

Dave	Anderson	<p>Sent: Friday, August 30, 2013 11:52 AM Subject: A very large and lasting mistake !</p> <p>Subject: A very large and lasting mistake !</p> <p>Dear council person,</p> <p>My wife and I are both very opposed to the Tutera Project. The Planning Commission meetings have been dominated by the applicant and there seems to be a reluctance on the part of the Planning Commission to address the project density or scope and cost of additional city services to adequately provide for 350 to 400 elderly people, their daily family visitors, and the facility staff at the home. Compare this project on 18 acres to the existing Santa Marta facility on 45 acres. If you figure one visitor a day per resident; they won't have anywhere near enough parking spaces when shared with all the food and service delivery vehicles, not to mention visiting medical and social services providers. These "parkers" won't stop coming just because it is crowded. They'll just fan out and crowd the existing neighbors, apartment lots, and Corinth Shopping Center spaces. When you gridlock the Corinth Shopping Center with this dense traffic and parking; you're sending shoppers and their "sales tax dollars" to Ranchmart (Leawood) and Metcalf (Overland Park). People will not consistently fight a crowd. How will this traffic impact the safety of our elementary school children across the street. How many ambulance calls with related noise will 400 elderly generate a day and night? How will this stress the water system, the electric system, and especially the sewer system of the neighborhood. Who will have to pay for these capital upgrades? Not the developer !</p> <p>This density will add to the Tutera Groups profits at the entire City of Prairie Village's expense. A total expense that at this juncture is unknown and incalculable. These cost won't show up until a year or two after completion. Then ladies and gentleman it will be too late !</p> <p>There are a number of uses for this land that would enhance both the immediate neighborhood and City of Prairie Village as a whole. If you study the residential neighborhoods to the south and west of the 18 acres; some nice residential and very light commercial would work. This could generate some substantial tax dollars and you'll know what you are getting. The Tutera Group Proposal was designed to ask for a lot more than they knew they could ever get. This will allow them to scale it back "only slightly" and say they compromised. We can see no benefit financially or esthetically to the residents of Prairie Village for this planned purpose on any scale. We would hope that second group of public officials stand up for all the residents of Prairie Village who have elected them.</p> <p>Respectfully,</p> <p>Dave Anderson Prairie Village, Kansas</p>
Nancy	Ash	<p>Sent: Friday, August 30, 2013 10:37 AM To: Joyce Hagen Mundy Subject: Mission Chateau</p> <p>Dear Prairie Village Mayor and City Council members:</p>

		<p>I write to object to the MC project as it now stands. I live in the Somerset area west of this proposed project but not directly adjacent to. My objection isn't to the type of project, a retirement/health care community but to the size/scope of it. I'm aware that some concessions by the Tutera group have been made but contrary to what the developer would like us to believe, the concessions are small overall. We do have commercial developments in PV so that's not the issue as some would like you to believe. The issue is this development is entirely too large for the parcel of land they're trying to cram it into.</p> <p>I know, too, that these continual objections may be tiring for you who're having to hear them. My hope is that you're listening. Hearing and listening aren't the same thing.</p> <p>While I'm at it, thank you for the times when you've listened and for creating such a lovely, unique area for residents. I spoke with a newcomer to Kansas City from New England a few years ago. She said that she'd chosen Prairie Village for her new home out of all the areas of the city available to her because it reminded her of the woodsy, pastoral areas of her home state of Connecticut. I thought that was quite a compliment to our city and I was pleased to tell her that it was my home, too. Thank you for listening. Nancy Ash, 8733 Catalina Dr., Prairie Village, KS..</p>
Jo Dee	Berger	<p>Date: August 29, 2013, 20:56:18 CDT To: <awang@pvkansas.com>, <dwarman@pvkansas.com> Cc: <cityclerk@pvkansas.com> Subject: Tutuera</p> <p>Hi Andy,</p> <p>This is the second time I am writing to let you know that I am opposed to the Tutera development at the former Mission Valley Middle School site.</p> <p>I don't believe this is the best use of the land for the future of our community for several reasons. 1. It will cost taxpayers in providing city services. 2. It does not encourage future growth by attracting older residents rather than younger families. 3. It will cause a lot of unnecessary traffic. 4. The jobs provided will not contribute to our merchant's support or sales taxes because they are lower wages and won't shop in Prairie Village. 5. Our community has more than enough senior living facilities and there are a number of senior living facilities within five miles of our city that are not fully occupied. 6. The Tutera organization has a reputation of providing poor quality care and I would be happy to provide the reports of violations in the states where they operate.</p> <p>Personally I do not think a strong enough effort was made by the RED Development corporation or the Council to "shop" this property to residential developers inside the Kansas City market or outside. I would rather see single family housing mixed with townhomes built on the site. Every neighbor of mine that has a young family that moves from our city leaves because there are not enough houses available in the price range of \$200K-\$300K with 1800 to 2000 square feet.</p> <p>Last Sunday in The Star H&H section was an article about this type of development happening in California. Surely with land prices and taxes comparatively inexpensive to California, a developer could replicate the same type of residential development in Prairie Village.</p>

		<p>I have voted for you both in the last few elections and would like to continue to vote for you. However, this issue is very important to me and to our future and I hope you will not support the Tutera development and all the under-handed dealing that went with it.</p> <p>Best regards,</p> <p>Jo Dee Berger</p>
Bruce	Bower	<p>Sent: Fri, Aug 30, 2013 8:52 am Subject: Mission Valley Project</p> <p>Dear Mayor Shaffer:</p> <p>I write this brief email with the intent of offering you strong encouragement to vote against allowing the proposed Mission Chateau project to proceed in Prairie Village. As a long-term resident of Town & Country area, I strongly feel that:</p> <p style="padding-left: 40px;">The proposed project is much too large for the site Property values of surrounding homes will suffer if the project moves forward The project will result in significant net costs to Prairie Village Traffic patterns/flow along Mission Rd. will be negatively impacted.</p> <p>Please hear the voice of concerned Prairie Village residents and vote against the proposed project!</p> <p>Thank you,</p> <p>Bruce E. Bower 8332 Delmar Lane Prairie Village, KS 66207</p>
Joy	Bower	<p>Date: August 29, 2013, 4:12:30 PM CDT To: <rhopkins@pvkansas.com> Subject: Mission Valley Site</p> <p>Dear Ms. Hopkins:</p> <p>I implore you to vote against the Chateau development!</p> <p>It does not fit the neighborhood. It is way too big of a project for that space, and way too dense. The costs to the city outweigh the generated income. The developer's final proposal to the planning commission was bigger than the original – even after “listening” to the area neighbors’ concerns of its vastness.</p> <p>This project is nothing but a “pig wearing lipstick”. No matter what the developer says or intends, it is too massive for 85th & Mission.</p> <p>I appreciate your consideration,</p> <p>Joy Bower</p>

		8332 Delmar Lane Prairie Village
Nancy	Cantril	<p>Sent: Tue, Aug 27, 2013 8:42 pm Subject: No to MV Project</p> <p>Note From Nancy Cantril 7924 El Monte St. Prairie Village KS 66208</p> <p>I am opposed to the MV site project. Please mark my opposition on the record. Prairie Village has served me and my extended family well over the last 51 years. My sister lives at 4409 W.82nd Street in Prairie Village and my parents live at 8101 Mission Road in Prairie Village. I attended two of our fine elementary schools, Prairie, and Ridgeview (Kansas City Christian)...next I attended Meadowbrook (Mission Valley) and then graduated from Shawnee Mission East. By choice, my three children attended Corinth, Mission Valley and Shawnee Mission East. After Graduating from Baylor, working in Fort Worth for two years my husband Marc (also raised in Prairie Village) and I chose to come home to start our family and raise our children here in Prairie Village with our first home purchased on 73rd Terrace in the Village.</p> <p>Currently, I live on a vibrant street that has active engaged families. I see my neighbors at Hen House and BRGR. We socialize in each other's homes regularly. We have original owners and newer residents who enjoy each other's company. I have recently started a home based business and I registered with my city. I am proud to call Prairie Village my home. I hope one day one of my children will take up residence here and push a stroller, walk a dog, speak to their postman by name and meander down the street for ice cream. Let's maintain the high standards that we envision for our community, ALL of our community, and STEP UP to be the city that attracts young people back to their roots.</p> <p>We have several styles of older living communities within our city boundaries and near our borders. Let's NOT cave in to pressure from large companies who want to take advantage of our land. Let's preserve the values that brought us here in the first place: family, people next door who care, and the feeling of HOME.</p> <p>I hope the Prairie Village City Council is listening to its community members. Please do not approve the special use permit for the Tutera group project. I do not want a large hospital-like facility on the Mission Valley site. The description of a 'skilled nursing 100 bed facility' with patients who may not stay longer than 20 days would NOT be an asset to our community.</p> <p>Thank you for hearing YOUR neighbors and YOUR friends who are voicing their strong opposition.</p> <p>Sincerely, Nancy Cantril PV Resident</p> <p>Cantril Signature Sewing E-Mail: Nancy@CantrilSignatureSewing.com</p>
Cindi	Doerr	Sent: Wednesday, August 28, 2013 8:31 AM

		<p>To: Joyce Hagen Mundy Cc: Mayor; Ruth Hopkins; Steve Noll; Laura Wassmer; David Morrison; Charles Clark; Brooke Morehead; Ashley Weaver; Andrew Wang Subject: Letter Opposing Mission Valley Site - Please Listen</p> <p>Dear City Council Members,</p> <p>I am so sad that no one is listening to the people of Prairie Village!!! If our own City government does not care about us, than who does? We were attracted to the Prairie Village because of its small town feel. The low density and large lots were important to us in finding a home and community to raise our family. We liked that it was safe for our children to ride their bikes or walk to school, their friend's house and even the barber. Young families look for safe, charming, convenient, small town feel neighborhoods and communities with character. I am so sad to think that we as the Village could lose all that. If I was a young Mom I would not look in Prairie Village to buy a home to raise my family because of the Tutera development plan proposed for the Mission Valley site. This plan truly threatens the safety, the charm, the convenience, the feeling of a small town and the character. My sister and my neighborhood are real-estate agents and can hardly get any young families to even look in the Village because of this proposed development. It is only proposed and it is hurting us! Can you image what it will be like if it is actually built? Please let's not be short sighted and not think beyond 4, 8, 15 years down the road. We need young families to grow as a Village. We have houses for sale right now for families. The developer keeps stating that building this development is going to more open homes for families to buy. The developer forgets that there are many options right here in our community for the elderly to choose where to live when have to leave their Prairie Village homes. His proposed development is not the magic key!! Let's keep Prairie Village attractive to young couples to raise their families. The new Hen House in Corinth does not have a self check out in their brand new updated store. I asked them why they don't have a self check out when every one of the other store provide this convenience. Their response was that their clientele is too elderly for that technology. The Tutera proposed development will just add to not bringing technology up to speed in our community by needing to cater to the elderly clientele. Now, that will help attract the millennial generation to raise their families here. Let's keep our Village safe, charming, convenient, full of character and the wonderful small town feel that we love. This proposed development will add traffic, stranger danger, parking, noise pollution, and a massive claustrophobic feel to our sweet village. The proposed development, DOES NOT FIT THE CHARACTER OF OUR NEIGHBORHOOD OR PRAIRIE VILLAGE. Let's keep the Village growing and not bring to a dead end, where life stops!. VOTE NO. PLEASE! Cindi Doerr 4000 W. 86th Street Prairie Village, Kansas 77207</p>
Wanda	Doerr	<p>Sent: Tuesday, August 27, 2013 3:18 PM To: Joyce Hagen Mundy Subject: mission chateau</p>

		<p>I am emailing in regards to the Mission Chateau development. In view of the massive development on the small acreage, no need for another senior living complex in the area, cost for the Prairie Village tax payers and mainly just NOT in the vision of Prairie Village. Please "NO" Wanda Doerr -have lived in PV for 40 years.</p>
Bill	Dooley	<p>Sent: Wed, Aug 28, 2013 1:19 pm Subject: September 3rd meeting/Mission Chateau</p> <p>Ms. Weaver, Mr. Warman, and Mayor Shaffer:</p> <p>I am writing on behalf of myself, my parents, and my brothers, all whom currently live in Prairie Village and have signed petitions in support of the Mission Chateau project.</p> <p>Our family have been residents of Prairie Village for more than 50 years. Three generations now live in the house my parents bought in 1961. My parents had the opportunity to move to Santa Marta but chose not to because they did not want to leave their church or neighborhood. I left Washington, DC more than ten years ago to move back to my childhood home to allow them to age-in-place. I would not have done this if there had been a CCC like Mission Chateau in Prairie Village. A number of their friends who moved to Santa Marta and other retirement communities would not have done so if there had been a good alternative.</p> <p>A good alternative means not only offering the "continuing care" but what the Tutera Group calls "a lifestyle." The opposition says the proposed project is "too big." Too big for them is density--although this project is less than half the density of Bishop Spencer Place, a much fairer comparison than Santa Marta, which has donated land in the middle of southern Johnson County suburban sprawl. "Too big" for them is the number of skilled nursing beds, although it is completely in line with industry practice. In addition, the proposed skilled nursing layout is unique--more like the best hospice facilities-- and offers a particularly healing environment for the sick. "Too big" means too many independent living apartments. "Too big" means the number of buildings. The project has met all the planning requirements and its skyline is less than many surrounding residences.</p> <p>Mr. Tutera talked during some of the meetings of the need to have a certain number of people in order to have events and activities. That is very true. There must be a lot of people to allow residents to form new relationships. Couples frequently make friends only with couples; there are few men in proportion to women; there are those who are hard-of-hearing and avoid many social situations. There are introverts and extroverts and a lifetime of experience and preferences, which can make it harder to form new relationships.</p> <p>On Steve Kraske's <i>Up to Date</i> last week, Carlin Flora discussed her book <i>Friendfluence</i>. She mentioned a study that indicated that not having friends/relationships is the equivalent of smoking 15 cigarettes per day in its impact on longevity. You can extrapolate what this means for the elderly and how a "lifestyle" CC retirement community improves health and</p>

		<p>longevity.</p> <p>I am involved in the care of the elderly and have been a hospice volunteer for many years. I have been in many, if not most, skilled nursing and CCCs in Johnson County. I am familiar with the other Tutera properties and trust them to deliver the quality facility they are presenting.</p> <p>Finally, the projected demographic tilt in our population suggests this is a smart project for land-locked Prairie Village. Those residents near Mission Chateau who live nearby have the huge Franklin Park a few blocks away for greenspace. The increase in tax revenue is good for the city. The increase in population will help the downward trend we saw in the 2012 census and bring new customers and clients to retail establishments and small businesses in Prairie Village.</p> <p>I have also been a volunteer local coordinator for the AARP Tax-Aid Program for more than 5 years. I can tell you that, from a tax perspective, it is a great advantage for our existing housing stock to be purchased by younger persons because a large percentage of our elderly homeowners receive subsidies to pay their property taxes.</p> <p>I have been speaking to people in my neighborhood, friends of my parents, and PV residents I meet in the course of my activities about the project. With few exceptions, they all support it. Some that didn't raised objections that Mr. Tutera has addressed many times in public meetings. Some don't because they believe it is a "nursing home," which it definitely is not. I think it would be a sad day for our city if the small percentage of protestors carries the day with our City Council. We have given you the responsibility to manage the change we need.</p> <p>Please vote for this project.</p> <p>Sincerely,</p> <p>Barbara Dooley Wm A Dooley Rita R Dooley Tim G Dooley 5301 W 69th St</p> <p>Bill Dooley 5301 W 69th Terr.</p>
Christina	Erickson-Hoffman	<p>Date: August 27, 2013, 18:31:11 CDT To: <cityclerk@pvkansas.com> Subject: Mission Chateau</p> <p>August 27th 2013</p> <p>To Whom It May Concern:</p> <p>I am writing to express my thoughts and feelings on the proposed Mission Chateau project in Prairie Village. I know the City and City Council members do their best to hear all sides on this so I wanted to send over a</p>

letter about how I feel as a PV Resident and thank you for your time in reading it here. I am FOR IT and hope it GETS APPROVED! I have toured at least 15 properties in the KC Metro all within 5-10 miles of Prairie Village that are considered Independent Living, Assisted Living and/or Rehab/Memory Care facilities. I am thrilled we may finally have an option like Mission Chateau!

On a personal note, I just went through the very long and emotional family process (and it is indeed a family process) of searching for a Senior Living option for my parents in the Metro. I was hoping to have an option like Mission Chateau right here in Prairie Village where I reside so I could be at their place within minutes and stop in more often to see them both. My dad is 82 and paralyzed but can still live with my mom "Independently" on one level as long as it's wheelchair accessible and scooter friendly. My mom is now dealing with health issues (age 70—multiple hip replacements, rehabs) brought on mainly after 4 years as his primary care giver. My parents wanted to be able to reside together as long as possible after 42 years of marriage and having to leave their home. They owned a successful business in KC and planned for this financially but there isn't an option that fits both their needs in Prairie Village which was a big letdown to our family. I can tell you after addressing the fears of accessibility, changes, very sad times packing and dealing with everything else, not having options you need is miserable and extremely worrisome for EVERYONE in the family. Mission Chateau would have been ideal place for my folks. Let's make sure in the future that our families, neighbors, friends and god forbid ourselves don't have to go through all of that undue stress if we can have Mission Chateau option RIGHT HERE in Prairie Village.

