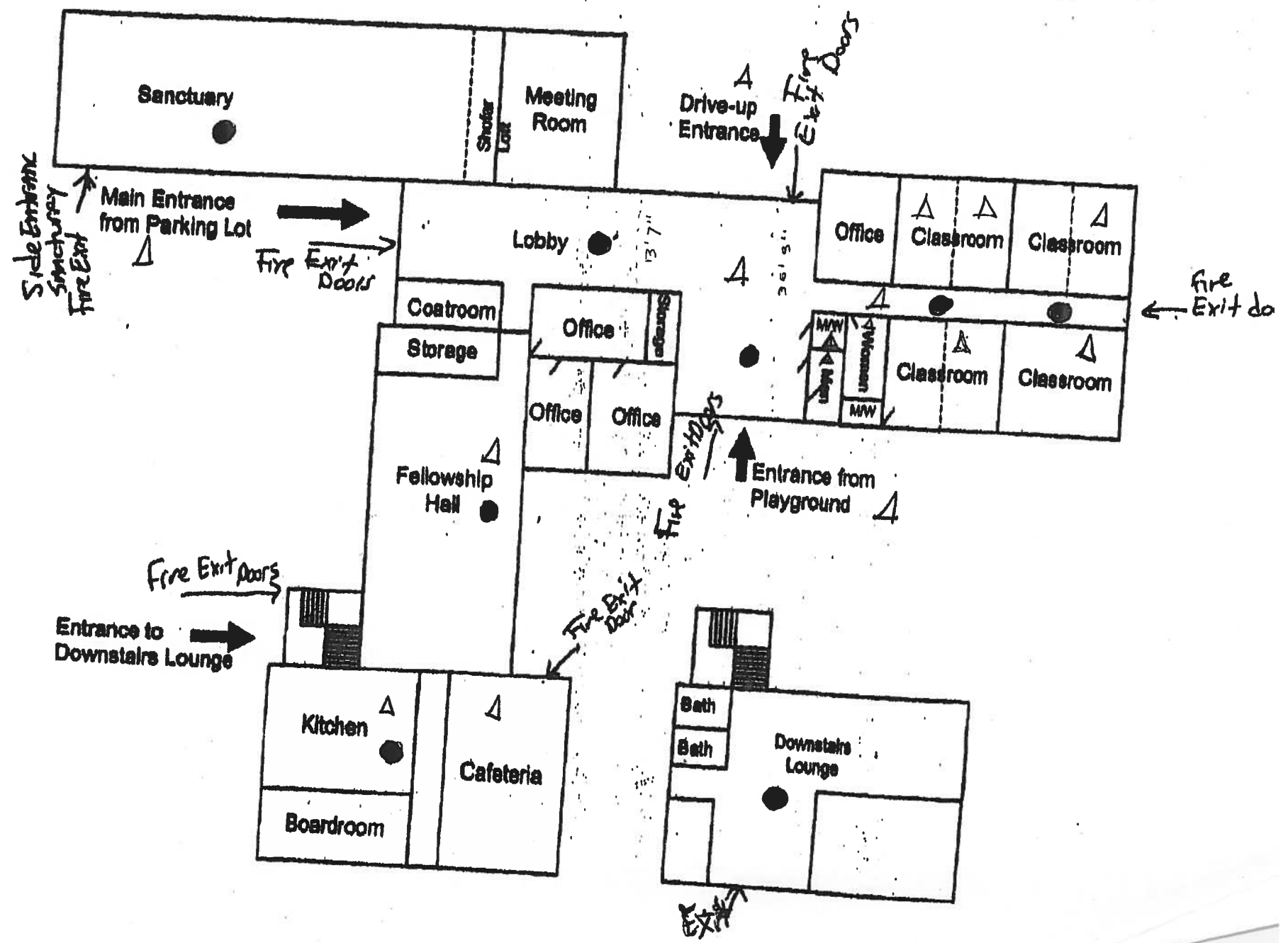
- Smoke Detection
- Exit Lights with Battery Backup
- Emergency Lights with Battery Backup
- Security System w/ Active Smoke Detection

Sheet	C1
2012-23 Little Owl's Daycare & Pre-school CODE FOOTPRINT	
Prepared For: Little Owl's Daycare & Pre-school 7501 Belkner Prine Village, KS 66208 (313) 956-9044	
207 S. 5th Street Lawrence, Kansas 66046 913.375.0402 brett@napier.com	
DATE	
DESCRIPTION	
NO.	
DATE	
Date of Preparation:	June 21, 2012



