

CITY OF PRAIRIE VILLAGE

October 7, 2013

Council Committee Meeting 6:00 p.m.

City Council Meeting 7:30 p.m.



**COUNCIL COMMITTEE OF THE WHOLE
Council Chambers
October 07, 2013
6:00 PM**

AGENDA

DALE WARMAN, COUNCIL PRESIDENT

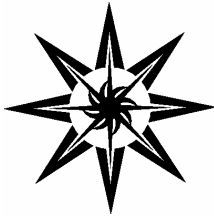
AGENDA ITEMS FOR DISCUSSION

COU2013-45 Consider Engineering Change Order #2 for Project 75ST0001- 75th Street from State Line Road to Mission Road
Keith Bredehoeft

COU2013-46 Consider contract with Indigo Design for 2014 park projects
Keith Bredehoeft

EXECUTIVE SESSION

***Council Action Requested the same night**



PUBLIC WORKS DEPARTMENT

Council Committee Meeting Date: October 7, 2013
Council Meeting Date: October 21, 2013

COU2013-45: CONSIDER ENGINEERING CHANGE ORDER #2 FOR PROJECT 75ST0001- 75TH STREET FROM STATE LINE ROAD TO MISSION ROAD

RECOMMENDATION

Move to approve Change Order #2 with GBA for project 75ST0001: 75th Street Rehabilitation from State Line Road to Mission Road in the amount of \$37,709.00.

BACKGROUND

The 75th Street project will improve the existing infrastructure and will also look to improve pedestrian accommodations and make 75th Street a more aesthetically pleasing corridor. This project is scheduled to receive \$1.6 Million in Federal Funds through the Mid America Regional Council(MARC) under the Bike/Pedestrian and Livable Communities category. The Federal Funds are to be used in 2014.

This project is a Federally Funded project and therefore any construction easements or permanent easements must follow all Federal guidelines. Most properties along this corridor will require a temporary construction easement so the contractor can construct the project improvements adjacent to the right of way. There will be 72 temporary construction easement and 21 permanent easements needed for the project. Additional property research and title information has to be obtained to develop these easements. Property descriptions and tract maps for each property will also be needed. This Engineering Change Order is for the work required to prepare the documents necessary to acquire these easements. The permanent easements that will need to be acquired are necessary to clean up issues that previously existed along the corridor. At the start of the project we had hoped to not have this number of easements and therefore did not include this in the original contract.

FUNDING SOURCE

Funding is available under Project 75ST0001: 75th State Line Road to Mission Road in the amount of \$37,709.00.

RELATION TO VILLAGE VISION

- CC1a. Make streetscape improvements to enhance pedestrian safety and attractiveness of the public realm.*
- CFS3a. Ensure streets and sidewalks are in good condition by conducting maintenance and repairs as needed.*

TR1a. Provide sidewalks in new and existing areas to allow for continuous pedestrian movement around Prairie Village.

TR1b. Ensure that infrastructure improvements meet the needs of all transportation users.

ATTACHMENTS

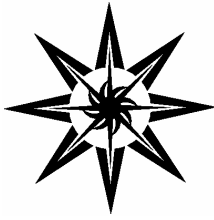
1. Engineering Change Order #2 with George Butler Associates, Inc.