Again, I hope that Mission Chateau is there someday for us and others that want to stay in Prairie Village, want their family members to stay in Prairie Village or for seniors that want to continue to live in Prairie Village but can't stay in their homes. Looking for a Senior Living community, selling a home, packing and moving all while dealing with health issues and financial worries is very tough on a person and their family. I know firsthand, I just went through it for the past year. Although Prairie Village does have a few options right now, those options are NOT enough. I know, I've toured and considered them all for my own parents. They all service a portion of senior or elder needs but they don't fit ALL of the needs and the CHANGING needs of elders and/or their spouses. One place here in Prairie Village offers Assisted Living only, one is Senior Independent Living, another offers a great living facility but is priced way outside of most people's price range and a newer property here that just opened is great but they don't really want scooters (I was told this by their staff while on a tour) and so it goes, etc. etc. Other cities are doing just what Tuteria wants to do here in our beloved Prairie Village because it's a GOOD IDEA.

Mission Chateau WOULD OFFER EVERY OPTION families are seeking as they face this stage in life and WE NEED to support that in Prairie Village. One day we may be looking ourselves for all options like the Tuteria property is planning and they need to be there! Trust me, if you have to go through this process yourself or with your own parents you WANT it to be affordable and be easy and you want it ALL AT ONE PROPERTY. Mission Chateau does have it all.

		<p>I am a long time resident of Prairie Village and want always what is best for Prairie Village and it's residents. I feel strongly that if the property at the old Mission Valley school site can't be another school or park that Tintera's proposed Senior Living Community would be perfect! We definitely DO NOT need another shopping area or the traffic that goes along with most any type of business such as a mall or something worse! What we DO need are more Senior Living Options and Tintera's Mission Chateau looks like the right fit and at the right time for Prairie Village.</p> <p>Respectfully,</p> <p>Prairie Village Resident</p> <p>Christina Erickson-Hoffman</p>
<p>Bob and Donna</p>	<p>Fischgrund</p>	<p>Sent: Wed, Aug 28, 2013 2:33 pm Subject: NO MASSIVE DEVELOPMENT Mission Chateau Project</p> <p>To the Mayor and City Council of Prairie Village:</p> <p>From: Bob and Donna Fischgrund 3601 W. 85th Street, Leawood, KS 66206</p> <p>Please do NOT approve the special use permit for the Mission Chateau project!</p> <p>Although we are the first street of Leawood, our friends and neighbors to the north and west are Prairie Village residents. We are also directly across the street from this project and will be significantly impacted by this decision.</p> <p>We, as well as many of our neighbors, are opposed to this project because it is too big, too high and too dense; not because it is a retirement community. As it is currently designed, it simple does NOT fit into the neighborhood.</p> <p>We are especially opposed to the skilled nursing component. There is no common sense way that this part of the plan can be construed as residential! Nor should it be placed in a residential area!</p> <p>We are also opposed to the height of the project. The City Council's planning commission asked Mr. Tintera to work with the neighbors, which he has said he did. We disagree. At the last meeting, he was asked directly if he would consider making the project two stories rather than three. His terse reply was that a two story would be the same height as a three story. When asked if he would consider reducing the entire size of the project, he simply said, no. Those of us who attended the meeting do not feel that any effort has been made to work with the neighbors.</p> <p>The surrounding neighborhood and neighbors have a LOT TO LOSE by this project! But the City of Prairie Village does as well. The</p>

		<p>strength of this city has been the beautiful residential areas and abundance of green space. In our opinion, this should be your primary concern - not the desire of profitability by a large, powerful company. We are not opposed to commercial enterprises but they should be located in the right place and if near a residential community, they should fit in by being the right size and attractive. This project does not measure up by any means.</p> <p>Our first home was in Prairie Village. I've always envisioned my children purchasing their homes in Prairie Village. Some of their friends are indeed doing that. Prairie Village is loved because of its livability...i.e. its residential areas. Please keep that in mind by your vote.</p> <p>Please, please listen to your neighbors and friends concerning their strong opposition concerning this project.</p> <p>Bob and Donna Fischgrund</p>
Teresa	Granacher	<p>Sent: Tuesday, August 27, 2013 4:07 PM To: Joyce Hagen Mundy Subject: Mission Chateau</p> <p>Please do not allow this to go through. We live just across the street and the size and type of this project is way out of line for what its zoning requires.</p> <p>Why is it that someone with as much money as Mr. Tutera can come in to our neighborhood and change its whole character, from family friendly to large, loud and totally inappropriate for our neighborhood. It will effect the beautiful Corinth development that is just now reaching completion. Will parents allow their children to walk home from school? Not mine, nor will they be allowed to walk to the stores that we love as you cannot guarantee what type of residents and employees this development will attract.</p> <p>If Mr. Tutera wants this development so bad, let him build it in his neighborhood!</p> <p>If this goes through be prepared for houses to go up for sale at a rate that you cannot even imagine!</p> <p>Thank you,</p> <p>Teresa Granacher</p>
Martha and Dan	Hiatt	<p>Sent: Wednesday, August 28, 2013 8:31 AM To: Joyce Hagen Mundy; Mayor; "\"snoll"@pvkansas.com; Ruth Hopkins; Laura Wassmer; David Morrison; Charles Clark; Brooke Morehead; Ashley Weaver; Dale Warman; Michael Kelly; Andrew Wang; David Belz; Ted Odell Subject: OPPOSITION TO MISSION CHATEAU</p> <p>Dear Members of the City Council and Mayor Shaffer:</p> <p>The proposal to develop a multipurpose facility characterized as"Mission</p>

		<p>Chateau" is the subject of heated debate. Seems the strong opinions of local property owners have become subordinate to the personality and redundant persuasion of the developer. Certainly, one man's dream would not prevail over the logical and well-documented opposition of Prairie Village Property Owners. If a voice is to be heard at this critical hour, let it be the voice of Prairie Village Property Owners, particularly those most impacted.</p> <p>Do not be swayed by "form letters" from non-Prairie Village property owners who endorse this project by a well-financed media campaign. Prairie Village is NOT for sale.</p> <p>If the proposal to approve the special use permit passes, we will never know the reasons behind the "yes" votes from our elected council members and the Mayor with so much vocal opposition by impacted Prairie Village Property Owners. However, if this proposal is defeated after due deliberations, one can surmise the Voice of the Prairie Village Property Owners has been heard.</p> <p>On the question of Developer vs. Prairie Village Property Owners - there can be only one winner.</p> <p>VOTE NO TO MISSION CHATEAU.</p> <p>Cordially,</p> <p>Martha and Dan Hiatt 8123 El Monte Street</p>
Kurt and Susan	Hoffman	<p>Sent: Thursday, August 29, 2013 3:27 PM To: Joyce Hagen Mundy Subject: No Massive Development - Mission Chateau</p> <p>Dear Mayor and City Council Members,</p> <p>I am writing to ask you to please vote "NO" on the Mission Chateau Project. I am reading and learning more about the project on the PV Post and am shocked to find out that the "skilled nursing facility" is going to be more like a hospital, rather than a nursing home. I was stunned to hear that the average stay of each patient there would be approximately 20 days. That is NOT a nursing home where residents reside permanently. Even more shocking is to learn that it is going to have almost as many beds as St. Luke's South. I absolutely oppose having something of this size and scope in my neighborhood.</p> <p>I live just 5 houses east of Mission Road on 85th Street and can see Mission Valley's baseball diamond from my front yard. I am worried about my children coming and going around such a massive development that is going to create an incredible amount of traffic. I worry about the neighborhood children walking safely to Corinth School, and it is already difficult to turn left out of my street onto Mission Road at many times of the day. I worry about my property value plummeting, and I just can NOT picture something so big so close to my home. This just does not fit in with the Prairie Village that I know and love.</p>

		<p>I've lived here my entire life, and it's beautiful here. I am in Leawood (just barely!), but my parents live at 87th and Catalina, and both my brother and sister have homes in Prairie Village. We are ALL stunned that you would even consider letting them build such a huge development. It will ruin the feel of our "village", and I ask you to please take our feelings into consideration when you vote on Tuesday.</p> <p>We are not opposed to a reasonably sized nursing home, like the one built where the old Somerset school used to be. That looks lovely and fits in beautifully with the surrounding residential neighborhood. Let's try to get something more along those lines in the Mission Valley space, please!</p> <p>Thank you for your time,</p> <p>Kurt and Susan Hoffman 3505 W. 85th Street Leawood, Kansas 66206</p>
Susie	Horner	<p>Sent: Tuesday, August 27, 2013 9:00 PM To: Joyce Hagen Mundy Subject: Mission Valley</p> <p>I am writing you concerning the nursing home development being considered for the Mission Valley site. As a Prairie Village resident for over 20 years, I have loved living in this community. It has been a great place to live, in part, because of the great leadership given at the City Hall. For that, I am very grateful. As a resident near the Mission Valley school site, I am very concerned about building such a massive project. I have attended most of the meetings and listened to the discussions and presentations. This project looks beautiful but when you see the comparison projects in size and scope, I can hardly imagine something like that being built in our community. It just seems like it belongs on the outskirts of the suburbs, not in the heart of the suburbs. The reasons to not build this project are valid and should be strongly considered. This will forever change Prairie Village. Please consider voting no for this Project.</p> <p>Thank you, Susie Horner 8346 Delmar Lane</p>
Susan and Jim	Hubbard	<p>Date: Thu, 29 Aug 2013 10:35:14 -0400 (EDT) Subject: MV Property/T& Concerns To: chasc@list-clark.com</p> <p>Charles, as our ward's city councilman, I urge you to consider <i>your</i> T&C constituents who live adjacent or very near the MV property and vote against this high density plan. We are not against senior citizens or a retirement facility, only that we want a smaller facility built near our homes. The thought of 3 years of construction noise, dust and workers' trucks parking on Delmar is overwhelming, discouraging, and unconscionable for all of us in the area. Please serve your neighbors well and vote against the plan as proposed and request it be scaled back. If you lived just west</p>

		<p>of the property, you would be adamant that it be changed. Sincerely, Susan & Jim Hubbard</p> <p style="text-align: right;">4301 Somerset Drive Prairie Village, KS</p>
<p>Rob and Carla</p>	<p>Ingraham</p>	<p>Date: Thu, 29 Aug 2013 11:07:33 -0700 >From: Carla Ingraham <ccingraham@yahoo.com> >Subject: Mission Chateau Project >To: "cclark@pvkansas.com" <cclark@pvkansas.com> >CC: Rob <rob_ingraham@yahoo.com>, > "ccingraham@yahoo.com" > <ccingraham@yahoo.com>, > John/Martha Houts <jhouts@kc.rr.com>, > "bob@reschubert.com" <bob@reschubert.com>, > "Whitney.KerrJr@cassidyurley.com" > <Whitney.KerrJr@cassidyurley.com> > >Dear Charles, > >We have been homeowners in Ward 6 (7605 Mohawk >Dr) for 23 years. We are also currently building a home in Ward 5, >Town & Country Estates, at 8300 Briar Lane. >We are writing to encourage you to vote NO on the proposed Mission >Chateau project at the Sept. 3 Council meeting. > >According to a PVPost.com article on June 7, 2012, it reports that you >feel strongly that it's the duty of the city to protect and maintain >the infrastructure built up in Prairie Village since the city was >incorporated in 1951. Sooner or later then, we will spend the money >it takes to do major repairs or replace our capital assets, he >[Clark]writes. >The only question is: Will we do so in a cost-effective way, when we >should (the smart >way) or the much more expensive way, when a >crisis demands we must (the dumb way)? Well said! > >Your valid and "smart" concerns with the spending by City Hall >regarding the decaying infrastructure clearly support your NO vote on >Sept. 3. If built, this project will be a perpetual drain on our >already decaying infrastructure, not to mention the drain on city >services, finances, taxes, traffic, etc long after the Tutera Group and >their well-funded arsenal of attorneys have collected their enormous >fees and commissions and moved on to the next "dumb" city to exploit. >According to PVPost.com today, even the Prairie Village City Hall staff >admits that it is possible that Mission Chateau will end up costing the >city more in services than it would bring in through property taxes! >This possibility alone supports your fiscal responsibility as a Council >member to protect our city from a potential future financial crisis and >vote NO on September 3! > >In closing, Charles, prior to your vote on September 3, I ask you to >consider this >question: Is it your duty as a Council member to protect the City of >Prairie Village in a cost effective way (the smart way) or the</p>

		<p>>potentially more expensive way (the dumb way)? > >Sincerely, >Rob and Carla Ingraham</p>
Cameron	Jones	<p>Sent: Thursday, August 29, 2013 9:48 AM To: Joyce Hagen Mundy Subject: oppose Mission Chateau</p> <p>I am sending this for the second time because it has not appeared on the web cite under public commentary with all other letters. Please post immediately.</p> <p>Vote NO on the Mission Chateau!</p> <p>Dear City Council Member:</p> <p>I am writing in opposition to the proposed Mission Chateau on the prior Mission Valley Middle school site. The negative issues of size, traffic, cost to the city of \$450,000, and inappropriate juxtaposition to several residences have already been put forth.</p> <p>Another major issue that has been ignored is that this is a commercial use of the property. This is an area zoned for R1a, single family residence. This proposal is for Assisted Living, Memory Care Unit, Long-term Care, and a Skilled Nursing Unit.</p> <p>I am a physician and have been a medical director of a skilled nursing unit in the past. I know what constitutes a Skilled Nursing Unit and the requirements to satisfy Medicare and Medicaid.</p> <ul style="list-style-type: none"> • A skilled nursing unit is a commercial enterprise and far from a single family residence. Persons are admitted after a stay in the hospital of at least 3 nights within the prior 30 days. The average stay is for 2-4 weeks, and by Medicare rules is for a maximum of 100 days. Patients may be Medicare, Medicaid, or private (insurance) pay, but the first two follow Medicare guidelines and are restricted to this time frame. Rarely does anyone stay 100 days! • These are inpatients, and not residents. They do not live on the property but stay there as patients would in a hospital. Skilled care is required such as IV antibiotics, PT, OT, or speech therapy. • They are then discharged either to return home or to a nursing home, when either a)they have achieved their rehabilitation goal, b) are not making satisfactory progress, or c) have run out of benefits. • It is very profitable for the developers, the Tutera Group, and that is why they want to build it first. The size of this proposed facility is nearly as large as the present middle school to maximize profit, not to supply a home or residence for anybody, whether they are from Prairie Village or not.

		<p>I strongly urge you to vote against this proposed special use permit as it in no way represents a residential use of the property and does not fit in with the neighborhood. It is a for profit commercial use of the land. It is essentially a form of a hospital, which in this day and age is very commercial.</p> <p>Sincerely,</p> <p>Cameron B. Jones, M.D. 3605 W. 86th Street</p>
Debbie	Jones	<p>Sent: Thursday, August 29, 2013 11:28 AM To: Joyce Hagen Mundy Subject: VOTE NO ON MISSION CHATEAU</p> <p>Dear City Council</p> <p>I am asking you to please VOTE NO on the MISSION CHATEAU PROJECT.</p> <p>This project in is not in accordance with the Golden Factors as set out by The Supreme Court of Kansas in their 1978 decision.</p> <p>The Zoning and Use of Properties Nearby. This parcel is an zoned R1a, low density residential. As proposed their would be over 400 potential residents on 18 acres plus employees, emergency vehicles, and visiting friends and family. How does this meet the zoning requirements? In addition a skilled nursing unit is a commercial venture with patients, not residents with an average stay of not more than 4 weeks. While extremely profitable to Mr. Tutera, it would does not belong in Prairie Village.</p> <p>The Extent to which removal of restrictions will detrimentally affect nearby property: These two and three story buildings do not in any way fit in with the neighborhood. It is to large and to dense for this site. Appraiser's estimate that if built, adjacent properties will be devalued by thousands of dollars. Wouldn't you want to protect the investment of current homeowners, the backbone of your community. Also the city stands to lose in excess of \$60,000. in property tax revenue.</p> <p>The gain to the public health safety and welfare as compared to the hardship on the individual landowners: I am not a PV resident but live directly across the street from the Mission Valley site. This project will substantially increase traffic with its 24/7/365 operation. There will also be an open detention pond that poses a hazard to our communities children.</p> <p>I have attended numerous public meetings on this project with the opposition clearly outnumbering the proponents. Please listen to your constituents and VOTE NO on this project, and force the Tutera group to substantially reduce the size and density of this project and forbid the construction of a skilled nursing facility because this is clearly nothing more than a medium sized hospital.</p>

		<p>Sincerely,</p> <p>Debbie Jones 3605 West 85th St.</p>
Jeff	Jones	<p>>Date: Wed, 28 Aug 2013 09:39:17 -0500 >X-ASG-Orig-Subj: Mission Chateau Project >Subject: Mission Chateau Project >From: Jeff Jones <jjones854@gmail.com> >To: <cclark@pvkansas.com> > >Dear Councilman Clark, > >I am writing to urge you to vote against the proposed Mission Chateau project. This project would be a blight on the city. It is oversized, not needed and would tax the cities resources (fire,police, ambulance, etc.). The estimated cost of Mission Chateau to Prairie Village taxpayers using the 2013 budget is over \$450,000 per year. These costs include public works, public safety, solid waste etc. This means we will be paying for the developer to make profits if the city council approves this project! > >As a resident of Prairie Village for over 25 years, I have enjoyed raising our children in this area, we have loved watching the city develop into a community that supports both young and older residents. > >The proposed project would change the city's image to that of a senior living community with little else to offer. It is totally >out of character with our community. The first phase will be a 100 bed hospital designed for elder care. Why does Prairie Village need a 100 bed hospital? > >I also fear the developers projected tax advantages are overstated and, in fact, the tax base will probably decrease as studies show property values will decline. > >I urge you to vote against the proposed development. Thank you for your consideration. > >Jeff Jones</p>
Joan and Rick	Jones	<p>Sent: Wednesday, August 28, 2013 8:51 AM To: Joyce Hagen Mundy; Mayor; Ashley Weaver; Dale Warman; Steve Noll; Ruth Hopkins; Michael Kelly; Andrew Wang; Laura Wassmer; Brooke Morehead; David Morrison; Charles Clark; David Belz; Ted Odell Cc: Joe Tutera Subject: Support for Mission Chateau at September City Council Meeting</p> <p>Dear Joyce, Ron, Ashley, Dale, Steve, Ruth, Michael, Andrew, Laura, Brook, David, Charles, David, and Ted:</p> <p>Joan and I, as residents of Prairie Village and a business owner located in Prairie Village are in strong support of the Mission Chateau senior living</p>