NAPIER ENGINEERING, LLC

▲ Heads that stay
 & children from Little
 Owl's Nest for knowledge
 will utilize
 ● smoke/fire
 detection units



MEMORANDUM

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
SUBJECT: PC 2012-108 Hen House Site Plan, Corinth Square
DATE: June 4, 2013

Project # 000005977

On June 5, 2012, the Planning Commission approved the Hen House Site Plan in Corinth Square subject to several conditions. Condition 6 was as follows:

6. That the final plan for the proposed RTU screening be submitted to Staff for review and approval prior to issuing a permit and any RTUs that are taller than the screen be painted the same color as the screen.

It was discussed, but the Planning Commission did not require the applicant to submit a drawing of the west elevation because the applicant stated that they only planned to paint that side of the building. The applicant did install screening for the RTUs on the north, east and south sides of the building, but the screen is not tall enough to screen many of the units and no screening was provided on the west side. The Staff Report pointed out that the RTUs must be screened on all sides of the building and it is the understanding of Staff that Condition 6 intended for all sides of the building to be screened from the RTUs. Perhaps a different RTU was selected that was taller than originally proposed, but the screening does not screen the RTUs as shown on the drawings submitted to the Planning Commission.

RECOMMENDATION:

Staff is requesting the Planning Commission to review this item and clarify its intent. The Staff recommends that the Planning Commission:

1. Require screening on the west side of the building.
2. Require the RTUs to be:
 - a. replaced with shorter units;
 - b. require painting of the units that are above the screening; or
 - c. require the screening be taller.

Photos are attached.



East Elevation



East Elevation



East Elevation



East Elevation



North Elevation



North Elevation



North Elevation



North Elevation



West Elevation



West Elevation



West Elevation



West Elevation



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West Elevation

ACME SIGN INC. 1313 Vernon North Kansas City Missouri 64116-4422 (816) 842-8980 FAX (816) 842-5308	CLIENT: HEN HOUSE MARKET 22 ADDRESS: 4050 W. 83RD ST. / PRAIRIE VILLAGE, KS SALESPERSON: HOUSE DESIGNER: LYONS	DATE: 1/8/13 SCALE: NOTED	JOB # FILE: HEN HOUSE 22 EXTERIOR SIGNAGE SHEET: 2 OF 2	FOLDER <small>This original design and all information contained therein is the property of ACME Sign Inc. and its use in any way other than as authorized is expressly forbidden. This drawing is subject to return on demand.</small>	DISK #
	CLIENT APPROVAL: _____ <small>Client approval insures that spelling, colors & specifications for signage & design meets their satisfaction.</small>				

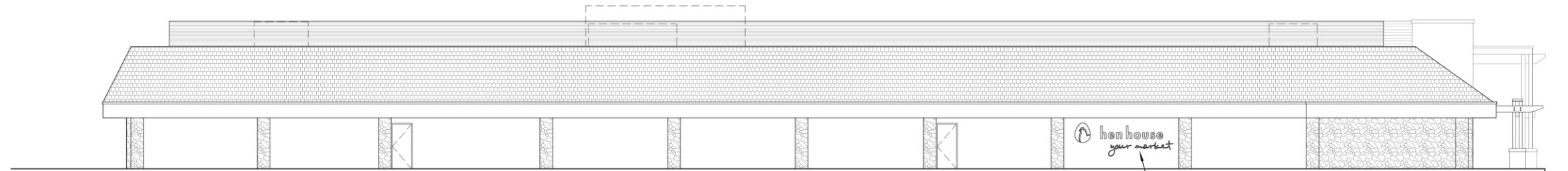
PROPOSED SIGNAGE HEN HOUSE (1-8-2013)



EAST ELEVATION
SCALE: 1"=20'-0"