PREPARED BY

Keith Bredehoeft, Project Manager

October 3, 2013

CLASSIFICATION	PRI	SRASC	SRE	AES1	AES2	AES3	TEC1	TEC2	SCO	CO2	RLS	SP2	CLI	TOTAL	GPS	Mileage	Mileage	Add'l	TOTAL	TOTAL	
HOURLY CHARGEOUT RATE	\$250	\$210	\$146	\$118	\$100	\$90	\$90	\$72	\$122	\$75	\$122	\$144	\$85	HOURS	Units	Personal	Survey	Expenses	EXPENSES	COST	
75th Street (Mission Road - State Line Road)																					
Supplemental Agreement #1																					
Right of Way Services																					
Deed research (69 properties)											16			16		30		35	\$65.00	\$2,017.00	
Prepare property basemap (90 total properties - 21 O&E's and 69 property deeds)											56			56					\$0.00	\$6,832.00	
Prepare 69 exhibits and 83 legal descriptions (10 properties included in original contract)											145			145					\$0.00	\$17,690.00	
Coordination and QA/QC Review of right of way documents		4	20			24								48					\$0.00	\$5,920.00	
TOTAL:	0	4	20	0	0	24	0	0	0	0	217	0	0	265	0	30	0	35	65	\$32,459.00	
																			(21 O&E's at \$250/each = \$5,250)	\$5,250.00	
																				Total:	\$37,709.00



PUBLIC WORKS DEPARTMENT

Council Committee Meeting Date: October 7, 2013
Council Meeting Date: October 21, 2013

COU2013-46: CONSIDER CONTRACT WITH INDIGO DESIGN FOR 2014 PARK PROJECTS

RECOMMENDATION

Staff recommends approval of the 2014 Parks Projects Contract with Indigo Design in the amount of \$34,360.00.

BACKGROUND

This contract is for the design services for the 2014 Parks Projects. City Council approved 2014 funding for improvements to McCrum, Prairie, Taliaferro, and Harmon Parks. Design will begin now so a construction project can be let in early 2014. If all goes well these park improvements will all be able to be functional for residents by the middle of summer in 2014.

Once preliminary plans are developed we will have a public meeting for residents to see the plans and offer comments on the improvements.

Indigo Design was the City's consultant for the Parks Master Plan and helped with the concepts for the parks project planned for the next 4 years and thus was selected to design these improvements.

FUNDING SOURCE

Funding is available in the CIP under the Park Infrastructure Reserve Fund.

ATTACHMENTS

1. Design contract with Indigo Design

PREPARED BY

Keith Bredehoeft, Project Manager

October 3, 2013

AGREEMENT FOR
For
DESIGN SERVICES
Of
PROJECT- 2014 PARKS PROJECTS
McCRUM PARK- BG400001
PRAIRIE PARK- BG650001
TALIAFERRO PARK- BG450001
HARMON PARK- BG300001

THIS AGREEMENT, made at the Prairie Village, Kansas, this ___ day of _____, by and between the City of Prairie Village, Kansas, a municipal corporation with offices at 7700 Mission Road, Prairie Village, Kansas, 66208, hereinafter called the "**City**", and **INDIGO DESIGN, INC.**, a corporation with offices at 8593 Timber Trails Drive, DeSoto, Kansas 66018 hereinafter called the "**Consultant**".

WITNESSED, THAT WHEREAS, City has determined a need to retain a firm to provide design services for the general design of park improvements hereinafter called the "**Project**",

AND WHEREAS, the City is authorized and empowered to contract with the Consultant for the necessary consulting services for the Project,

AND WHEREAS, the City has the necessary funds for payment of such services,

NOW THEREFORE, the City hereby hires and employs the Consultant as set forth in this Agreement effective the date first written above.

Article I City Responsibilities

- A. Project Definition** The City is preparing to construct park improvements to McCrum, Prairie, Taliaferro, and Harmon Parks.
- B. City Representative** The City shall in a timely manner designate, Keith Bredehoeft, Project Manager, to act as the City's representative with respect to the services to be performed or furnished by the Consultant under this Agreement. Such person shall have authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to the Consultant's services for the Project.
- C. Existing Data and Records** The City shall make available to the Consultant all existing data and records relevant to the Project such as, maps, plans, correspondence files and other information possessed by the City that is relevant to the Project. Consultant shall not be responsible for verifying or ensuring the accuracy of any information or content supplied by City or any other Project participant unless specifically defined by the scope of work, nor ensuring that such information or content does not violate or infringe any law or other third party rights. However, Consultant shall promptly advise the City, in writing, of any inaccuracies in the information provided or any other violation or infringement of any law or third party rights that Consultant observes. City shall indemnify Consultant for any infringement claims resulting from Consultant's use of such content, materials or documents.