		<p>project. Eighteen years ago we made a decision to raise our family in Prairie Village and my business, NSPJ Architects moved into the city 11 years ago.</p> <p>We are pleased that our neighborhood, Indian Fields, is being redeveloped with new housing that has attracted young growing families. Our office building, 3515 West 75th Street, that NSPJ Architects co-developed with the support of the Mayor and City Council is another successful redevelopment within the City. I attended the Planning Commission meeting in May and spoke in favor of Mission Chateau and have followed the approval process. The proposed site development and architectural design of Mission Chateau have been well conceived and thoughtfully revised.</p> <p>It is important to note that the Tutera Group is a locally owned and operated business. Joe Tutera and his family are vibrant members of our community and great supporters of numerous charities. I am confident that Mission Chateau will be developed and operated with great concern for the community.</p> <p>Joan and I are happy to be residents of Prairie Village and we are supportive of the efforts the City Government makes in maintaining our quality of life.</p> <p>Sincerely, Joan and Rick Jones 6517 Granada Drive Prairie Village, Kansas</p>
Dan	Judd	<p>Sent: Wednesday, August 28, 2013 4:37 PM To: Joyce Hagen Mundy Subject: Mission Chateau</p> <p>I wanted to express my feelings on passing the proposed Mission Chateau living residences on the former Mission Valley Middle School site. As a 20 year resident of the city I do not see a reason not to proceed with the development project proposed by the Tutera Group. The benefits of this well laid out plan to all residents of the city are enormous from generating another source of tax income to allowing Prairie Village residents additional options for retirement living.</p> <p>I just wanted to inform the city council that the signs I see on our streets against the development on the site do not speak for everyone.</p> <p>Sincerely,</p> <p>Dan Judd 8891 Juniper Prairie Village, Ks 66207</p>
Deborah	Kerr	<p>Sent: Wednesday, August 28, 2013 7:08 AM To: Joyce Hagen Mundy</p>

		<p>Subject: Mission Chateau</p> <p>Dear City Council Members and City Clerk,</p> <p>I am writing in opposition of the Mission Chateau proposed development that Joe Tuteria is trying to force on the city.</p> <p>Tuteria's idea or "working with the neighborhood" consists of a 35' long berm along Mission Road and large scale fences or heavy landscaping for the properties that abut the MVA property. If the proposed project is so aesthetically pleasing to the eye, Why is MVA hiding it?</p> <p>Another point i would like to make in reviewing Village Vision, is that Village Vision states that a major corridor for example, Mission Road, is an edge of a neighborhood not a divider. Therefore this project should be consistent with the neighborhood to the east side as well. This neighborhood consists of mainly ranch style homes. At the last Planning Commission meeting, Ron Williamson, the hired consultant for the city, dismissed the neighborhood to the east stating that Mission Road was a "buffer zone". This comment directly contradicts Village Vision.</p> <p>The neighbors have consistently voiced their opposition to the project while referencing the Village Vision guidelines as to why this project is not compatible with that Vision. I urge you to vote this project down!</p> <p>Deborah Kerr 4020 W 86th Street Prairie Village, KS</p> <p>Attn: City Clerk. Please forward this email on to the City Council Members..... Thank you</p>
Mary	Kierl-Latenser	<p>Sent: Wednesday, August 28, 2013 12:45 PM To: Joyce Hagen Mundy Subject: Mission Chateau</p> <p>To Whom It May Concern:</p> <p>This is to state my opposition to the current plan for Mission Chateau on the Mission Valley School Site.</p> <p>The Tuteria Company is spending an inordinate amount of money on a PR campaign so that Prairie Village residents will back his plan. I, for one, believe that the beds at his proposed nursing home will be filled with people from all over the community, NOT Prairie Village, so his campaign to "allow PV residents to retire in their own area" is a huge misrepresentation.</p> <p>I understand that Mr. Tuera and his deep pocket investors overpaid for this site, but that is not my problem.</p> <p>The Tuteria group needs to go back to the drawing board and re do the plan to be more in line with what Benton House did on the Summerset School Site. That plan is much more compatibe with the neighborhood.</p>

		<p>Please listen to the overwhelming majority of PV residents (who have not invested money in this project) who want a smaller footprint built on this site.</p> <p>Regards,</p> <p>Mary Kierl-Latenser 8233 Linden Dr</p>
Patrick	Lenahan	<p>Date: Thu, 29 Aug 2013 19:22:16 -0500</p> <p>I received my Prairie Village Voice today, AND a ridiculous flyer from the NIMBY's opposed to the Mission Chateau project. I've been observing these folks' rants about "Massive Development", which follows their previously unsuccessful complaints about the initial closing of Mission Valley Middle School. It seems to me the true source of their opposition to this lays in their desire that Mission Valley remain unchanged, a middle school as it was, full of kids. Well, THAT is the ridiculous fantasy, since these residents failed to produce enough offspring to populate the school. Change is coming, change is the future. The school is closed, it is never coming back, it is unsuitable for any other purpose in its current form, and it will be demolished. At which point the land, which is now in private hands, must be developed in a way that will earn the developer a return. These folks are opposed to what certainly appears to be an increase in building density on the parcel, and think that somehow it is bad for the city - but they <u>really</u> think that they as neighbors are somehow entitled to the green space and playing fields of the site, as if our heavily treed and landscaped yards (particularly in the relatively posh surrounding neighborhoods with their very large lots) aren't enough green space. Well, the land is privately owned, they are not entitled to the green space (the city has plenty of park land and doesn't need more) and the developer is entitled to develop a project that he believes will make a profit for his company. The plan that they have developed for the site is reasonable, aesthetically well-designed, and represents the best use of the land -- indeed, as soon as I heard MVMS was closing, my first thought was 'tear it down and build senior apartments and assisted living!' In other words, it is a no-brainer. New development, including new development supporting our growing aged and senior population, is the only option, and this is the only viable development that the marketplace will support on this site. It is a good development. Approve it in accordance with the Planning Commission's recommendations.</p> <p>Sincerely,</p> <p>Patrick Lenahan 6115 West 76th Terrace Prairie Village, KS 66208.</p>
Missy	Love	<p>Sent: Wed, Aug 28, 2013 1:45 pm Subject: Mission Chateau</p> <p>Dear City Council Members,</p> <p>My name is Missy Love. I have grown up in Mission Hills, Prairie Village, Fairway and now live in Mission Farms in Leawood. I have been friends with the Tutera family for over 45 years and like many business owners have admired the professionalism and first class facilities they operate.</p>

		<p>I have gone to all the city council meetings and am in total support for the Mission Chateau project. I have an eighty-year-old dad who lives in Prairie Village and would be proud to know he could move into such a first class state of the art facility when the time comes. This facility will not only be an asset to the elderly, but to the entire city by retaining these residents who will no longer need to move out of the city.</p> <p>I want to share how touched I was last night at their pep rally at Homestead. There were several hundred people there and when it came time to ask questions; I was absolutely amazed at the questions. Everyone wanted to know when could they move in, what were the units like and how much did it cost? How is the food? A room full of people excited to move into this community. I understand they have over 100 people on the waiting list! These residents of Prairie Village are clamoring for a facility like this.</p> <p>I sure hope you will consider allowing this fabulous community to be a great asset to your lovely city of Prairie Village.</p> <p>Thank you, Missy Love 10400 Howe Lane Leawood, Kansas</p> <p>Missy Love Alaskan Fur Company 9029 Metcalf Overland Park, KS 66212 O: (913) 649-4000 M: (913) 269-3877 missy@alaskanfur.com</p>
Ann	McGillicuddy	<p>Sent: Wednesday, August 28, 2013 8:35 PM To: Joyce Hagen Mundy; Mayor; Steve Noll; Ruth Hopkins; Laura Wassmer; David Morrison; Charles Clark; Brooke Morehead; Ashley Weaver; Dale Warman; Michael Kelly; Andrew Wang; David Belz; Ted Odell Subject: Please vote "no" on retirement center building where Mission Valley used to be</p> <p>Dear City Council Member,</p> <p>I have never written to a government official before, but felt like this was an important issue to the future of my hometown, Prairie Village.</p> <p>I am a 50 year resident of the city and live at the north end of Prairie Village near 67th street.</p> <p>Please vote "no" on the building permits, size of building proposal etc. for the site of the old Mission Valley school.</p> <p>I truly believe that the future of Prairie Village does not rest on investing in more senior living, but should be focused on younger, family friendly investment.</p> <p>I have only been to one of the City Council meetings on this subject and was appalled at the feeling of having something</p>

		<p>shoved upon the community without proper vetting. I understand that this email might be, "to little to late," but please take it into account if it is not too late to stop this project. Thanks for your time, Ann McGillicuddy</p>
Aaron	McKee	<p>Sent: Wednesday, August 28, 2013 5:44 AM To: Joyce Hagen Mundy Cc: Aaron McKee; McKee Shannan Subject: RE: Proposed Mission Valley development Importance: High</p> <p>Esteemed Members of the Prairie Village City Council:</p> <p>I am writing a brief note to communicate my <u>strong</u> belief that the proposed development or any other development (other than returning the former Mission Valley property to a middle school) is a significant and <u>irreversible</u> mistake for the Prairie Village community and the education (and future) of our children. This proposed redevelopment is simply out of character for our <u>unique</u> community and should <u>not</u> be considered any further.</p> <p>The decision to sell Mission Valley a few years ago was suspect at best and extremely short-sided when considering the growth of our community and the needs our our children. The class sizes at Briarwood (as an example) and Indian Hills continue to grow and we will soon see that Mission Valley should remain a middle school.</p> <p>Please vote to stop this proposed redevelopment and instead begin the work to fix the mistake of selling the property and re-acquire it for use as a middle school for the sake of our children and our community.</p> <p>Sincerely and respectfully,</p> <p>Aaron McKee 8600 Linden Drive Prairie Village, KS 66207</p>
Judy	Moriarty	<p>Sent: Wednesday, August 28, 2013 8:44 PM To: Joyce Hagen Mundy Cc: Mayor; Steve Noll; Ruth Hopkins; Laura Wassmer; David Morrison; Charles Clark; Brooke Morehead; Ashley Weaver; Dale Warman; Michael Kelly; Andrew Wang; David Belz; Ted Odell Subject: letter opposing development on Mission Valley site</p> <p style="text-align: right;">August 28, 2013</p> <p>Dear City Council Members:</p> <p>I left the last Planning Commission meeting in complete and absolute shock. The message was so clear and obvious to the approximate 200+ PV residents in the room. The Proposed Mission Chateau project absolutely does not fit in our community. It is completely out of character with the surrounding properties, most of which are ranch, single-family, owner-occupied homes.</p>

		<p>How is it possible that the Planning Commission did not understand that fact from the mounds of information provided by the Mission Valley Neighbors? Mr. Tutera proposes to have 19 residents per acre, when surrounding neighborhoods have far fewer residents per acre. Mr Tutera proposes largely two and three stories which will tower over neighboring residences. Even with the "Villa Village" on the south side, this project will stick out like a sore thumb. The size of the Mission Chateau independent living facility alone is comparable to more than one Super Wal Mart and will appear as such when dropped into a residential neighborhood. (The average Super Wal Mart is 186,000 sq. feet.)</p> <p>As expressed by residents from all over the City, this project could change the face of Prairie Village forever. Why must so much be forced into such a small property. It is not our job to assure that this developer is profitable. Please please VOTE NO TO MISSION CHATEAU!!!!</p> <p>Thank you very much for carefully considering the future of Prairie Village.</p> <p>Sincerely,</p> <p>Judy Moriarty 4310 Homestead Drive</p>
Laurie	Morrissey	<p>From: Laurie Morrissey [mailto:lmorrissey13@gmail.com] Sent: Wednesday, August 28, 2013 10:02 AM To: Aaron McKee Cc: Joyce Hagen Mundy; Aaron McKee; McKee Shannan Subject: Re: Proposed Mission Valley development</p> <p>I could not agree with Mr. McKee more. Please consider doing what's best for our children. It's the future of our community. And I guarantee the positive pr for doing what's right will be overwhelming. Thank you for your time. We are cheering for the children.</p> <p>Sent from my iPhone</p> <p>On Aug 28, 2013, at 5:43 AM, Aaron McKee <aaron@zettics.com> wrote:</p> <p>Esteemed Members of the Prairie Village City Council:</p> <p>I am writing a brief note to communicate my <u>strong</u> belief that the proposed development or any other development (other than returning the former Mission Valley property to a middle school) is a significant and <u>irreversible</u> mistake for the Prairie Village community and the education (and future) of our children. This proposed redevelopment is simply out of character for our <u>unique</u> community and should <u>not</u> be considered any further.</p> <p>The decision to sell Mission Valley a few years ago was suspect at best and extremely short-sided when considering the growth of our community and the needs our our children. The class sizes at Briarwood (as an example) and Indian Hills continue to grow and we will soon see that Mission Valley should remain a middle school.</p>

		<p>Please vote to stop this proposed redevelopment and instead begin the work to fix the mistake of selling the property and re-acquire it for use as a middle school for the sake of our children and our community.</p> <p>Sincerely and respectfully,</p> <p>Aaron McKee 8600 Linden Drive Prairie Village, KS 66207</p>
Rob	Morrissey Jr.	<p>Sent: Wednesday, August 28, 2013 9:14 AM To: Joyce Hagen Mundy Subject: Against current Mission Valley property redevelopment plan. For use as School or other public use</p> <p>Prairie Village City Council,</p> <p>I believe the proposed Mission Valley property redevelopment as currently designed is out of character with our community aesthetic.</p> <p>Additionally, I was copied Mr. Aaron McKee's email on his opinion of making efforts to re-acquire the property for future school use. The location of Mission Valley was one of the most important buying decisions my wife and I made when choosing to live at 87th and Catalina and we were extremely disappointed when Mission Valley went away. I would very much like to see the property re-purchased and used for City/school purposes. Use as soccer fields, park, etc.. until such time that a new school option would become viable. I would be willing to consider a special assessment, Bond or whatever other means such a seemingly affluent city as Prairie Village would undertake.</p> <p>Robert (Rob) O. Morrissey Jr. rob@robbmorrissey.com + 8725 Catalina Drive, Prairie Village, KS 66207</p>
Tom	Neal	<p>By Phone</p> <p>Tom Neal , 8361 Somerset, #1 Prairie Village, KS 66208 called to express his opposition to the proposed Mission Chateau project.</p> <p>Joyce Hagen Mundy City Clerk, City of Prairie Village</p>
Jori	Nelson	<p>Date: August 27, 2013, 20:18:05 CDT To: <aweaver@pvkansas.com>, <awang@pvkansas.com>, <bmorehead@pvkansas.com>, <mkelly@pvkansas.com>, <dwarman@pvkansas.com>, <rhopkins@pvkansas.com>, <cityclerk@pvkansas.com>, <cclark@pvkansas.com>, <dbelz@pvkansas.com>, <dmorrison@pvkansas.com>, <lwassmer@pvkansas.com>, <snoll@pvkansas.com>,</p>

<todell@pvkansas.com>

Subject: The REAL facts behind the Lochner Report (Why you should vote NO)

Dear City Council,

Below is my opposition to the Lochner Report that was “read” to the Planning Commission by Ron Williamson. He **purposely chose to NOT** read and report the following information embedded within it that clearly supports the reasons why Council should NOT vote for this proposal.

Paragraph 1: The applicant...has **attempted** to revise the plans. (I don't believe a 7 ½% is a meaningful attempt from an unreasonable proposal to begin with.)

Paved area for streets and parking **was increased.**

Total lot coverage **increased 46.8%** compared to 44.4%

Paragraph 7: “Mission Chateau is staying within a reasonable density.”

How can 22 people per acre be considered reasonable? This goes to the Golden Factor #1 which is preserving the character of the neighborhood. This massive development is not in line with the single story, single family, owner occupied homes which surround it.

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Factors as set out in the ordinance:

Proposed project is **within the maximum requirement** of the zoning ordinance. **Just because it is within the maximum requirement doesn't mean it is appropriate within the Golden Factors.**

Not adversely affect the welfare or convenience of the public. **We completely disagree on several issues including property values, usable green space, traffic, parking, density, and mass.**

*My response and opposition to the Traffic study and its questionable validity was submitted earlier.

*My response and opposition to the Todd Appraisal report and its questionable validity was submitted earlier.

Paragraph 3: for over 50 years this site was a public use and residents of the area were able to use it for recreational purposes. This opportunity will be diminished when it redevelops.

Paragraph 4: **Neighbors raised several issues that MAY have a negative impact.**

Below are facts that were written in the report:

- a) This operation 365 days.
- b) Traffic, lights and noise are a concern.
- c) Lighting will be at a greater level...proposed facility is larger and is spread over more of the site.
- d) Vehicles coming on site and leaving during shift changes which will increase some noise. (what about delivery trucks, trash trucks, maintenance trucks)
- e) Parking during holidays COULD be a problem.
- f) All of these concerns will still be present regardless for what use the property is redeveloped perhaps other than another school. **I disagree. All of the “concerns” for the neighborhood only exist if the developer's project is out of character of the neighborhood because it is too massive.**

****Paragraph 5: The proposed project will have some adverse effects**

of the welfare and convenience of the public.