SIGN A

SIGN C



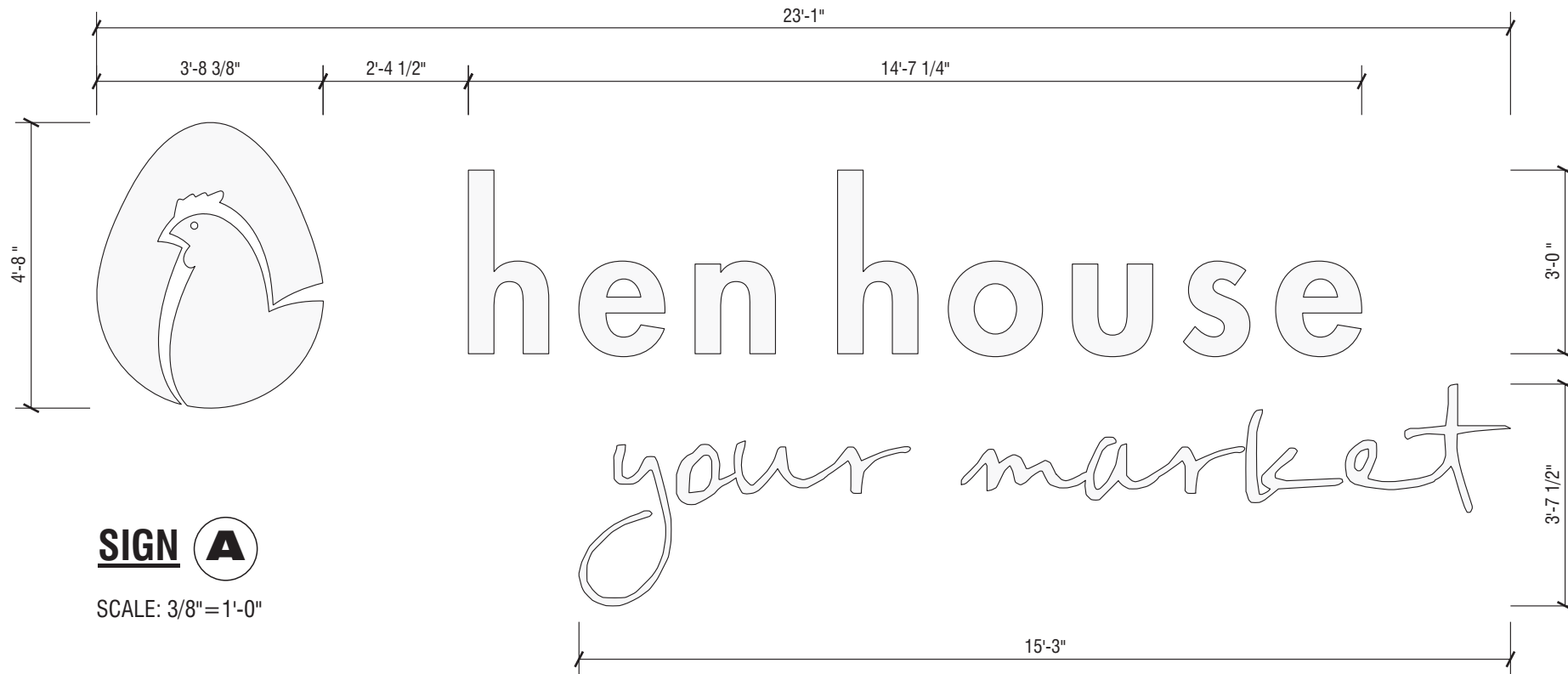
SOUTH ELEVATION
SCALE: 1"=20'-0"

SIGN B

ACME SIGN INC. 1313 Vernon North Kansas City Missouri 64116-4422 (816) 842-8980 FAX (816) 842-5308	CLIENT: HEN HOUSE MARKET 22 ADDRESS: 4050 W. 83RD ST. / PRAIRIE VILLAGE, KS SALESPERSON: HOUSE DESIGNER: LYONS	JOB # FILE: HEN HOUSE 22 EXTERIOR SIGNAGE SHEET: 1 OF 2	DISK # This original design and all information contained therein is the property of ACME Sign Inc. and its use in any way other than as authorized is expressly forbidden. This drawing is subject to return on demand.
	DATE: 1/8/13 SCALE: NOTED		

CLIENT APPROVAL:

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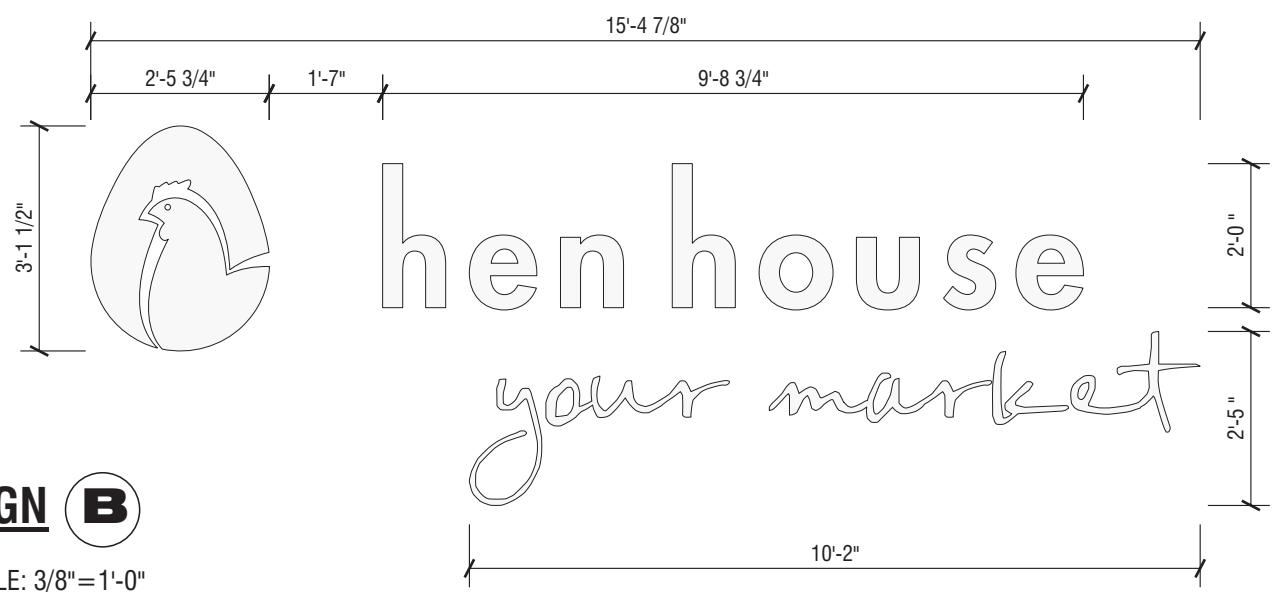


SIGN A
 SCALE: 3/8" = 1'-0"

A & B "HEN HOUSE" INT-ILLUMINATED CHANNEL LETTERS

- WHITE ACRYLIC FACES
- WHITE TRIMCAP PLASTIC RETAINERS
- ALUMINUM RETURNS PAINTED TO MATCH PMS 7495

SEE SHEET TWO FOR LOCATION ON BUILDING



SIGN B
 SCALE: 3/8" = 1'-0"



SIGN C
 1/2" = 1' 0"

SIGN C
 SCALE: 3/8" = 1'-0"

C "THE ROASTERIE" INT-ILLUMINATED CHANNEL LETTERS

- WHITE ACRYLIC FACES
- WHITE TRIMCAP PLASTIC RETAINERS
- ALUMINUM RETURNS PAINTED BLACK

SEE SHEET TWO FOR LOCATION ON BUILDING

APPROVED SIGNAGE ON HEN HOUSE (JUNE 5, 2012)

The drawing set includes the following views and details:

- SECTION 12**: A vertical cross-section of a wall and roof junction, showing structural details and materials.
- EXTERIOR FINISHES 08**: A table detailing the materials and finishes for the exterior walls and roof.
- SIGNAGE CALCULATIONS 04**: A table providing technical specifications and calculations for the signage.
- ENTRY SECTION 15**: A vertical cross-section of the building's entrance, showing the door frame and interior structure.
- NORTH ELEVATION 03**: A perspective drawing of the building's north side, showing the roofline and facade details.
- SOUTH ELEVATION 02**: A perspective drawing of the building's south side, showing the facade and entrance area.
- EAST ELEVATION 01**: A perspective drawing of the building's east side, featuring a large sign that reads "hen house" and various architectural details.

GENEVA
STUDIO

OWNER
HEN HOUSE RESTAURANT
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ARCHITECT
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DATE: 04/15/12
DRAWN BY: JACOB
CHECKED BY: JACOB

NOT FOR CONSTRUCTION

HEN HOUSE FACADE RENOVATIONS

4050 W. 83RD ST
PRAIRIE VILLAGE, KS 66208

PLANNING COMMISSION
ISSUE DATE: 04 MAY 2012

ARCHITECTURAL ELEVATIONS

A102