- D. **Review For Approval** The City shall review all criteria, design elements and documents as to the City requirements for the Project, including objectives, constraints, performance requirements and budget limitations.
- E. **Standard Details** The City shall provide copies of all existing standard details and documentation for use by the Consultant for the project.
- F. **Submittal Review** The City shall diligently review all submittals presented by the Consultant in a timely manner.
- G. **Correspondence to Property Owners** Obtain mailing list and approve all correspondence to property owners in the project area. Typical, but not all inclusive, correspondence is:
 - 1. Frequently Asked Questions (FAQ)
 - 2. Citizen Bill of Rights
 - 3. Information request about driveway, lawn sprinkler, pet fence
 - 4. Intent to construct sidewalk
 - 5. Intent to begin construction
 - 6. Public Information meeting

Article II Consultant Responsibilities

- A. **Professional Engineering Services** The Consultant shall either perform for or furnish to the City professional engineering services and related services in all phases of the Project to which this Agreement applies as hereinafter provided.
- B. **Prime Consultant** The Consultant shall serve as the prime professional Consultant for the City on this Project
- C. **Standard Care** The standard of care for all professional consulting services and related services either performed for or furnished by the Consultant under this Agreement will be the care and skill ordinarily used by members of the Consultant's profession, practicing under similar conditions at the same time and in the same locality.
- D. **Consultant Representative** Designate a person to act as the Consultant's representative with respect to the services to be performed or furnished by the Consultant under this Agreement. Such person shall have authority to transmit instructions, receive information, and make decisions with respect to the Consultant's services for the Project.

Article III Scope of Services

See Attachment 'A'

Article IV Time Schedule

- A. **Timely Progress** The Consultant's services under this Agreement have been agreed to in anticipation of timely, orderly and continuous progress of the Project.
- B. **Authorization to Proceed** If the City fails to give prompt written authorization to proceed with any phase of services after completion of the immediately preceding phase, the Consultant shall be entitled to equitable adjustment of rates and amounts of compensations to reflect reasonable costs incurred by the Consultant as a result of the delay or changes in the various elements that comprise such rates of compensation.

- C. **Default** Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and delay in or inability to procure permits, licenses, or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Consultant under this Agreement. Should such circumstances occur, the consultant shall within a reasonable time of being prevented from performing, give written notice to the City describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement.
- D. **Completion Schedule** Recognizing that time is of the essence, the Consultant proposes to complete the scope of services as specified in the Scope of Services:

Final Design Documents

Due by **February 1, 2014**

Article V Compensation

- A. **Maximum Compensation** The City agrees to pay the Consultant as maximum compensation as defined in Exhibit B for the scope of services the following fees:

Concept Phase

Total Maximum Fee \$ 34,360.00

- B. **Invoices** The compensation will be invoiced by phase, detailing the position, hours and appropriate hourly rates (which include overhead and profit) for Consultant's personnel classifications and the Direct Non-Salary Costs.
- C. **Direct Non-Salary Costs** The term "Direct Non-Salary Costs" shall include the Consultant payments in connection with the Project to other consultants, transportation, and reproduction costs. Payments will be billed to the City at actual cost. Transportation, including use of survey vehicle or automobile will be charged at the IRS rate in effect during the billing period. Reproduction work and materials will be charged at actual cost for copies submitted to the City.
- D. **Monthly Invoices** All invoices must be submitted monthly for all services rendered in the previous month. The Consultant will invoice the City on forms approved by the City. All properly prepared invoices shall be accompanied by a documented breakdown of expenses incurred and description of work accomplished.
- E. **Fee Change** The maximum fee shall not be changed unless adjusted by Change Order mutually agreed upon by the City and the Consultant prior to incurrence of any expense. The Change Order will be for major changes in scope, time or complexity of Project.