IF SO...why would you even consider this proposal at all?

- a) **However**, it will provide a senior housing community...
(There are 34 senior living facilities within five mile radius totaling 4,348 units that could hold as many as 5,292 residents.)
- b) Anticipated that by providing senior housing, **SOME** single family dwellings will become available for occupancy by young families. **(THAT IS NOT WHO IS LEAVING THE CITY as stated in the Village Vision. We are losing families and those in their prime earning years.)**

There **APPEARS** to be a correlation between properties with extensive landscaping and the finishing treatments for the exterior of the improvement immediately facing single family developments. **I don't think there is enough landscaping in the world that will hide a 358,000 square foot building. How would that even be possible?**

Paragraph 5: Most senior living projects in Johnson County are located adjacent to or near single-family developments.

Not true. The majority of senior living projects are found near commercial, business, and multi-family zoned areas.

Paragraph 2: Now places rental villas adjacent to single family homes. **(Which goes against zoning as stated in the Village Vision)**

The report states: property around the proposed project is already developed. **THE MASS OF THIS PROJECT WILL DOMINATE THE AREA (Opposed to VV: Principle #1: project will not take the place of an isolated project)**

The applicant will also need to make provisions for overflow parking on holidays and other special days that will generate a large number of visitors so that parking does not occur on adjacent residential streets. **(They are 89 spaces short on a daily basis using the same formula Tuteria submitted.)**

1. General public will be adequately protected from...unnecessary intrusive noises.

- a) There will be some additional noise from vehicles arriving and departing at night.

Also, there will be additional emergency vehicle calls, however, they do not always respond with sirens.

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Golden Factors for Consideration:

1. Character of neighborhood – they claim it is mixture of uses. **63% is single family R1a housing**
2. Zoning and uses of property nearby
3. Suitability of the property for the uses to which it has been restricted under its existing zoning:

The SUP for a private school is an obvious good use of an abandoned school building; however, that is a very limited market...**KC Christian made an offer. The "market" is there. He has chosen not to**

pursue it.

4. The extent that a change will detrimentally affect neighboring property;
- a) Traffic and storm drainage are issues with which neighbors have expressed concerns, however, the impact of those has been addressed by the technical reports... (They have not been addressed. They are just dismissing all of the facts and information the neighbors have presented.)
 - b) The mass and height of the buildings and the loss of open space have also been concerns of the neighbors. (Yes it is and they have chosen to ignore hundreds and hundreds of neighbors that have attended 8 neighborhood meetings and expressed their concerns.)
 - c) The primary detriment will be to the single-family dwellings on the south and southwest and the multi-family on the northwest...they will lose the open green space they have enjoyed for many years.
(So, if it will be a detriment to so many people who have invested so much...why would the developer's rights be more important than the residents?)
- Page 11
- a) The mass of the building are concerns. The existing school building is approximately 100,000 square feet. (Noted again the concerns about mass, but not offering any significant changes to the square footage.)
 - b) The SNF/Memory Care building is 91,000 sq. ft. (This is almost as big as the entire school building now!)
 - c) The IL/AL building is 228,340 sq. ft
 - d) A little more than 2x the size of the existing school.
(It is more than 3x the size!)
 - e) The proposed IL/AL building is much larger building and has a significantly greater impact because of its mass.
(Again, they are noting the large building and the mass of those buildings.)
 - f) Length of time of any vacancy of the property.
The property will start to deteriorate and become a negative factor in the neighborhood if it is not reused in a reasonable time. (It is not the resident's responsibility that the property owner purchased this property without the proper provisions or contingencies with regards to the current zoning standards.)
 - g) 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 hardship created for other individual landowners is the loss of open space and use of the area for recreational purposes. (The hardship for the neighbor's property values, loss of usable green space, destruction of the character of the neighborhood are all felt by the residents.)
- Another concern that was brought up in the PC meeting was that the


		<p>residents would like for the detention basin to be placed underground for several reasons. The detention basin is a proven liability for drowning and is unsafe for the neighborhood. It is also proven to reduce property values up to 10%. Mr. Peterson said the reason that the Tutera Group didn't want it to be placed underground is that it would cost him \$1M and what would they get for it? He stands to make millions and millions and millions of dollars on this facility a year. He isn't willing to spend \$1M to protect the lives and welfare of the children in this neighborhood!</p> <p>This proposal goes against every GOAL and every PRINCIPAL in the Village Vision. It goes against the Golden Factors.</p> <p>Please vote no on the Tutera Group proposal. This isn't the right project for the neighborhood or our City.</p> <p>Thank you, Jori Nelson</p>
Jori	Nelson	<p>Date: August 27, 2013, 20:56:08 CDT To: <aweaver@pvkansas.com>, <awang@pvkansas.com>, <bmorehead@pvkansas.com>, <dbelz@pvkansas.com>, <dmorrison@pvkansas.com>, <dwarman@pvkansas.com>, <todell@pvkansas.com>, <rhopkins@pvkansas.com>, <lwassmer@pvkansas.com>, <cityclerk@pvkansas.com>, <cclark@pvkansas.com>, <snoll@pvkansas.com>, <mkelly@pvkansas.com> Subject: NO NEED for Senior Living-the real numbers: VOTE NO</p> <p>There is NO need to build more senior housing in PV! There are 34 senior living facilities within five mile radius totaling 4,348 units that could hold as many as 5,292 residents!</p> <p>The average move in age into a senior facility is 78 years and above. More seniors are aging in place and staying in their home as long as possible. (AARP)</p> <p>How many seniors can afford \$4,000+ a month? (Average cost of what the Tutera Group is charging in their some of their other facilities that currently have openings available. Several that are in the five mile radius!!!)</p> <p>There are only 1,569 seniors ages 75-84 years of age living in Prairie Village</p> <p style="padding-left: 40px;">697 seniors ages 84+ living in Prairie Village *those numbers include seniors already living in our senior living facilities. **According to the US Census 2010</p> <p>As a rental, once you run out of money (spend down)...you can find a new place to live. They will ask you to leave.</p> <p>So, as you can see above...we have ENOUGH senior living units in the area. This is NOT the right project for our City.</p> <p>VOTE NO! J. Nelson</p> <p>J. Nelson</p>
Ann	Renne	<p>Sent: Tuesday, August 27, 2013 9:38 PM To: Joyce Hagen Mundy Cc: Brooke Morehead; Laura Wassmer; Ruth Hopkins; Ted Odell; Steve Noll; David Morrison; David Belz; Ashley Weaver; Dale Warman; Steve</p>

		<p>Noll; Charles Clark; Andrew Wang; Michael Kelly; Mayor Subject: The Mission Chateau Project</p> <p>To Prairie Village City Clerk and the Council,</p> <p>I wish to add my protest to others who do not wish to see the Mission Valley school property become a densely populated continuing care project. This is not in keeping with the Village in 'Prairie Village'. It's design more rightly belongs in Overland Park where it can join the likes of The Forum. This property is not zoned for commerce or a densely populated use and should remain such.</p> <p>In addition, the extra cost to the city for services to this proposed project would cost well above the taxes that would come from it. This will be born by all, including those whose property will be devalued by it.</p> <p>If it is desired that the Village keep its older citizens here. Will the next school that closes be turned into a cemetery so that they may be come permanent residents? Will the emphasis here be on the end of life or on those who have a future.</p> <p>Let's make the Village a place for children who can take advantage of all the wonderful opportunities here, not the aged (of which I am fast becoming one). Turn the Mission Valley property into another school. Let's not allow Mission Chateau (with Benton House and Brighton Gardens and Claridge Court) to turn the Village into Vieux Village - Old Town.</p> <p>Most sincerely, Ann Renne</p> <p>Ann Renne Ward 4 8000 Dearborn Prairie Village, KS 66208</p>
Kim	Rock	<p>Date: Thu, 29 Aug 2013 15:21:28 -0500</p> <p>Dear Mr. Clark,</p> <p>I am writing to express my opposition to the current plan under consideration by the Prairie Village City Council for the redevelopment of the Mission Valley School site. I also have serious concerns about the Planning Commission's recent recommendation to approve Mr. Tutera's plan for the redevelopment of the Mission Valley site.</p> <p>It has come to my attention the Planning Commission did not use a guideline for estimating taxpayers cost for redevelopment plans that the city paid Economic Research Associates to provide. This is not good planning. Had the commission used the tool at their disposal, they would have been able to estimate that the estimated cost of Mission Chateau to Prairie Village taxpayers using the 2013 budget is over \$450,000 per year. These costs include public works, public safety,</p>

		<p>solid waste etc. This means we will be paying for the developer to make profits if the city council approves this project!</p> <p>Secondly, the planning commission ignored the fact that Mr. Tutera did not address the issue of the <i>density</i> of his proposed project. He changed the look of the project and setbacks but did not <u>reduce</u> the <i>density</i>. This project does not reflect the character of our community.</p> <p>Thirdly, we know that Prairie Village has an aging demographic. In order to keep our city healthy, vibrant, and balanced, we need to encourage a youthful demographic to live here. Adding more senior living in Prairie Village directly encourages an increase to the transient senior population and flies in the face of this premise.</p> <p>I urge you to vote no on Mr. Tutera's plan.</p> <p>Sincerely,</p> <p>Kim Rock</p> <p>8600 Delmar Lane</p>
Daniel	Runion	<p>Sent: Tuesday, August 27, 2013 9:43 PM To: Joyce Hagen Mundy Subject: The Massive Development known as Mission Chateau</p> <p>City Council Members:</p> <p>I oppose the proposed development in its present form. It is too large to realistically appropriately fit the site and the surrounding area. It will forever adversely impact Prairie Village, both financially and qualitatively.</p> <p>Additionally, the additional annual net financial burden to Prairie Village taxpayers other than the owner of the Mission Valley property is unacceptable. My conservative estimate of that additional net burden to Prairie Village taxpayers of this privately owned project would be over Three Hundred Thousand Dollars (\$300,000) <u>annually</u> as follows:</p> <p><u>REVENUES (TAX).</u> It is my understanding that the City could anticipate projected annual total property tax revenue from the project, if built, of some One Hundred Twenty Thousand Dollars (\$120,000).</p> <p><u>COSTS.</u> The City's 2012 General Fund expenditures were \$13,866,941 or approximately One Thousand Three Hundred Fifty Dollars (\$1,350) on a per Prairie Village housing unit basis. The project is slated for Three Hundred Twenty-Five (325) or so housing units. Extrapolating those numbers results in annual General Fund type costs that can be reasonably projected for this project of over Four Hundred Forty Thousand Dollars (\$440,000), being the product of 325 units or so housing units planned for the project and the \$1,350 amount of the General Fund on a per Prairie Village housing unit.</p>

		<p>NET COST TO TAXPAYERS OF A PRIVATE PROJECT. Based on the foregoing Revenues and Costs, I estimate the annual net burden (in perpetuity) to Prairie Village taxpayers, of this privately owned project, to be over Three Hundred Thousand Dollars (\$300,000), being the excess of the projected annual costs of Four Hundred Forty Thousand Dollars (\$440,000) over the projected annual total property tax revenue of One Hundred Twenty Thousand Dollars (\$120,000).</p> <p>Regards,</p> <p>Daniel M. Runion, Esq., CPA Prairie Village, KS</p>
Brenda and Craig	Satterlee	<p>Sent: Tuesday, August 27, 2013 10:49 PM To: Joyce Hagen Mundy Subject: Mission Chateau Parking Comments</p> <p>Dear Council Members and Mayor,</p> <p>Please take a very close look at the parking analysis provided by MVNA in August. We used the Tutera Group parking formula and put through the types of units in "real life" situations from the four closest(in size) CCRC'S (Continuing Care Retirement Center) in town. Every one of the four CCRC's had a lot more <u>actual</u> parking than the Tutera formula produced. Independent Living has the highest number of parking. After talking to each CCRC's, the directors told us the Independent parking is 95% to 100% full. They are not overbuilt in parking and we should consider their situation as accurate. The Tutera-formula, compared to the real situations is approximately 30% short. That means that this project is approximately 90 spaces short. The consequence is that the surrounding neighborhood will be inundated and detrimentally affected with traffic and employee/resident parked cars-a golden factor. The "solution is dilution" i.e you have to decrease the size of the project. Therefore vote "no" on this project.</p> <p>Brenda and Craig Satterlee</p>
Sabrina	Saxer	<p>Sent: Wednesday, August 28, 2013 11:51 AM To: Joyce Hagen Mundy Subject: Protest-Mission Valley Senior Development Project</p> <p>To Whom it May Concern,</p> <p>I purchased my house at 8300 Roe Avenue in May of 2012 and have been in the process of renovating it since. I have invested both a large amount of time and money improving this house which was run down and out dated. If you know this house, I think you would agree that my investment has contributed both to the value of the neighborhood and the City of Prairie Village. I purchased this house with the intent to move three young children into the Shawnee Mission school district. My previous home was in Lee's Summit, Missouri. It had been my impression that the Shawnee Mission school district was superior to other public districts in the area. Unfortunately I relied on impressions from years prior and I failed to update</p>

		<p>my information before purchasing my house. I was disappointed to learn that the neighborhood schools were consolidating for budgetary reasons, especially since the three children would have been able to walk or ride bikes to school. Adding insult to injury, I soon learned that a huge retirement facility was potentially being built in close proximity to my home!</p> <p>I chose to move from Missouri to Prairie Village because it wasn't overbuilt or homogenized and the streets weren't congested with traffic. It was a neighborhood that was planned prior to the advent of McMansion subdivisions and big box shopping centers. There was something special about the neighborhood that no other area seemed to have which was a perfect balance of residential and commercial areas. The area seemed perfect for my family. In addition to learning about the School district issues, had I realized that a HUGE housing development was in the works, I would have probably reconsidered my decision to move to Prairie Village. I can only begin to imagine how many more cars are going to be on the streets, how many sirens are going to be sounding from emergency vehicles, or how much longer the lines will be to get into restaurants or go through checkout lines, among other concerns.</p> <p>It seems odd to me that a city that prides itself on its green space and old world appeal is even considering such a huge development. The Mission Valley project is so out of proportion with what makes the city special. The Mission Valley project will definitely draw new residents to the area but I would argue that it will disproportionately attract retirees and deter growing families. Prairie Village already has one of the oldest demographics compared to the rest of the Kansas City area which is why the school district is not what it once was. Schools and children are the lifeblood of a city; I would encourage you to ask Kansas City's Mayor Sly James his opinion on this. The older the demographic an area becomes, the more schools will close and consolidate. The lesser the quality of the school system, the less valuable residential real estate will become as families move away from the area or decide not to move to Prairie Village. I am adamantly opposed to the City allowing the Mission Valley Retirement Center project to be built as planned. It is too large, will drain resources, deter growing families from moving to and investing in Prairie Village, and the residents don't want it.</p> <p>Sincerely,</p> <p>Sabrina Saxer</p>
Chris	Smart	<p>Sent: Wed, Aug 28, 2013 1:24 pm Subject: Mission Chateau</p> <p>Mayor Ron Shaffer City of Prairie Village, Kansas 7700 Mission Road Prairie Village, KS 66208</p> <p>Dear Ron:</p> <p>I am writing in support of the Mission Chateau project and the developers,</p>

		<p>The Tintera Group. I have spoken in support in the past during the planning commission phase and believe this is an excellent opportunity for the City on many fronts. This is a top quality development being built by top quality developers who live nearby and have a much larger stake in the neighborhood than any other potential project and developer would have.</p> <p>In my professional business as a realtor in the area, I am aware of many elderly residents in the city who have been forced to leave the area because of the lack of affordable retirement style living. I also am keenly aware of many current elderly residents who have no business continuing in their existing homes but do so because either they don't want to leave the area or their children don't want them to leave the area. This results in homes that are not maintained, not necessarily because of economic shortcomings of the residents, but because of their inability to see the severity of the deferred maintenance. These are the homes that become blighted and often become poorly repaired rentals in our city.</p> <p>This project is a real opportunity for the City of Prairie Village from the standpoint of tax revenue, improvement of a now blighted area and keeping our residents in their neighborhoods where they have lived, shopped and worshipped.</p> <p>Hope all is well with you and yours,</p> <p>Chris Smart</p>  <p>Chris Smart Better Homes & Gardens Real Estate 7400 State Line Road Prairie Village, KS 66208 913-981-2926</p>
Janine	Smiley	<p>Sent: Friday, August 30, 2013 7:14 AM To: Mayor; Charles Clark Cc: Joyce Hagen Mundy Subject: Mission Chateau Proposed Redevelopment</p> <p>Dear Mayor Shaffer and Councilman Clark:</p> <p>I respectfully request that you vote no on the Special Use Permit (SUP) for the Mission Chateau proposed development.</p> <p>Given the Golden Factors that our City must adhere to, the proposed development is out of character with the residential neighborhoods in the area of the proposed site.</p> <p>I am not anti-development and I am supportive of Prairie</p>

		<p>Village continuing to look for ways to increase its revenue. However, the proposed Mission Chateau development simply does not fit with the area.</p> <p>Janine Smiley 3608 W. 84th Terrace Prairie Village, KS</p>
Larry	Smiley	<p>Sent: Thu, Aug 29, 2013 10:52 am Subject: Mission Chateau flyer</p> <p>Mr Mayor: I received a flyer today in the mail and found it quite eye opening. The back of the flyer has a very interesting half-truth and truth items. The most shocking truth is how much this development is going to cost the tax payers. I urge you to read it before voting September 3rd. If you have to vote I hope you vote no, but realize that will be your choice. I believe this development is just too big and would like to see it scaled down. I don't oppose the project just the size.</p> <p>Sincerely Larry Smiley</p> <p>Larry Smiley Elite Property Inspections L.L.C 3965 west 83rd St Suite 201 Prairie Village KS 66208</p>
Joyce	Smith	<p>Sent: Wednesday, August 28, 2013 10:42 AM To: Joyce Hagen Mundy Cc: Michael Kelly; mmayor@pvkansas.com; bmoorehead@pvkansas.com; Andrew Wang; Ruth Hopkins Subject: Mission Chateau</p> <p>My copy of The Voice just arrived & I want to go on record about my disappointment in the cover story. The proposed Mission Chateau project was given the entire front page & it makes the project look like a desirable development, but NONE of the facts about the detrimental aspects this development will have on the adjoining neighbors were mentioned. This was a very one sided article. Yes, it presented facts, but only the facts that make Joe Tutera look good. It is too bad the opposing view was not presented.</p> <p>Joyce Smith 3611 W. 84th St.</p>
Peter	Sowden	<p>Sent: Thursday, August 29, 2013 1:52 PM To: Joyce Hagen Mundy Subject:</p> <p>Prairie Village City Council:</p> <p>I am writing to express my strong opposition to any the proposed development or any other development of the former Mission Valley property. This proposed redevelopment is out of character for our</p>

		<p>community and does not take into consideration that the area may be needed again to educate our children. To the best of my knowledge, both Briarwood and Corinth are at or near capacity.</p> <p>Please vote to stop this proposed redevelopment. Instead, please begin the work to fix the mistake of selling the property in the first place. It is all but inevitable that we will need this property again in the near future for the sake of our children and our community.</p> <p>Sincerely and respectfully,</p> <p>Peter Sowden 8537 Briar Lane Prairie Village, KS 66207</p>
Jim	Starcev	<p>Sent: Thursday, August 29, 2013 2:29 PM To: Joyce Hagen Mundy Subject: Mission Chateau</p> <p>Date: August 29th, 2013</p> <p>To: Mayor Ron Schaffer Prairie Village City Council Members Prairie Village City Staff</p> <p>From: Jim Starcev Resident at 3507 West 87th Street</p> <p>Re: Mission Chateau Proposal</p> <p>My name is Jim Starcev. I am a resident at 3507 W 87th Street, Leawood, KS. I live a couple of blocks from the proposed development. I also own a property in Prairie Village that is also near the site. <i>I am opposed to this plan as it is currently proposed.</i></p> <p>Having attended virtually every meeting that the city council and the planning commission has held on this proposal as well as the neighborhood meetings that the Tutera Group hosted, I was disappointed in the planning commission process. While I disagreed with the ultimate decision, it was the process getting to that decision that bothered me the most. The planning commission, in my opinion, seemed more focused on moving this off their plate then to really looking at the merits of the project. They seemed frustrated that the people opposed to the project kept asking the same questions. I think part of the reason we continued asking the same questions was because they were not asking those questions of the Tutera group. I submitted the two questions below previously, thought I would resubmit them again.</p> <p>This is a major commercial project being proposed for a zoned residential area. I think it needs to be scrutinized more. I believe in</p>

addition to the overall size, (which I do feel is too large for this area) more time needs to be spent looking at the nature of the project (is that large of a skilled nursing facility appropriate for this area), the environmental impact, the traffic, the real cost/benefit to the city, the parking issues and the water run off.

I have complete confidence that the council will look at this project thoroughly. I fully believe that you have the best interest of Prairie Village, it is why you serve. This project will have a long term impact on Prairie Village. Whether that impact is positive or negative is debatable, but I am looking forward to you taking up that debate.

Jim Starcev

Originally submitted August 6, 2013

First, I know the overall size of the project has been thoroughly discussed, but I specifically would like to address a comment made by the Tutera Group. Mr. Tutera has said multiple times that a Continuing Care Retirement Communities (CCRC) has to have 330-350 units to support the lifestyle of the residents. He has said this is why it has to be the size that he has proposed, that it is not a business or financial decision. I did some research on this and found some that seemingly supports this, I am assuming it is data that the Tutera Group is using.

According to AAHSA¹, in 1998 the average total number of units/beds in a CCRC was 354. In 2004, the average had fallen to 337. However, this looks at average size, not median size. I found a more recent report from the Zeigler² group that states the following: "A typical CCRC has fewer than 300 total units; about one-third have more than 300 units; only 8% have more than 500 units." While a small percentage of communities are very large, therefore bringing up the average, the typical community is less than 300 units and the median community is approximately 250 units. The current proposal is approximately 50 to 100 units larger than this. **Clearly there are many successful CCRC's that have created a viable community with far less units than what is currently being proposed.** Unless the Tutera Group can provide a better explanation, I strongly feel that the city council should **reject the current proposal** because it is still way too large for a R-1 area.

Second, I would like a better explanation of why there are so many skilled nursing facility (SNF) units. As a point of clarification, every study I saw listed SNF units as total number of beds. Per the drawings that the Tutera Group submitted, it appears that the two bedroom units could be used as separate beds simply by closing the privacy curtains.

For this reason I am counting units as total beds. Based on the last drawings I saw, there would be 136 units in the SNF and a total of 343 units in the entire CCRC. 136 units would be 40% of the total units.

Referring back to the AAHSA study¹, in 2004 the average CCRC had 23% skilled nursing units. **The current proposal would have almost double, approximately 60 units, more SNFs than the average**

		<p>CCRC. This seems excessive. <i>Did the planning commission questioned the size of the SNF? Did the planning commission asked the Tutera Group for a projection of how many of the units would be utilized by residents and how many would be transfers?</i></p> <p>At 40% of total units, I would assume that well over half would be transfers. SNF units also generate higher revenue than assisted living or independent living units. <i>Did the planning commission asked for revenue projects for the project from the Tutera Group?</i> I ask this because at 40% of total units and a higher rate, it is possible that at full capacity the SNF may generate more than 50% of the revenue of all units. There has been a lot of discussion if the SNF could be built first, because it can only be built as a subordinate accessory use on a R-1 site. My question is that if the revenue projections are for the SNF to generate more than half of the total revenue, could it really be considered a subordinate accessory use period.</p> <p>¹ "From Start-Up to Success: A Statistical Approach of Emerging Continuing Care Retirement Communities", 3rd Edition. Brecht Associates Inc®</p> <p>² Ziegler National CCRC Listing & Profile, 2009</p>
Rick	Stilwell	<p>Date: August 29, 2013, 5:38:00 PM CDT</p> <p>To: "mayor@pvkansas.com" <mayor@pvkansas.com>, "aweaver@pvkansas.com" <aweaver@pvkansas.com>, "dwarman@pvkansas.com" <dwarman@pvkansas.com></p> <p>Cc: "snoll@pvkansas.com" <snoll@pvkansas.com>, "rhopkins@pvkansas.com" <rhopkins@pvkansas.com>, "mkelly@pvkansas.com" <mkelly@pvkansas.com>, "lwassmer@pvkansas.com" <lwassmer@pvkansas.com>, "awang@pvkansas.com" <awang@pvkansas.com>, "bmorehead@pvkansas.com" <bmorehead@pvkansas.com>, "dmorrison@pvkansas.com" <dmorrison@pvkansas.com>, "cclark@pvkansas.com" <cclark@pvkansas.com>, "dbelz@pvkansas.com" <dbelz@pvkansas.com>, "todell@pvkansas.com" <todell@pvkansas.com></p> <p>Subject: Vote on Mission Chateau Project</p> <p>I am writing to share with you my views with respect to the Mission Chateau Project. Based on the information made public to date, I want to urge the Prairie Village Council to approve the project as currently documented. While the "architecture" for the project doesn't exactly conform to my personal taste, I'm convinced that this project would be a solid addition to the city and to the surrounding neighborhood. Today I revisited the points that have been made by those in opposition to the project. I think the developer has responded constructively while maintaining the overall integrity of the project.</p> <p>It would appear from my vantage point that the opposition at this point amounts to a NIMBY position that would only agree to construction of single family homes on the Mission Valley site. Prairie Village is evolving into a model for Kansas City of a walkable, livable community with a wide variety of quality housing options</p>

		<p>with easy access to high quality retail and professional services. That's part of why my family moved back to the area from south Overland Park ten years ago.</p> <p>I've spent several years of professional effort studying and working in the so-called aging realm. That experience tells me that while not everyone will want to or need to live in a development like Mission Chateau, many will. I think this project represents an intelligent, thoughtful use for the site. Frankly, I'm surprised at the tone of opposition that persists at this point.</p> <p>Subject to modifications that may yet be agreed with the developer, my position is that the project should be approved. If this project was slated for development in my part of the city, my position would be the same.</p> <p>Rick Stilwell 3911 Homestead Drive</p>
Ann and Jim	Tinsman	<p>Sent: Wednesday, August 28, 2013 7:14 PM To: Joyce Hagen Mundy Subject: Mission Chateau project and vote</p> <p>To City Clerk of Prairie Village</p> <p>We are writing to urge you to vote AGAINST the proposed Mission Chateau project. There are several issues that are of major concern to our family.</p> <p>This project is just too big on too small of a piece of property. The plan as I see it builds out the property. This does not provide the beautiful green space that Prairie Village is known for. I am concerned about the height of the property. Three stories is just too high in a primarily residential neighborhood.</p> <p>We are also concerned about the size of the skilled nursing facility. This facility is larger than any other senior living development in our area. With the size of this facility and the entire project, the frequency of ambulance traffic will be greatly increased. This not only will be very disturbing to the surrounding neighbors but it will put a strain on the the services for the rest of the community. This is a real concern of mine. The city will have to increase services so that as a private homeowner if we would need an ambulance there would be one available.</p> <p>Another concern of ours is the increased traffic that Mission Chateau will bring to the area. Between shift changes and visitors, the traffic on Mission Road will increase by a lot. Depending on the shift change times they very likely will line up with the start and end of Corinth Elementary. Also, in the current plan there is not enough parking to accommodate residents and visitors. On high "visiting days" guests will be forced to park on the streets. This is an inconvenience to the surrounding neighbors as well as another potentially dangerous situation for those coming and going and crossing Mission Road.</p> <p>We know that there needs to be a plan for the property but this is NOT the</p>

		<p>plan that will benefit Prairie Village and keep within the Village Vision. Please DO NOT VOTE FOR THIS PROJECT. Please hold strong to the vision that was so well thought out for our wonderful city.</p> <p>With all respect,</p> <p>Ann and Jim Tinsman</p>
Colleen	Todd	<p>Sent: Wednesday, August 28, 2013 8:55 AM To: Joyce Hagen Mundy Subject: Mission Valley</p> <p>Everyone says they want a family environment. A family environment that reflects only older residents. I want my grandchildren to have a place to go to school, a place to live that has a variety of ages and a residential area not just Retirement Homes. We have enough Assisted Livings facilities in the Praivie Village Area. There are areas that would better benefit this project than in the middle of a Residential area. Colleen Todd Corinth Villas</p>
Deborah	White	<p>Sent: Friday, August 30, 2013 11:46 AM To: Joyce Hagen Mundy Subject: Mission Chateau Project</p> <p>As a resident of Prairie Village for 30 years, I have concerns about the proposed Mission Chateau project and how it may dangerously impact traffic patterns along Mission Road, close to Corinth Elementary School. As the school day finishes at Shawnee Mission East and Corinth, Mission Road becomes a main thoroughfare for student traffic. The corner of Mission Road and 83rd street already requires significant care for both pedestrian and driver, and I am concerned that the addition of a facility the size of Mission Chateau could add to the congestion and hazards young students face as they go to and from school.</p> <p>Also, looking at the site map, the allocation of green space appears to be far less than that of the surrounding community. All in all, the plans for the old Mission Valley Middle School land present too high a population density for the area, significantly affecting home values of single family homes in the community and conflicting with my understanding of Village Vision as a walkable community.</p> <p>Frankly, I am surprised that the project made it through Prairie Village Planning Commission.</p> <p>-- Deborah White 4301 West 90 Terrace Prairie Village, Kansas 66207</p>
Frances	Whitecotton	<p>From: Whitecotton, Frances <Frances.Whitecotton@shawneemission.org> To: mayor <mayor@pvkansas.com> Cc: cityclerk <cityclerk@pvkansas.com></p>

		<p>Sent: Thu, Aug 29, 2013 11:05 am Subject: FW: 09/03/13 City Council Meeting</p> <p>I urge you to vote in favor of the Mission Chateau project at the 09/03/13 meeting. This is a project that is near and dear to the hearts of so many retired citizens of Prairie Village. It is their and my desire to remain in Prairie Village in retirement. I heard their voices at a meeting on 08/27/13, they want to remain in the area where they have lived, worked, raised their children and now live in retirement. We all realize that sometime in the future it might not be possible to remain in our private homes and a lovely Senior Living Community in our neighborhood is certainly more desirable than moving outside the city in areas none of us are familiar with, where we know no one, away from our friends, physicians and people that we are used to coming in daily contact with. The development at 83rd and Mission Road is a dream come true for so many. We would all move in tomorrow if we could. I cannot understand why homeowners in the community do not want us; we have been a part of this community for years and hopefully have contributed to what is the current day Prairie Village. The design of the project has been revised to meet all requirements, and beyond. Park land is to be made available to the general public and it is highly unlikely we are going to create a traffic problem, I don't see us all converging onto Mission Road at the same time each day and we have been assured that there is adequate parking for work staff and visitors without creating a parking problem on neighborhood streets.</p> <p>Please give us your <u>YES</u> vote on Tuesday evening.</p> <p>Frances Whitecotton Prairie Village, KS 66208</p>
Kathy and Jeff	Wright	<p>Sent: Wednesday, August 28, 2013 4:12 PM To: Joyce Hagen Mundy; Mayor; Steve Noll; Ruth Hopkins; Laura Wassmer; David Morrison; Charles Clark; Brooke Morehead; Ashley Weaver; Dale Warman; Michael Kelly; Andrew Wang; David Belz; Ted Odell Subject: NO MASSIVE DEVELOPMENT Mission Chateau Project</p> <p>To the Mayor and City Council of Prairie Village:</p> <p>From: Kathy and Jeff Wright 3916 West 90th Street Prairie Village, Kansas 66207</p> <p>Please do NOT approve the special use permit for the Mission Chateau project!!! Please mark our opposition on the record.</p> <p>We, as well as many of our neighbors, are opposed to this project because it is too big, too high and too dense. As it is currently designed, it simply does NOT fit into the neighborhood. We don't understand how you could let a skilled nursing facility with 100 beds into a residential neighborhood (remember that this property is zoned R1a). This is indeed a few less beds than is at St. Luke's South.</p>

		<p>We are also opposed to the height of the project. The city Council's planning commission asked Mr. Tutera to work with the neighbors, which he has said he did. We TOTALLY disagree! At the last meeting, he was asked directly if he would consider making the project two stories rather than three. His terse remark was that a two story would be the same height as a three story, really??? When asked if he would consider reducing the entire size of the project, he just said "no". Those of us that attended the meeting do not feel that any effort has been made to work with the neighbors. He has only given very slight changes.</p> <p>The strength of the City of Prairie Village has been the beautiful residential areas and abundance of green space. This should be your primary concern, not the desire of profitability by a large, powerful company. We have several styles of older living communities within our city boundaries and near our borders. We are not opposed to commercial enterprises but they should be located in the right place and if near a residential community, they should fit in by being the right size and attractive. This project DOES NOT measure up by any means.</p> <p>I hope the Prairie Village City Council is listening to its community members. Please do NOT approve the special use permit for the Tutera group project. We do not want a large hospital-like facility on the Mission Valley site. The description of a 'skilled nursing 100 bed facility' with patients who may not stay longer than 20 days would NOT be an asset to our Prairie Village community.</p> <p>Thank you very much for hearing YOUR neighbors and YOUR friends who are voicing their strong opposition for the Mission Chateau project.</p> <p>Kathy and Jeff Wright kdwright@kc.rr.com</p>
Frank	Young	<p>Date: August 30, 2013, 6:59:40 AM CDT To: <mayor@pvkansas.com>, <snoll@pvkansas.com>, <lwassmer@pvkansas.com>, <bmorehead@pvkansas.com>, <dmorrison@pvkansas.com>, <sclark@pvkansas.com>, <aweaver@pvkansas.com>, <dwarman@pvkansas.com>, <rhopkins@pvkansas.com>, <mkelly@pvkansas.com>, <awang@pvkansas.com>, <dbelz@pvkansas.com>, <todell@pvkansas.com> Cc: <info@pvkansas.com> Subject: Mission Chateau</p> <p>The City Staff and Planning Commission has spent weeks, actually months, and many hours in studying this project. Their approval of the project and recommendations have been agreed to by The Tutera Group without exception, contrary to the oppositions emotional claims, many of which have been proven incorrect or distorted. Significant revenue, some \$600,000., to the State, County and the City will result. In fact once the project is completed the residential properties adjacent to the facility will increase in value not decrease.</p> <p>Tutera is a locally owned Kansas City Company with four other very well managed and recommended facilities in the K.C. area. Tutera is here for</p>

		<p>the long term. For you as Mayor and each Council members to vote other than to approve this "State of the Art Project" would do a disservice to the City, the dedicated and professional City Staff and the Planning Commission. Frank A. Young 43 Le Mans Court P.V. Ks.</p>
<p>John and Meghan</p>	<p>Ziegelmeier</p>	<p>Subject: In favor of Mission Chateau</p> <p>Dear Council Member:</p> <p>I am writing to you to express my support for the proposed Mission Chateau senior living residences being considered for the former Mission Valley Middle School site.</p> <p>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 would be the sales tax generated from the construction and the ongoing real estate taxes that will assist in the revitalization of the city now and for years to come. The development will provide parks, walking paths, and beautiful improvements to the neighborhood, particularly the improvements along Mission Road.</p> <p>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.</p> <p>Most sincerely, John and Meghan Ziegelmeier</p> <p>John and Meghan Ziegelmeier 4119 W. 74th Terrace Prairie Village KS 66208</p>

Jennifer Borron Furla

August 28, 2013

Ron Shaffer, Mayor
Members of the Prairie Village City Council
7700 Mission Road
Prairie Village, Kansas 66208
VIA ELECTRONIC MAIL

Dear Mayor Shaffer and Members of the Prairie Village City Council:

While as a resident of Mission Hills, you will not see my signature on the petition in support of Mission Chateau development, I feel compelled to write to offer my strong support and endorsement of the project as an interested property owner in an adjacent municipality and – more importantly – the concerned child of aging parents.