Article VI General Provisions

- A. **Opinion of Probable Cost and Schedule:** Since the Consultant has no control over the cost of labor, materials or equipment furnished by Contractors, or over competitive bidding or market conditions, the opinion of probable Project cost, construction cost or project schedules are based on the experience and best judgment of the Consultant, but the Consultant cannot and does not guarantee the costs or that actual schedules will not vary from the Consultant's projected schedules.
- B. **Quantity Errors:** Negligent quantity miscalculations or omissions because of the Consultant's error shall be brought immediately to the City's attention. The Consultant shall not charge the City for the time and effort of checking and correcting the errors to the City's satisfaction.
- C. **Reuse of Consultant Documents:** All documents including the plans and specifications provided or furnished by the Consultant pursuant to this Agreement are instruments of service in respect of the

Project. The Consultant shall retain an ownership and property interest upon payment therefore whether or not the Project is completed. The City may make and retain copies for the use by the City and others; however, such documents are not intended or suitable for reuse by the City or others as an extension of the Project or on any other Project. Any such reuse without written approval or adaptation by the Consultant for the specific purpose intended will be at the City's sole risk and without liability to the Consultant. The City shall indemnify and hold harmless the Consultant from all claims, damages, losses and expenses including attorney's fees arising out of or resulting reuse of the documents.

- D. Reuse of City Documents** In a similar manner, the Consultant is prohibited from reuse or disclosing any information contained in any documents, plans or specifications relative to the Project without the expressed written permission of the City.
- E. Insurance** The Consultant shall procure and maintain, at its expense, the following insurance coverage:
1. Workers' Compensation -- Statutory Limits, with Employer's Liability limits of \$100,000 each employee, \$500,000 policy limit;
 2. Commercial General Liability for bodily injury and property damage liability claims with limits of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate;
 3. Commercial Automobile Liability for bodily injury and property damage with limits of not less than \$1,000,000 each accident for all owned, non-owned and hired automobiles;
 4. Errors and omissions coverage of not less than \$1,000,000. Deductibles for any of the above coverage shall not exceed \$25,000 unless approved in writing by City.
 5. In addition, Consultant agrees to require all consultants and sub-consultants to obtain and provide insurance in identical type and amounts of coverage together and to require satisfaction of all other insurance requirements provided in this Agreement.
- F. Insurance Carrier Rating** Consultant's insurance shall be from an insurance carrier with an A.M. Best rating of A-IX or better, shall be on the GL 1986 ISO Occurrence form or such other form as may be approved by City, and shall name, by endorsement to be attached to the certificate of insurance, City, and its divisions, departments, officials, officers and employees, and other parties as specified by City as additional insureds as their interest may appear, except that the additional insured requirement shall not apply to Errors and Omissions coverage. Such endorsement shall be ISO CG2010 11/85 or equivalent. "Claims Made" and "Modified Occurrence" forms are not acceptable, except for Errors and Omissions coverage. Each certificate of insurance shall state that such insurance will not be canceled until after thirty (30) days' unqualified written notice of cancellation or reduction has been given to the City, except in the event of nonpayment of premium, in which case there shall be ten (10) days' unqualified written notice. Subrogation against City and City's Agent shall be waived. Consultant's insurance policies shall be endorsed to indicate that Consultant's insurance coverage is primary and any insurance maintained by City or City's Agent is non-contributing as respects the work of Consultant.
- G. Insurance Certificates** Before Consultant performs any portion of the Work, it shall provide City with certificates and endorsements evidencing the insurance required by this Article. Consultant agrees to maintain the insurance required by this Article of a minimum of three (3) years following completion of the Project and, during such entire three (3) year period, to continue to name City, City's agent, and other specified interests as additional insureds thereunder.
- H. Waiver of Subrogation** Coverage shall contain a waiver of subrogation in favor of the City, and its subdivisions, departments, officials, officers and employees.
- I. Consultant Negligent Act** If due to the Consultant's negligent act, error or omission, any required item or component of the project is omitted from the Construction documents produced by the Consultant, the Consultant's liability shall be limited to the difference between the cost of adding the

item at the time of discovery of the omission and the cost had the item or component been included in the construction documents. The Consultant will be responsible for any retrofit expense, waste, any intervening increase in the cost of the component, and a presumed premium of 10% of the cost of the component furnished through a change order from a contractor to the extent caused by the negligence or breach of contract of the Consultant or its subconsultants.