The City of Mission Hills relies on support from Prairie Village for essential services such as fire and safety. As residents, we support Prairie Village and its tax base by patronizing establishments in the Prairie Village Shops and Corinth. We send our children to school in Prairie Village and use the Johnson County Library there. Our interest aligns with preserving property values and the quality of life we all enjoy in Prairie Village and Mission Hills.

The Mission Chateau project is beautifully designed; will add to city's the resident population with stable, higher income older adults; and will offer attractive greenspace and park space in a planned development that will endure.

While it is natural that homeowners in the area would have preferred that the former Mission Valley Middle School remain as a part of the neighborhood, the demographics simply do not support this and the property has lain vacant for two years now. The Planning Commission underscored the value and importance of the property by affirming its zoning as R1-a. In viewing the plans, I firmly believe -- and encourage you to find -- that Mission Chateau is fully consistent the objectives of R1-a zoning and will enhance not only the neighborhood, but will also contribute as an attractive living option for seniors living in and seeking to relocate to Prairie Village.

Residents in opposition offer concerns of traffic, high density development and diminished property values. After 12 years working as a consultant to nonprofit senior living communities throughout the country, I can wholly affirm that senior living developments, in fact, support the surrounding neighborhoods and would be a highly attractive and beneficial use of the former Mission Valley site. Because of the age of the resident base, senior living communities do not generate high traffic. Yet, they provide additional security, offer a buffer to crime, enhance aesthetics with a professionally maintained property, and will add to a residential a demographic that will support Prairie Village restaurants, shops and other establishments in nearby Corinth,

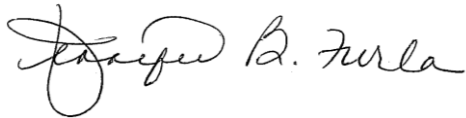
Jennifer Borron Furla

and beyond. In my view, Mission Chateau will be an amenity that will attract a relatively affluent, productive and contributing resident base from surrounding parts of the metro.

As a member of the Boomer generation, I – like others – am starting a journey to assist my aging parents in making lifecare decisions to live out their final years in a supportive, attractive and enriching environment that will enhance their quality of life. Like others, my family's interest is to have options nearby for ease of access and frequency of contact. Because Brighton Gardens and Benton House only offer care to a level of assisted living, Claridge Court is the only option for full CCRC living and it maintains a substantial waiting list. Mission Chateau provides additional, quality supply – locally developed, owned and operated by residents of our communities – right within the Prairie Village/Mission Hills area.

I ask your support to approve the Special Use Permit sought by the developers when you meet to consider the project on September 3.

Respectfully submitted

A handwritten signature in black ink that reads "Jennifer B. Furla". The signature is written in a cursive style with a large initial "J" and "F".

Jennifer B. Furla

August 28, 2013

Mayor Ronald L. Shaffer
7700 Mission Road
Prairie Village, KS 66208

RE: Proposed Redevelopment of Mission Valley Property

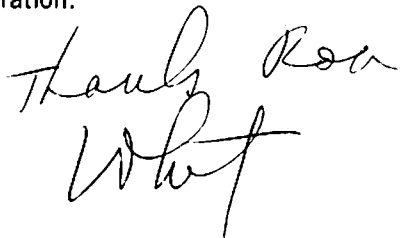
Dear Mayor Shaffer,

As a 20 year Prairie Village resident and President of the Mission Valley Neighbors Association, I'm asking you to vote against the proposed plan for the following reasons:

- 1) It is totally out of character with the neighborhood and without precedent. The adjoining properties to the west, south and east are low density owner-occupied single family homes. If retirement housing must be developed, the Benton House precedent should be the model to follow for any type of retirement project. Why? Because Benton House was approved with a special use permit, it involved a former school and it's surrounded by owner-occupied single family homes. Most importantly, the density of Benton House was built on a one-for-one square footage trade-off with the school it replaced. How can you allow another developer nearly four times the density on another site under nearly identical circumstances? And why would you allow a project so out of scale with the existing neighborhood?
- 2) It will cost the taxpayers dearly. Using the same formula provided by Economic Research Associates who consulted on Village Vision – the proposed project would cost the taxpayers over \$450,000 annually in city services while it would only generate \$100,000 in new city tax revenue. The annual cost to the citizens would be a whopping \$350,000. How could the city staff recommend such a project without a cost/benefit analysis? Why is there such a sense of urgency to approve a plan that will have such an onerous impact on city finances? And why didn't staff and planning commissioners consider the consequences of such a dense development? We understand that an owner has certain property rights, but he doesn't have a right to soak the citizens.
- 3) The proposed project does not comply with the Comprehensive Plan. It will eliminate a large amount of green space actively used by Shawnee Mission East soccer and lacrosse teams, not to mention the many members of the community who use it for recreation. What's especially disappointing is that this property is a very attractive infill development site. The MVNA recognizes this, but we don't want to see the opportunity squandered. We are not anti-development. In accordance with Village Vision, we would welcome single family, owner-occupied homes. We'd welcome zero lot line homes like Corinth Downs. We have even agreed to a retirement project on the scale of Benton House, but the developer is deadset on a super dense rental project. And why would Prairie Village approve a rental development over owner occupied? From a planning standpoint, and the Village Vision references this, Prairie Village's success is based on owner-occupied single family homes. As a city, wouldn't we be better off to build on what's already proven to attract families who are committed and invested long term versus transient type residents who may move on after six months and really don't have skin in the game? The proposed project would be a nightmare for the community. It would hurt our lifestyles and finances for years to come. Don't let that happen. Please vote NO.

Thanks for your consideration.

Whitney E. Kerr, Jr.

A handwritten signature in black ink, appearing to read "Whitney Kerr" with a stylized flourish below it.

August 29, 2013

City Council
Prairie Village, Ks.

Sir or Madam:

The Futera plan is terrible for Prairie Village!
I predict there will be nothing but trouble for the
Futera group!

The fact it has been named Mission Chateau
is grossly incorrect. The only part in the turret that
loosely resembles anything about a Chateau -

The Chateau on Somerset Drive is an authentic
16th century Chateau!

Barbara Brown
8361 Somerset Drive -
#101 P.V. Ks. 66207

8521 Delmar Lane
Prairie Village, KS 66207
August 30, 2013

Mayor Ron Shaffer and Council Members
Prairie Village City Hall
c/o City Clerk
7700 Mission Road
Prairie Village, KS 66208

Dear Mayor Shaffer and Council Members:

We urge you to vote against the proposed development at the Mission Valley site. Not only will our residential neighborhood be harmed by the construction that will ensue over the coming years, but such over-development of this land will impact the noise level, traffic, and safety of the surrounding neighborhoods and will have a detrimental effect on our property value, as verified by an independent expert. It is our contention that our property value would be decreased by at least 10 %, and it is unlikely we would even be able to sell our home during the next three years while construction of streets, carports and institutions is going on adjacent to our back yard. The "buffer" of duplexes that the developer has planned to go behind our house are the last item slated to be constructed, and may never even be built, leaving a direct view from our house of the rear of the facilities, the access road and parking spaces.

We have attended nearly all of the meetings hosted by the developer. We assure you that the citizen opposition to this project has been overwhelming. We urge you to use common sense in considering the applicant's illogical statements regarding traffic flow, noise, and need for this facility. There is no precedent in all of Johnson County for placing a business and institution such as this in an established, single-family neighborhood. If you feel that we are in need of yet another senior living facility, we request that you match the scale and density of Benton House, evaluate the record of the nursing home operator, and look at more innovative and forward-thinking options such as the Wake Robin Life Care Community in Shelburne, Vermont.

Sincerely,

Alice and Steve Carman

Alice and Steve Carman

Aug 28/2013

Dear Council Member:

My name is Joana Inucon. I live in Prairie Village and am 85 years young.

The other night I watched the town hall meeting on the T.V.

I was so happy to hear, that we might be getting a beautiful Senior living community in our area. The Tutera Co. is adding so much to our city, and we are so fortunate to have a local Co. that is concerned about the comfort and care of its older citizens.

With the baby boomers, next in line is the "Mission Chateau" would be a much needed venue.

I beg you to give your approval to this exciting and beautiful project.

Mrs. Inucon

City Clerk
City of Prairie Village Kansas

RE:

8/16/2013

Mission Chateau Senior Living Residences

I would like to offer my support in favor of the proposed project Mission Chateau Senior Living residences. Having grown up in Prairie Village and currently living in Leawood KS, I believe this facility will improve the area and is a much needed addition.

Mission Chateau will provide increased revenue, employment and a much needed senior living residence. As a lifelong resident I enjoy the area and understand the desire of local residence to stay in the area even if they no longer want to maintain their private residence.

The Prairie Village, Leawood and Mission Hills area are unique and special to all of us. Over the years these areas have become the most desirable areas to live in the Kansas City. Properties are well maintained and the areas continue to thrive. For this area to continue to be desirable properties that no longer serve their purpose need to be removed and new development needs to continue.

Please feel free to contact me if you have any questions.

Sincerely,



Charles Penner
913-649-6556

Ariana Weindling
6400 Aberdeen
Mission Hills, KS 66208

August 28, 2013

Subject: Mission Chateau

Dear City Council Member:

I have had the good fortune to grow up in the wonderful city of Prairie Village and Mission Hills, Kansas. My brother resides at 83rd and Juniper and my parents lived for many years off of 90th and Mission. My kids attended the Shawnee Mission Schools and we support all of the local stores and restaurants.

Our lives changed dramatically seven years ago when my step-father passed away, leaving us with the dilemma of what to do with my aging mother. We looked at a variety of assisted living options but they were too far away or just didn't feel right. We finally came to the conclusion that the best option would be to have my mother close to us, so we moved her in.

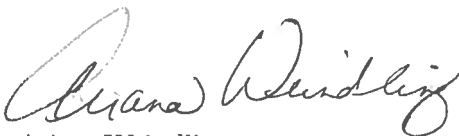
Now, 85 and changes in our families ability to care for her, she knows that she needs to consider other options. Most of us are very aware that the thought of moving into new surroundings at this age can be terrifying and extremely trying on the entire family.

When I showed my mother the plans of the Mission Chateau, a smile came across her face and a sigh of relief came from her that brought me great peace. She said you mean, "I would only be a few blocks away from you?, the grocery store is around the corner?, my cleaners, drugstore and Drs. are near by?" I said, "Yes" and she said, "well then, that's the place for me".

We as a community are extremely lucky to have a local family like the Tutera Group, that have the means, foresight, passion, experience and reputation to develop a beautiful property to care for our elderly. We will all eventually be knocking at this door.

Please don't let this opportunity pass us up.

Sincerely yours,

A handwritten signature in cursive script that reads "Ariana Weindling". The signature is fluid and matches the printed name below it.

Ariana Weindling

Donald and Mary Krohn
8361 Reinhardt St.
Prairie Village, KS 66206

August 28, 2013

Mayor Ron Shaffer
City of Prairie Village
7700 Mission Rd
Prairie Village, KS 66208

Dear Mayor Shaffer:

We would like to reconfirm our previous submissions to the Prairie Village Planning Commission in strong opposition to the Special Use Permit for the proposed Mission Chateau Senior Housing Development.

We have lived in our home in Prairie Village for 42 years. We chose to raise our family and continue to live in Prairie Village for its charm, character and genuine small town feel. The Mission Chateau project is **totally out of character** with our neighborhood and our community!

A facility of this magnitude is far too dense for the 18.43 acre site. We see very little value added to Prairie Village through the addition of an independent living facility such as this. This project is not in alignment with the Village Vision Goals adopted in 2007 and does not comply with the "Golden Factors".

A significant justification made for this project is that it will provide seniors with an opportunity to continue to enjoy the qualities of living in their community. We do not feel that this justification is valid because the characteristics of this massive, dense development on just 18.43 acres are not in alignment with the charm, character and small town feel of Prairie Village. A much smaller facility could provide an environment closer to the lifestyle that Prairie Village residents currently enjoy. However, we believe there are other options available for the former Mission Valley Middle School property that would provide better alternatives for both the community of Prairie Village and its residents.

We urge you to vote against the approval of the Special Use Permit for the proposed Mission Chateau Senior Housing Development.

Sincerely,



Donald and Mary Krohn

cc: Prairie Village City Clerk

Mark R Truitt
8404 Somerset Drive
Prairie Village, KS 66207
marktruitt@me.com

August 26, 2013

Prairie Village City Council
7700 Mission Road
Prairie Village, KS 66208

City Council Members,

I live within two hundred yards of the proposed **hospital** and retirement community. I also grew up on Delmar Lane within two hundred feet of the proposed **hospital** and retirement center. My schooling was completed at Corinth and Meadowbrook, first job was at Corinth Square the first day Payless Grocery opened and our family is buried in Corinth Cemetery. I do know the area!

We support any true R-1 development on the site that is consistent with the neighborhood character and density of any like site. Benton House is a good example of a development change that was non-disturbing to the character and density of the neighborhood.

The planned development is not only nonconforming to the character of the surrounding neighborhood, but also to Prairie Village. Besides the high density, this is really a **hospital** disguised as a retirement center. It will have the characteristics of any **hospital** in terms of traffic, neighborhood disturbance and additional stress on the City of Prairie Village Public works.

We were very frustrated with the Planning Commissions' actions and seemingly disregard for speakers at the last meeting. Their failure to follow-up on legitimate concerns and Staffs' apparent position of being "**all-in**" for the Developer are indeed troubling.

This development not only does not conform to R-1 zoning because of the skilled nursing facility (**hospital**), but the density will be completely out of character. Furthermore, there is little doubt that property values will be negatively impacted. The Prairie Village staff member dismissed this concern at the meeting, which we found to be insulting to the homeowners.

Lastly, we have a friend that passed on buying and rehabbing a neighborhood home on Somerset because of this development. They sold their home at 91st and Delmar and ended up moving to Edgewood. They told us they didn't want to leave the area, but couldn't take a chance on this development disrupting the area.

Please vote against the proposed development and require a density similar to Benton House or any other R-1 that conforms to our neighborhood character.

Mark & Linda Truitt

A handwritten signature in black ink, appearing to be 'Mark & Linda Truitt', written over a printed name. The signature is stylized and cursive.

August 29th, 2013

Dear City Council Members of Prairie
Village,

I am a resident of Prairie Village (al-
most 11 yrs. (11-01-2013) and I absolutely
love it. I have been an employee with
Health at Home Nursing Agency located
inside the Claridge Court Facility (8101
Mission Road) for almost 12 yrs. (Dec 5th,
2013) I absolutely love it, as well. Un-
fortunately, sooner than later, I will be
retiring from my employer. There is
no way possible (financially) I could
call the remaining of my life "Home" at
the Claridge Court Facility, even though,
I would love to. I will be "71 yrs old
Nov 3rd, 2013. I am definitely contem-
plating ~~in~~ where I'm going to call "Home" for
the remaining of my life after retirement.
I would ~~so~~ ^{very} much consider "Mission
Chateau". By the way, I am of Catholic
faith. I am a member of St. Ann's Catholic

(Page 2)

(Cont.) Church, (7231 Mission Road)

As you (Council members) now know I'm all in support of having "Mission Chateau" at 8500 Mission Road / Prairie Village, Kansas not just for us Seniors, but, for so many other reasons. It would not only be a benefit for our "beautiful" city, but, a true blessing, as well. I'm not only in support of it, I'm praying for it to happen. I'm asking all of you to inform the "Clutera Group" to start the construction, the sooner the better, and, by the time I reach the age of "70" if not sooner, the "Mission Chateau" will be greeting me with open arms, and, I will be doing the same. Thank You so much for reading my letter and God Bless All of you. Mrs. Sylvia A. McAllester
(Husband deceased)

PS Please excuse my handwriting. I'm needing to get to the City Clerk's office. (Joyce Norday) My time is running out; Today is Thursday. It's now 1:01 clock p.m.

Subject: In favor of Mission Chateau

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.

Most sincerely,



Name

Helen Ace

Address

8017 Cherokee Ln

Leawood, KS 66206

Phone Number

913.649.1328

Subject: In favor of Mission Chateau

Dear Council Member:

I am writing to you to express my support for the proposed Mission Chateau senior living residences 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 am pleased that the Planning Commission and the City's Professional staff recommended the plan for approval. 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 would be the sales tax generated from the construction and the ongoing real estate taxes that will assist in the revitalization of the city now and for years to come. The development will provide parks, walking paths, and beautiful improvements to the neighborhood, particularly the improvements along Mission Road.

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.

Most sincerely,

Jim and Betty Blackwell

Name Jim and Betty Blackwell

Address 4200 Homestead DR

Phone Number

Prairie Village KS 66208
913-262-4946

Subject: In favor of Mission Chateau

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.

Most sincerely,

Jayne & Don Bol

Name

Address

Phone Number

Jayne & Don Bol
10109 Mohawk Ln - Leawood, KS 66206
913-648-5787

Subject: In favor of Mission Chateau

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 Tintera 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.

Most sincerely,



Name MARY JO BOWMAN
Address 2001 W. 83RD ST, LEAWOOD, KS 66206
Phone Number 913-649-8490

Subject: In favor of Mission Chateau

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.

Most sincerely,

Name *Bob Closser*
Address *6449 Verona Rd. - Mission Hills, Ks,
66208*
Phone Number *913 262-4477*

*Mission Hills City Council late 80's
and 4 yrs late 90's 2006 - 2010.*

Subject: In favor of Mission Chateau

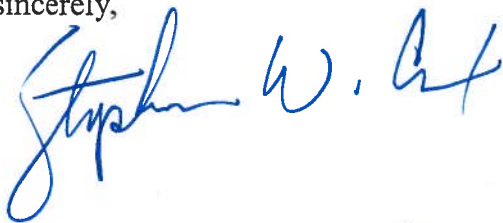
Dear Council Member:

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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.

Most sincerely,



Name Stephen W. Cox
Address 6719 Granada Ln. PV Ks. 66208
Phone Number 913.219-5721

Subject: In favor of Mission Chateau

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.

Most sincerely,

Elise M. Hall

Name

Address

8801 Alhambra, Prairie Village, Ks.

Phone Number

913-649-3826

EHall20435@gmail.com

Subject: In favor of Mission Chateau

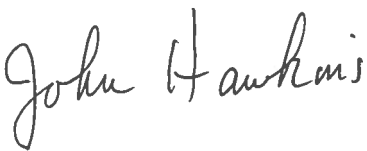
Dear Council Member:

I am writing to you to express my support for the proposed Mission Chateau senior living residences being considered for the former Mission Valley Middle School site.

I appreciate how the Tintera Group has listened to the needs of our community and how it has modified its plans in response to those concerns. I am pleased that the Planning Commission and the City's Professional staff recommended the plan for approval. 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 would be the sales tax generated from the construction and the ongoing real estate taxes that will assist in the revitalization of the city now and for years to come. The development will provide parks, walking paths, and beautiful improvements to the neighborhood, particularly the improvements along Mission Road.

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.

Most sincerely,

A handwritten signature in cursive script that reads "John Hawkins".

Name JOHN HAWKINS

Address 4915 W. 69th Terrace

Phone Number

913-201-5828

Subject: In favor of Mission Chateau

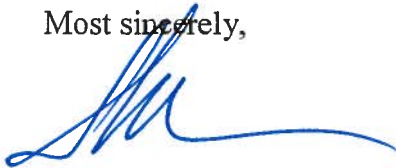
Dear Council Member:

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.

Most sincerely,



Name *Linda Kenney-Cox*
Address *6719 Granada Lane, Prairie Village, KS 66208*
Phone Number *913-262-8318*

Subject: In favor of Mission Chateau

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 Tintera 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.

Most sincerely,



Name

Address

Phone Number

16216 Catalina O.P.K. 66207
913 648-6379

Subject: In favor of Mission Chateau

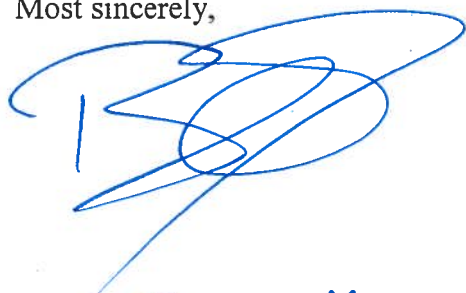
Dear Council Member:

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.

Most sincerely,



Name

Biagio MAZZA

Address

6718 GRANADA LN, PV, KS 66208

Phone Number

(913) 484-4596

Subject: In favor of Mission Chateau

Dear Council Member:

I am writing to you to express my support for the proposed Mission Chateau senior living residences 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 am pleased that the Planning Commission and the City's Professional staff recommended the plan for approval. 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 would be the sales tax generated from the construction and the ongoing real estate taxes that will assist in the revitalization of the city now and for years to come. The development will provide parks, walking paths, and beautiful improvements to the neighborhood, particularly the improvements along Mission Road.

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.

Most sincerely,



Name Tana Ritchie
Address 6104 West 77th St PV, KS 66208
Phone Number 816-682-9732

Subject: In favor of Mission Chateau

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 Tintera 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.

Most sincerely,



Name JAMES R. SARKIS
Address 4206 W 68 ST PRAIRIE VILLAGE
Phone Number 913-677-6344 KS 66208

Subject: In favor of Mission Chateau

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.

Most sincerely,

Jeanne M. Sarkis

Name *JEANNE M. SARKIS*
Address *4206 W. 68th ST. Prairie Village, Kansas 66208*
Phone Number *913-677-6344*

Subject: In favor of Mission Chateau

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 Tintera 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.

Most sincerely,

Chris Scott

Name

Christine Scott

Address

*4508 W. 125th St
Leawood, KS 66209*

Phone Number

913-327-7662

Subject: In favor of Mission Chateau

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 Tintera 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.

Most sincerely,

Jeannine W. Smith

Name Jeannine W. Smith
Address 4501 W 124th Lane
Phone Number 913-338-3874

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name –

Signature – *Aelen Ace*

Address- *8017 Cherokee Ln*
City- *Lenexa, KS*
State and ZIP Code- *66206*

Phone – *913-699-1328*

e-mail –

Printed name –

Signature –

Address-
City-
State and ZIP Code-

Phone –

e-mail –

Printed name –

Signature –

Address-
City-
State and ZIP Code-

Phone –

e-mail –

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Jennifer Wondrously

Signature - 

Address- 6746 Granada Ln.
City- PV.
State and ZIP Code- KS 66208

Phone - 913. 522 2312

e-mail - jbwondrously@gmail.com

Printed name - Carly Allegri

Signature - 

Address- 6506 Granada Lane
City- PV
State and ZIP Code- KS 66208

Phone - 816-726-7480

e-mail - carly.allegri@gmail.com

Printed name - Nicholas Cox

Signature - 

Address- 6719 Granada Lane
City- Prairie Village
State and ZIP Code- KS, 66208

Phone - 913-626-8413

e-mail - n.hanksta.c@gmail.com

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Nick Allegri

Signature - 

Address - 6806 Granada Ln

City - Prairie Village


State and ZIP Code -

KS 66208

Phone - 816-916-1570

e-mail - n.allegri@gmail.com

Printed name - JEREMIAH WOODRINK

Signature - 

Address - 6812 GRANADA LANE

City - PRAIRIE VILLAGE

State and ZIP Code -

KS 66208

Phone - 713-233-9452

e-mail - jwoodri2@cmfam.com

Printed name - MATI LEATHERWOOD

Signature - 

Address - 6812 GRANADA LANE

City - PRAIRIE VILLAGE

State and ZIP Code -

KS 66208

Phone - 913 722 6978

e-mail - MKLEATH@YAHOO.COM

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - John ANDERSON
Signature - John W Anderson
Address - 4402 W. 63 Ter
City - Prairie Village
State and ZIP Code - KS 66208
Phone - 816-645-6244
e-mail - VAJuan@yahoo.com

Printed name -
Signature -
Address -
City -
State and ZIP Code -
Phone -
e-mail -

Printed name -
Signature -
Address -
City -
State and ZIP Code -
Phone -
e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - ELIZABETH BERNIER

Signature - Elizabeth Bernier

Address- 5324 W. 87th St
City- Prairie Village KS 66207
State and ZIP Code-

Phone - 913-271-4062

e-mail - bernie@TP+HomeSolutions.com

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - MICHAEL CAMPBELL

Signature - 

Address - 5313 W 69 ST
City - PRAIRIE VILLAGE
State and ZIP Code - KS 66208

Phone - 913 384 6176

e-mail - soup6029@yahoo.com

Printed name - Robert DeCourten

Signature - 

Address - 5220 W 69th
City - P.V. KS 66208
State and ZIP Code -

Phone -

e-mail -

Printed name - Anne Ireland

Signature - 

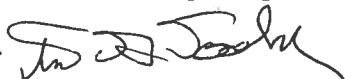
Address - 4905 W 70th ST
City - P.V. KS 66208
State and ZIP Code -

Phone - 9-432 3674

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Tim G Dooley

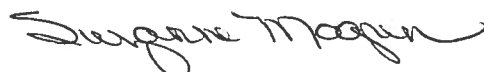
Signature - 

Address - 5301 W 69th St
City - Prairie Village
State and ZIP Code - 66208

Phone - 432-~~4800~~

e-mail -

Printed name - Suzanne Mogren

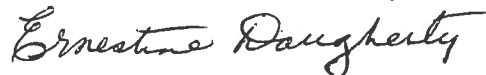
Signature - 

Address - 3101 - W 75th
City - P.O. KS
State and ZIP Code - 66208

Phone - 913-649-2824

e-mail - smogren@me.com

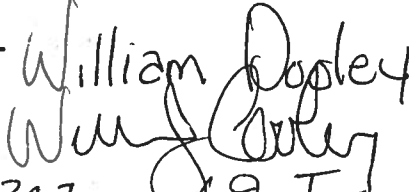
Printed name - Ernestine Dougherty


Signature - 


Address - 4016 W 94th Apt 110
City - P.V. KS
State and ZIP Code - KS 66207

Phone - 913-362-2719
e-mail - ernieandpete1@att.net

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - William Dooley
Signature - 
Address - 5307 W 69 Ter
City - Prairie Village
State and ZIP Code - KS 66208
Phone - 913 549-3000
e-mail - bill.dooley@att.net

Printed name - Msusan De Coursey
Signature - 
Address - 5220 W 69th
City - P.V., Ks
State and ZIP Code - 66208
Phone - 913-234-8454
e-mail - _____

Printed name - Rachel Campbell
Signature - 
Address - 5313 W 69th
City - P.V. Ks
State and ZIP Code - 66208
Phone - 913-384-6170
e-mail - rrcamp@smsd.org

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Eugene & Charlotte ZACHMAN

Signature - 

Address- 42 Le Mans Ct
City- SM
State and ZIP Code- KS 66208

Phone - 913 381 2122

e-mail - epzachman@me.com

Printed name - Robert & Ann Closser

Signature - 

Address- 6449 Verona Rd.
City- Mission Hills, Ks. 66208
State and ZIP Code-

Phone - 913 262-4477

e-mail -

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Cynthia Cowherd

Signature - Cynthia Cowherd

Address- 5900 W 79th
City- Prairie Village
State and ZIP Code- KS 66208

Phone - 913-706-7753

e-mail - kcowa@aol.com

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Lynda Kenney Cox

Signature - 

Address - 6719 Granada Lane

City - Prairie Village, KS 66208

State and ZIP Code -

Phone - 816-223-3717 (cell)
913-262-8318

e-mail - Lkenneycox@gmail.com

Printed name -

Signature -

Address -

City -

State and ZIP Code -

Phone -

e-mail -

Printed name -

Signature -

Address -

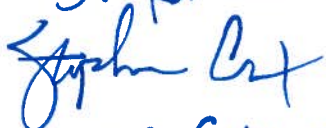
City -

State and ZIP Code -

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Stephen Cox
Signature - 
Address- 6719 Granada Dr.
City- P.V. KS 66208
State and ZIP Code-
Phone - 913-262-8318 - 913-219-5721
e-mail -

Printed name -
Signature -
Address-
City-
State and ZIP Code-
Phone -
e-mail -

Printed name -
Signature -
Address-
City-
State and ZIP Code-
Phone -
e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Edward Dominguez

Signature - 

Address - 4000 W 69th St

City - Prairie Village

State and ZIP Code - KS, 66204

Phone - 913-236-9347

e-mail - onfive709@aol.com

Printed name - KYLE WARTA

Signature - 

Address - 6833 GRANADA LN

City - PRAIRIE VILLAGE

State and ZIP Code -

KS 66208

Phone - 913-260-0528

e-mail - kylewarta@gmail.com

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -


I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.


Printed name - ARIANA WEINDLING
Signature - Ariana Weindling
Address - 6400 ABERDEEN RD.
City - MISSION HILLS, KS. 66208
State and ZIP Code -
Phone - 913-789-8333
e-mail - ariana.weindling@gmail.com


Printed name - MARIA DUNCAN
Signature - Maria F. Duncan
Address - 6400 ABERDEEN RD.
City - MISSION HILLS, KS 66202
State and ZIP Code -
Phone - 913-262-6002
e-mail - mariadunc @ gmail.com

Printed name - Dan Weindling
Signature - Dan Weindling
Address - 6400 Aberdeen
City - Mission Hills, KS 66202
State and ZIP Code -
Phone - 913 789 8333
e-mail - dw@terra mgmt.com

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - RYAN ROYER
Signature - 
Address - 5225 W. 69th St.
City - Prairie Village
State and ZIP Code - Kansas 66208
Phone - (913) 645-1235
e-mail - RYAN.ROYER@adm.com

Printed name - Brittany Royer
Signature - 
Address - 5228 W. 69th St.
City - Prairie Village
State and ZIP Code - Kansas 66208
Phone - (913) ~~645-1235~~ 708-5421
e-mail - Brittanyann2@gmail.com

Printed name - Andrew Flourney
Signature - 
Address - 4401 Oxford
City - PV
State and ZIP Code - 66208
Phone - 913-523-5207
e-mail - andy@andylife.org

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name – *ALLAN HALL*
Signature – *Allan E Hall*
Address- *8801 Alhambra St;*
City- *P.V.*
State and ZIP Code- *KS 66207*
Phone –
e-mail – *ehall20435@gmail.com*

Printed name –
Signature –
Address-
City-
State and ZIP Code-
Phone –
e-mail –

Printed name –
Signature –
Address-
City-
State and ZIP Code-
Phone –
e-mail –

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Cheryl Hansen

Signature - Cheryl J Hansen

Address- 7340 Ash St
City- Prairie Village
State and ZIP Code- KS 66208

Phone - 913-236-6190

e-mail -

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Erik Hansen

Signature - 

Address- 7340 Ash St.

City-
State and ZIP Code- Prairie Village, KS

Phone -

e-mail -

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - *Tim Haworth*

Signature - *[Handwritten Signature]*

Address - *7216 R-2 Ave*

City - *PV*

State and ZIP Code - *KS 66208*

Phone - *913 271 2763*

e-mail -

Printed name - *Ron Williams*

Signature - *Ronald L. Williams*

Address - *3118 W 72nd Terr*

City - *PV*

State and ZIP Code - *KS 66208*

Phone - *913-677-2009*

e-mail -

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -

take to
city Clerk's office

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Glen Whittington

Signature - 

Address - 2311 West 70th St

City - Prairie Village

State and ZIP Code - KS 66208

Phone -

e-mail - glen.whittington@bankofprairievillage.com

Printed name - Cristal Hastert

Signature - 

Address - 4111 W. 72nd Ter.

City - Prairie Village

State and ZIP Code - KS 66208

Phone - 913-722-0771

e-mail - CLAH55822@yahoo.com

Printed name - Brad Stuckey

Signature - 

Address - 4400 W. 72nd St

City - Prairie Village

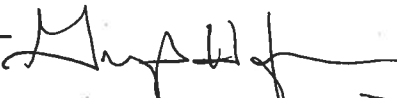
State and ZIP Code - 66208

Phone - 832-797-7713

e-mail - bstuckey13@gmail.com

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - GREG A. HOEFER

Signature - 

Address- 5240 SOMERSET DR.
City- PRAIRIE VILLAGE KS 66207
State and ZIP Code-

Phone - 913 - 642 - 9814

e-mail - ghoefer@kc.rr.com

Printed name - Julie Hoefer

Signature - 

Address- 5240 Somerset Dr
City- Prairie Village
State and ZIP Code- Kansas 66207

Phone - 913 634-7196

e-mail - crhoefera@smsd.org

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Don HUYTABLE

Signature - Don HUYTABLE

Address - 8215 ROSEWOOD LANE

City -

State and ZIP Code - PRAIRIE VILLAGE, KS - 66208

Phone - 913-381-1420

e-mail - DEHUYTABLE@EMAIL.COM

Printed name -

Signature -

Address -

City -

State and ZIP Code -

Phone -

e-mail -

Printed name -

Signature -

Address -

City -

State and ZIP Code -

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name – *MARJORIE HUXTABLE*

Signature – *Marjorie Huxtable*

Address- *8215 Rosewood Lane*

City- *Prairie Village*

State and ZIP Code- *Kansas 66208*

Phone – *913-381-1420*

e-mail –

Printed name –

Signature –

Address-

City-

State and ZIP Code-

Phone –

e-mail –

Printed name –

Signature –

Address-

City-

State and ZIP Code-

Phone –

e-mail –

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - FLORENCE KAPLAN

Signature - Florence Kaplan

Address - 8846 Mission Road
City -
State and ZIP Code - Prairie Village Kansas 66206

Phone - 913-649-4792

e-mail - kaplan@aol.com

Printed name -

Signature -

Address -
City -
State and ZIP Code -

Phone -

e-mail -

Printed name -

Signature -

Address -
City -
State and ZIP Code -

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - *Jim Kasper*
Signature - *Jim Kasper*
Address - *5324 W 87th St*
City - *Prairie Village, KS*
State and ZIP Code - *66207*
Phone - *816 922-9292*
e-mail - *Jim@TP+HomeSolutions.com*

Printed name -
Signature -
Address -
City -
State and ZIP Code -
Phone -
e-mail -

Printed name -
Signature -
Address -
City -
State and ZIP Code -
Phone -
e-mail -

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Printed name - *Maureen Kunkler*