- J. Termination** This Agreement may be terminated by either party upon seven days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party; provided, however, the nonperforming party shall have 14 calendar days from the receipt of the termination notice to cure the failure in a manner acceptable to the other party. In any such case, the Consultant shall be paid the reasonable value of the services rendered up to the time of termination on the basis of the payment provisions of this Agreement. Copies of all completed or partially completed designs, plans and specifications prepared under this Agreement shall be delivered to the City when and if this Agreement is terminated, but it is mutually agreed by the parties that the City will use them solely in connection with this Project, except with the written consent of the Consultant (subject to the above provision regarding Reuse of Documents).
- K. Controlling Law** This Agreement is to be governed by the laws of the State of Kansas.
- L. Indemnity** To the fullest extent permitted by law, with respect to the performance of its obligations in this Agreement or implied by law, and whether performed by Consultant or any sub-consultants hired by Consultant, the Consultant agrees to indemnify City, and its agents, servants, and employees from and against any and all claims, damages, and losses arising out of personal injury, death, or property damage, caused by the negligent acts, errors, or omissions of the Consultant or its sub-consultants, to the extent and in proportion to the comparative degree of fault of the Consultant and its sub-consultants. Consultant shall also pay for City's reasonable attorneys' fees, expert fees, and costs incurred in the defense of such a claim to the extent and in proportion to the comparative degree of fault of the Consultant and its sub-consultants.
- M. Severability** Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the City and the Consultant, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.
- N. Notices** Any notice required under this Agreement will be in writing, addressed to the appropriate party at the address which appears on the signature page to this Agreement (as modified in writing from item to item by such party) and given personally, by registered or certified mail, return receipt requested, by facsimile or by a nationally recognized overnight courier service. All notices shall be effective upon the date of receipt.
- O. Successors and Assigns** The City and the Consultant each is hereby bound and the partners, successors, executors, administrators, legal representatives and assigns of the City and the Consultant are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, legal representatives and assigns of such other party in respect of all covenants and obligations of this Agreement.
- P. Written Consent to Assign** Neither the City nor the Consultant may assign, sublet, or transfer any rights under the Agreement without the written consent of the other, which consent shall not be unreasonably withheld; provided, Consultant may assign its rights to payment without Owner's consent, and except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Agreement.

Q. Duty Owed by the Consultant Nothing in this Agreement shall be construed to create, impose or give rise to any duty owed by the Consultant to any Contractor, subcontractor, supplier, other person or entity or to any surety for or employee of any of them, or give any rights or benefits under this Agreement to anyone other than the City and the Consultant.

IN WITNESS WHEREOF: the parties hereto have executed this Agreement to be effective as of the date first above written.

City:

City of Prairie Village, Kansas

By: _____

Ronald L. Shaffer, Mayor

Address for giving notices:

City of Prairie Village
Department of Public Works
3535 Somerset Drive
Prairie Village, Kansas 66208

Telephone: 913-385-4640

Email: publicworks@pvkansas.com

ATTEST:

Joyce Hagen Mundy, City Clerk

Consultant:

Indigo Design, Inc.

By _____

Address for giving notices:

Indigo Design, Inc.
8593 Timber Trails Drive
DeSoto, Kansas 66018

Telephone: (913) 583-1370

Email: doug_indigodesign@sbcglobal.net

APPROVED AS TO FORM BY:

Catherine P. Logan, City Attorney

Prairie Village – 2014 Park Projects.

ATTACHMENT A – SUPPLEMENT FOR PROJECT SCOPE

This supplemental section for Attachment A further defines the design scope and deliverables for each park project:

DESIGN SCOPES

McCrum Park

- Prepare design documents and present concepts at 2-4 meetings with the Park Board and/or the General Public. Conduct design meetings with City staff, as needed.
- New Play Equipment and Swings
- New Nature Play Area, including re-use of climbing rock from Prairie Park
- New Tricycle Path
- New Shelter – (Re-use of existing shelter from Weltner Park)
 - Design of new footings for structure
 - Customization may include decorative framing and/or stone column accents
- Concrete patio area and stone veneer seat walls, adjacent to shelter (seat walls, if included, may be bid as an alternate item)
- Site lighting (in shelter and play areas) and electrical supply for shelter, including new panels and controls. Electrical design will also require re-connection of tennis court lights following placement of KCPL lines underground. KCPL underground reconfiguration to be coordinated by City of Prairie Village.
- Fence along Roe from tennis courts north to 69th Terrace
- Landscape Plans
- Site Amenities – benches, picnic tables, and trash receptacles

Prairie Park

- Add toddler swings for play area
- Remove one picnic table to provide space for swings
- Relocate climbing boulder to McCrum Park.

Taliaferro Park

- New Nature Play area to enhance overall play experience

Harmon Park

- New 9-Hole Disc Golf Course

DELIVERABLES

Deliverables for project include:

- Topographic Survey - McCrum Park and Taliaferro Park (partial – see attached map)
 - Entire site from surrounding street centerlines to fences at residences.
 - 1' contours
 - Site utilities – water, storm, sanitary, electric.
 - Individual trees throughout park
 - AutoCAD format (and other digital formats, if desired)

Prairie Village – 2014 Park Projects.

ATTACHMENT A – SUPPLEMENT FOR PROJECT SCOPE

Phase 1 – Schematic Design

- 24x36 plan sets to illustrate site plans and detailed design features (6 copies for City) - Layout, grading, landscape, lighting, and details for items noted in the design scope.
- Opinion of Probable Project Costs
- 24x36 or larger rendered plan for presentation purposes (for Public, PRC, and Council)
- Digital copies of all of the above

Phase 2 – Design Development

- 24x36 plan sets to illustrate dimensions, materials, colors, etc. for all site plan and detailed design features (6 copies for City) - Layout, grading, shelter footings, lighting, utility improvements, landscape, signage, and other details for items noted in the design scope.
- Opinion of Probable Project Costs
- Digital copies of all of the above

Phase 3 - Construction Documents

- 24x36 plan sets for bidding and construction purposes (6 copies for City) for all items noted in the design scope
- Project Manual with City-approved front end documents, bid form, and project specifications.
- Opinion of Probable Project Costs
- Digital copies of all of the above

Phase 4 – Bidding Administration

- Responses to bidder inquiries
- Addenda document preparation
- Bid tabulation form
- Assistance with bid tabulation and review

Phase 5 – Construction Administration

- The design team will provide on-call services to assist with plan interpretation at the discretion of the City.
- The design team will review shop drawings, as needed.
- A minimum of six (6) site visits will be conducted by Indigo Design during construction to coordinate with the Contractor relative to the nature play areas, specifically to review final grading, locate specific play components, and mark/adjust plant locations, etc.

Prairie Village – 2014 Park Projects.

ATTACHMENT B - Proposed Fees

The following proposed fees for Indigo Design are based on our current understanding of the project elements and the scope of services included in this proposal.