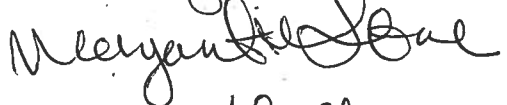
Signature - 

Address- *2708 W 71st St*
City-
State and ZIP Code- *PV. Ks 66208*

Phone - *913-677-2225*

e-mail - *kkunkler@kc.w.com*

Printed name - *Margaret M Lowe*

Signature - 

Address- *2708 W 71st St*
City-
State and ZIP Code- *Prairie Village, Ks 66208*

Phone - *913-677-2225*

e-mail - *squaremeg@gmail.com*

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -
e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name -

Signature - *Georgia Lang*

Address- *4625 W. 90th St. P.V. 666207*

City-

State and ZIP Code-

Phone - *913 341 6940*

e-mail - *glangpv@aol.com*

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -

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Printed name - Amanda Marland

Signature - 

Address - 7047 ~~Alhambra~~ Granada Rd. Prairie Village, KS 66208

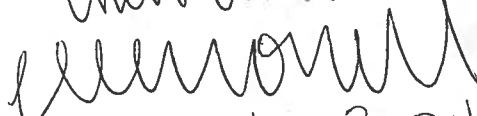
City -

State and ZIP Code -

Phone - 913-708-2577

e-mail - amandalmarland@gmail.com

Printed name - Ellen O'Neil

Signature - 

Address - 7047 Granada Road

City -

State and ZIP Code - P.V., KS 66208

Phone -

e-mail -

Printed name - Anna Lee K

Signature - 

Address - 7047 Granada Rd

City -

State and ZIP Code - P.V., KS 66208

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - *Melisa Love*
Signature - *Melisa Love*
Address - *10400 Howe Lane*
City - *Leawood*
State and ZIP Code - *KS 66206*
Phone - *913 432 2846*
e-mail - *missyafc@aol.com*

Printed name - *BILL LOVE*
Signature - *William Love*
Address - *10400 Howe Lane*
City - *Leawood, Ks. 66206*
State and ZIP Code - *66206*
Phone - *913 432 2846*
e-mail -

Printed name -
Signature -
Address -
City -
State and ZIP Code -
Phone -
e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Dan Lowe

Signature - 

Address- 8721 Alhambra
City-

State and ZIP Code- PV, KS 66207

Phone - 9133415410

e-mail - dlowe@redlegacy.com

Printed name - Peggy Lowe

Signature - 

Address- 8721 Alhambra
City-

State and ZIP Code- PV, KS 66207

Phone - 9133415410

e-mail - dlowe@e.kc.m.com

Printed name -

Signature -

Address-

City-


State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name – **BIAGIO MAZZA**

Signature – 

Address- **6718 GRANADA LN**

City- **PV. KS**

State and ZIP Code- **66208**

Phone – **(913) 484-4596**

e-mail – **BIAGIO@ELITEPTKC.COM**

Printed name –

Signature –

Address-

City-

State and ZIP Code-

Phone –

e-mail –

Printed name –

Signature –

Address-

City-

State and ZIP Code-

Phone –

e-mail –

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - ELIZABETH ORDONEZ


Signature - 

Address - 6725 Granada Lane
City - PV
State and ZIP Code - KS 66208

Phone - 816.206.9747

e-mail - BETSYORDONEZ1@gmail.com

Printed name - MICHAEL L. NICHOLS

Signature - 

Address - 6724 Granada Ln.
City -
State and ZIP Code -

PV. KS 66208

Phone - 816.813.6453

e-mail - mlnichols@gmail.com

Printed name - Amy Schumm

Signature - 


Address - 6747 Granada Lane
City -
State and ZIP Code - PV KS 66208

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Meredith Woodring

Signature - 

Address- 6812 Granada Lane
City- prairie villages, ks 66208
State and ZIP Code-

Phone - 913.784.0551

e-mail - merdickey@yahoo.com

Printed name - Jose Ordonez

Signature - 

Address- 6725 Granada Ln.
City- PV
State and ZIP Code- 66208 / KS

Phone - 816-206-0024

e-mail - jordonez.esolci@gmail.com

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -

Dee Pack
Dee Pack
4900 W. 83rd Terr.
PV KS 66207
913 648 4250
pack@cargolargo.com

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -

Joyce Pack
Joyce M Pack
4900 W. 83rd Terr.
PV KS 66207
913 648 4250
jpack@cargolargo.com

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - MARY JEAN PODREBARAC

Signature - Mary Jean Podrebarac

Address - 66 Le Mans ch.

City -

State and ZIP Code - Prairie Village, KS

Phone - (913) 499-1387

e-mail - C.PODREBARAC@KC.RR.COM

Printed name -

Signature -

Address -

City -

State and ZIP Code -

Phone -

e-mail -

Printed name -

Signature -

Address -


City -


State and ZIP Code -

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - Robert L. Mogren
Signature - 
Address - 3101 W. 75th St. - Ward 6
City - P.V. KS
State and ZIP Code - 66208
Phone - 913-649-2824
e-mail - bobmogren@aol.com

Printed name - ROBERT W. ROYER
Signature - 
Address - 7803 MISSION ROAD
City - P.V. KS
State and ZIP Code - P.V. KS 66203
Phone - 913-231-8900
e-mail - royerrw@gmail.com

Printed name -
Signature -
Address -
City -
State and ZIP Code -
Phone -
e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name – DIANA EWY SHARP

Signature – 

Address- 7815 MOHAWK DRIVE
City- PRAIRIE VILLAGE KS 66208
State and ZIP Code-

Phone – 913.383.2291

e-mail – DIANAEL242@aol.com

Printed name –

Signature –

Address-
City-
State and ZIP Code-

Phone –

e-mail –

Printed name –

Signature –

Address-
City-
State and ZIP Code-

Phone –

e-mail –

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - JACK SHEARER

Signature - 

Address- 8001 ROSEWOOD DRIVE
City- PRAIRIE VILLAGE, KS 66208
State and ZIP Code-

Phone - 913-248-6172

e-mail - JR311@SBCGLOBAL.NET

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

Printed name -

Signature -


Address-
City-
State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name – *Tony Sheets*

Signature – 

Address- *6710 Granada Lane*

City- *P.V.*

State and ZIP Code- *KS 66208*

Phone – *913-262-1544*

e-mail – *Tsheets@umzvj.com*

Printed name –

Signature –

Address-

City-

State and ZIP Code-

Phone –

e-mail –

Printed name –

Signature –

Address-

City-

State and ZIP Code-

Phone –

e-mail –

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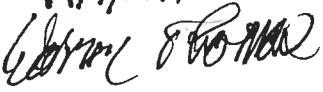
Printed name – *Lynne Stark*
Signature – *Lynne M. Stark*
Address- *6120 West 65th Street*
City- *Mission*
State and ZIP Code- *KS. 66202-4232*
Phone – *913 236-5928*
e-mail – *lynnegstark@gmail.com*

Printed name –
Signature –
Address-
City-
State and ZIP Code-
Phone –
e-mail –

Printed name –
Signature –
Address-
City-
State and ZIP Code-
Phone –
e-mail –

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Printed name - WARREN THOMAS

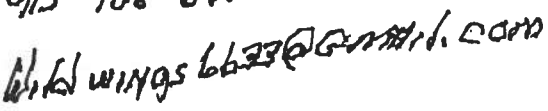
Signature - 

Address- 5239 W. 96

City- O.P

State and ZIP Code- KS 66207

Phone - 913-766-6997

e-mail - 

Printed name - MARILYN THOMAS

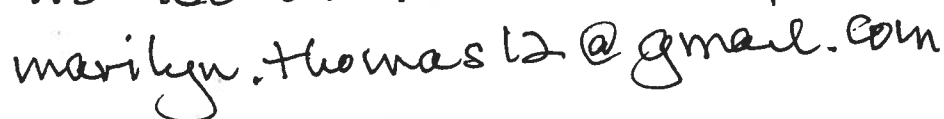
Signature - 

Address- 5239 W. 96

City-

State and ZIP Code- OK KS 66207

Phone - 913 766-6997

e-mail - 

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -

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Printed name - Edward B. Weltner

Signature - Edward B. Weltner

Address- 7916 Granada
City-
State and ZIP Code- Prairie Village Mo 66208

Phone - 913 649 1715

e-mail - ESWELT@KC.PR.COM

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

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Printed name -

Sue E. Weltner

Signature -

Sue E. Weltner

Address -

7916 Granada

City -

Prairie Village,

State and ZIP Code -

Ks. 66208

Phone -

913-649-1715

e-mail -

Printed name -

Signature -

Address -

City -

State and ZIP Code -

Phone -

e-mail -

Printed name -

Signature -

Address -

City -

State and ZIP Code -

Phone -

e-mail -

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Printed name - *FRANCES WHITECOTTON*

Signature - *Frances Whitecotton*

Address- *5311 W. 72ND Ave*
City- *PV. KS*
State and ZIP Code- *66208*

Phone - *913-221-2773*

e-mail - *FEW9@ICLOUD.COM*

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

Printed name -

Signature -

Address-
City-
State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name – *MARCIA WOLFF*
Signature – *Marcia Wolff*
Address- *6430 Weyroga Ave.*
City- *Prairie Village, Ks.*
State and ZIP Code- *Ks. 66208*
Phone – *913-677-9090*
e-mail – *MWOLFF1221@gmail.com*

Printed name –
Signature –
Address-
City-
State and ZIP Code-
Phone –
e-mail –

Printed name –
Signature –
Address-
City-
State and ZIP Code-
Phone –
e-mail –

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name – *Robert WOLFF*
Signature – *[Handwritten Signature]*
Address- *6430 Wenona Terr.*
City- *Prairie Village*
State and ZIP Code- *Ks. 66208*
Phone – *913 677-9090*
e-mail – *bigdaddy2000@yahoo.com.*

Printed name –
Signature –
Address-
City-
State and ZIP Code-
Phone –
e-mail –

Printed name –
Signature –
Address-
City-
State and ZIP Code-
Phone –
e-mail –

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - *Linda & Bob Wright*

Signature - *Linda Wright*

Address - *5200 W. 69th St.*

City - *PV*

State and ZIP Code - *KS 66208*

Phone -

e-mail -

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -

I support Mission Chateau as recommended by the Prairie Village Planning Commission. I believe this project would be an asset to the community now, and for many years to come. Please allow my signature below to represent my request that my City Councilman follow the recommendation of the Planning Commission and vote in favor of the Mission Chateau Special Use Permit.

Printed name - VIRGINIA Young

Signature - Virginia Young

Address- 43 Le Mans

City- Prairie Village

State and ZIP Code-

KS 66208
Phone - 913-642-3489

e-mail -

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -

Printed name -

Signature -

Address-

City-

State and ZIP Code-

Phone -

e-mail -

July 16, 2013

Planning Commission
City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

To the Planning Commission:

We would like to indicate our support for the proposed Senior Continuing Care Community to be built by the Tutera Group on the Mission Valley site at 85th & Mission Road.

We are seniors and have been residents of Prairie Village for decades. We have chosen to stay here because of our community ties—to our churches, friends, neighborhoods, and local merchants. To do this, we must face the day-to-day difficulties of maintaining our homes and properties.

This new facility would offer a wonderful alternative for many residents. In addition, we believe it would bring additional revenue and clients to Prairie Village businesses, new employment opportunities, and additional tax revenue.

Please approve this project for our city.

Name: William R. Dooley

Signature: William R. Dooley

Address: 5300 W. 69th St.

Name: Nancy Silverforb

Signature: Nancy Silverforb

Address: 5219 W. 69th St.

Name: Dave Silverforb

Signature: Dave Silverforb

Address: 5219 W. 69th St.

Name: Phyllis Henderson

Signature: Phyllis Henderson

Address: 7417 Ash

July 16, 2013

Planning Commission
City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

To the Planning Commission:

We would like to indicate our support for the proposed Senior Continuing Care Community to be built by the Tintera Group on the Mission Valley site at 85th & Mission Road.

We are seniors and have been residents of Prairie Village for decades. We have chosen to stay here because of our community ties—to our churches, friends, neighborhoods, and local merchants. To do this, we must face the day-to-day difficulties of maintaining our homes and properties.

This new facility would offer a wonderful alternative for many residents. In addition, we believe it would bring additional revenue and clients to Prairie Village businesses, new employment opportunities, and additional tax revenue.

Please approve this project for our city.

Name: PATRICIA M. KOCHARIK

Signature: Patricia M. Kolarik

Address: 7041 Grandview Ln

Name: Catherine A. Abram

Signature: CATHERINE A. Abram

Address: 7142 Buena Vista

Name: Esther Bevil

Signature: 4008 W. 74 ST

Address: _____

Name: Rita Donley

Signature: Rita Donley

Address: 5301 W 69th ST

The Truth Behind Mission Chateau:

HALF-TRUTH:

Development generates over \$125,000 in city income



TRUTH:

An independent study estimates it will cost us \$450,000 a year

MISDIRECTION:

\$600,000 a year in city and county services



REALITY:

This is only county services and most will go outside Prairie Village

MYTH:

Reduces traffic



ACTUAL:

According to their formula and SMSD data, traffic will increase 500% from the previous use

MISLEADING:

Offers 9+ acres of green space including micro-parks



FACT:

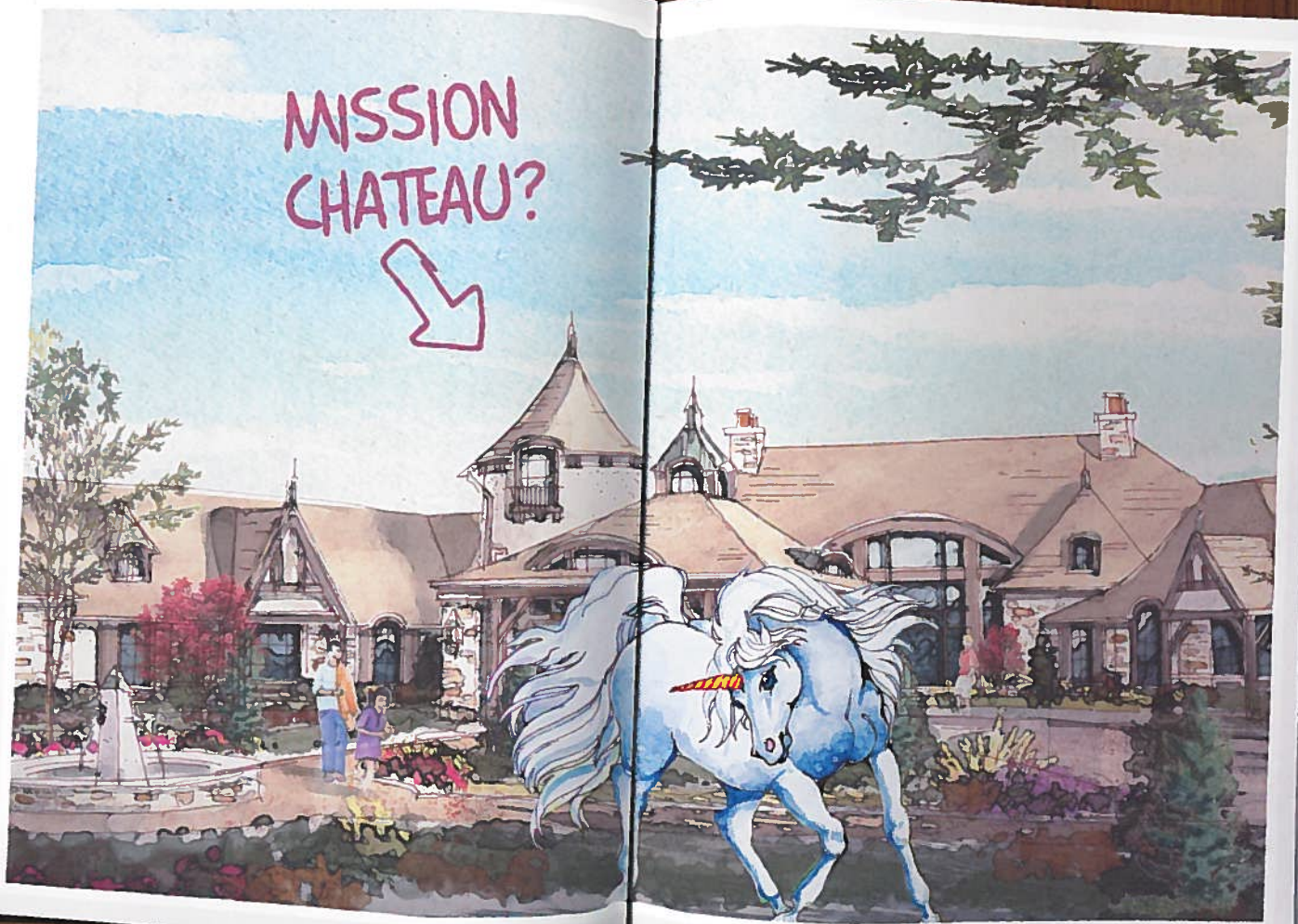
1/3 is unusable, the micro-parks are smaller than the minimum lot requirements for the neighborhood

HOW TO STOP IT:

1. Attend the Council meeting on September 3rd at 7:30 p.m.
2. Call City Hall (913) 381-6464 and ask to speak to your Mayor and Council Members.
3. Tell them Prairie Village doesn't need the Mission Chateau Mega-Development.

SOURCES: Village Vision, Economic Research Associates, Johnson County Appraisal Records, Shawnee Mission School District, Mission Chateau Plan, Mission Chateau August 2013 mailer, pvkansas.com.

THE PROPOSED MISSION VALLEY REDEVELOPMENT IS A RIDICULOUS FANTASY



**THE REAL STORY WILL
HURT PRAIRIE VILLAGE**