McCrum, Prairie, Taliaferro, and Harmon Parks

Phase 1 – Schematic Design	\$ 5,800
Phase 2 – Design Development	\$ 6,200
Phase 3 - Construction Documents	\$ 5,760
Phase 4 – Bidding Administration	\$ 1,200
Subtotal for Design Phase services	\$ 18,960
Phase 5 – Construction Administration*	\$ 6,200 (Hourly to maximum)
Total for above Phase 1-5 Services	\$ 25,160

Subconsultant Services

Topographic Survey (Strick & Co.)	\$ 3,600 (McCrum, Taliaferro)
Electrical Engineering (Lightworks, Inc.)	\$ 3,400
Structural Engineering (Apex Engineering)	\$ 1,600
Geo-tech for soil testing	\$ N/A

Reimbursable Expenses (Mileage, Printing, Mailing, etc.) \$ 600 maximum

Total Maximum Fees for All Parks and Services \$ 34,360

***Additional Notes regarding the Proposed Fees**

1. Construction Administration fees shall be based on hourly rates of \$80/hour for Indigo Design, up to \$120/hour maximum for sub-consultants.
2. The fees do not include the review or assessment of hazardous materials or environmental impacts.
3. The fees are based on the scope of services being completed by the end of 2014.

**COUNCIL MEETING AGENDA
CITY OF PRAIRIE VILLAGE
Council Chambers
October 07, 2013
7:30 PM**

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **PRESENTATIONS**
Police Department Awards
- V. **PUBLIC PARTICIPATION**
- VI. **CONSENT AGENDA**

All items listed below are considered to be routine by the Governing Body and will be enacted by one motion (Roll Call Vote). There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the regular agenda.

By Staff

- 1. Approve Regular Council Meeting Minutes - September 16, 2013
- 2. Ratify the Mayor's appointment of Glenn Ferdman and Susan Giffen to the Communications Committee; Shervin Razavian, Kim Horgan and Wayne Wilkes to the Prairie Village Arts Council; and the re-appointment of Marie Ramirez as the City's representative to the Drug & Alcoholism Council of Johnson County.
- 3. Authorize the Mayor to execute a proclamation recognizing October 20-26, 2013 as "Male Breast Cancer Awareness Week"
- 4. Approve Ordinance 2294 amending Section 11-804 (B) & (D) of the Prairie Village Municipal Code entitled "Notice to Owner of Towed Vehicle"
- 5. Approve construction change order #1 (Final) with WM White and Son's Construction for Project CONC2013: 2013 Concrete Repair Program for \$17,337.08.

By Committee

- 6. Approve Blue Cross Blue Shield of Kansas City as the City's Health Insurance Provider for the 2014 plan year, with a 3.43% increase in premiums; Approve Delta Dental of Kansas as the City's Dental Insurance Provider for the 2014 plan year, with a 3.5% increase in premiums; and Approve Superior Vision as the City's Vision Insurance Provider for the 2014 plan year, with a 0.0% increase in premiums

(Council Committee of the Whole - September 16, 2013)

VII. **MAYOR'S REPORT**

VIII. **COMMITTEE REPORTS**

Planning Commission

PC2013-08 Consider request for rezoning of 3101 W 75th St from R-1a (Single Family Residential District) to RP-1b (Planned Single Family Residential District) and approval of Preliminary Development Plan

IX. **STAFF REPORTS**

X. **OLD BUSINESS**

XI. **NEW BUSINESS**

XII. **ANNOUNCEMENTS**

XIII. **ADJOURNMENT**

If any individual requires special accommodations - for example, qualified interpreter, large print, reader, hearing assistance - in order to attend the meeting, please notify the City Clerk at 385-4616, no later than 48 hours prior to the beginning of the meeting.
If you are unable to attend this meeting, comments may be received by e-mail at cityclerk@pvkansas.com

CONSENT AGENDA

CITY OF PRAIRIE VILLAGE, KS

October 7, 2013

**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
September 16, 2013**

The City Council of Prairie Village, Kansas, met in regular session on Monday, September 16, 2013, at 6:30 p.m. in the Council Chambers of the Municipal Building.

ROLL CALL

Mayor Ron Shaffer called the meeting to order and roll call was taken with the following Council members present: Ashley Weaver, Dale Warman, Ruth Hopkins, Steve Noll, Laura Wassmer, Brooke Morehead, Charles Clark, David Morrison, Ted Odell and David Belz.

Also present were: Wes Jordan, Chief of Police; Keith Bredehoeft, Interim Director of Public Works; Katie Logan, City Attorney; Quinn Bennion, City Administrator; Lisa Santa Maria, Finance Director; Nic Sanders, Human Resources Specialist; Jeanne Koontz; Deputy City Clerk/Public Information Officer and Joyce Hagen Mundy, City Clerk.

Mayor Shaffer led all those present in the Pledge of Allegiance.

AGENDA

Mayor Shaffer noted the City Council held the Executive Session listed under XI on the published agenda during the earlier Council Committee of the Whole and removed the item from the agenda and asked if there were any other changes to the agenda.

City Attorney Katie Logan stated the Resolution of Findings of Fact for PC2013-08 will not be necessary. Had the Council Action been a denial of the application rather than a motion on an ordinance, a resolution would have been necessary. The basis for

the vote as given by each member of the Governing Body is reflected in the minutes of the City Council meeting of September 3, 2013. Approval of the minutes is the only action required to confirm the record of action. Therefore, this item should be removed from the agenda.

PUBLIC PARTICIPATION

Chuck Dehner, 4201 West 68th Terrace, addressed the Council in reference to statements in the draft September 3, 2013 minutes. He distributed to the Council written documentation in response to statements he made and other comments. Mr. Dehner spoke in opposition to the CID agreements approved for the Prairie Village and Corinth Shopping Centers and referenced past statements.

Mayor Shaffer advised Mr. Dehner that the allotted five minutes for public comment was nearing an end. Mr. Dehner asked for an extension which was denied. He collected material distributed earlier as the documents were not compiled to his approval.

With no one else to address the Council, Public Participation was closed at 7:37 p.m.

CONSENT AGENDA

Dale Warman moved the approval of the Consent Agenda for Monday, September 16, 2013:

1. Approve Regular Council Meeting Minutes - September 3, 2013
2. Approve Claims Ordinance 2909
3. Approve Resolution 2013-04 expressing the City of Prairie Village's support for bringing the Republican National Convention to the Kansas City Region in 2016.
4. Authorize the Mayor to execute a proclamation recognizing September 20, 2013 as "Lancer Day".

A roll call vote was taken with the following members voting “aye”: Weaver, Warman, Hopkins, Noll, Wassmer, Morehead, Clark, Morrison, Odell and Belz.

MAYOR’S REPORT

Mayor Shaffer reported on activities representing the City during the past two weeks including the following: Johnson/Wyandotte County Mayors’ meeting on September 4th with participation from 15 Missouri city mayors; UCS Board of Directors meeting on September 6th; Mission Hills Employee Appreciation BBQ; the Prairie Village Jazz Festival and the Johnson County Community College reception for their new CEO.

COMMITTEE REPORTS

Council Committee of the Whole

COU2013-27 Consider approval of website upgrade and homepage redesign

Quinn Bennion noted this is a follow-up from previous discussion on an upgrade to the city’s website. Jeanne Koontz has been in contact with Vision, who has agreed in writing in the proposed agreement to provide services for the city as long as the city remained a subscriber and to provide for the city at no cost all future updates to VCMS. Jeanne read from the Subscription Agreement the desired language committing to ongoing services. She also read the provision allowing for a basic graphic redesign of one website at the conclusion of four years of uninterrupted services.

Ruth Hopkins moved the City approve the proposal from Vision Internet for upgrade to Vision CMS 6, Graphic Design Services and Responsive Design and Wireframe Services at a cost of \$28,181 and authorize the Mayor to sign Addendum #7

and the Subscription Services Agreement pending review and approval by the City Attorney. The motion was seconded by Dale Warman and passed unanimously.

JazzFest Committee

Brooke Morehead announced a very successful, yet very hot, 4th Annual Prairie Village Jazz Festival on Saturday, September 7th. Although the heat kept the crowd smaller than desired during the day, by the evening the hill was packed for our headliners Marilyn Maye and Bobby Watson's All-Star Band with Jon Faddis. The music was great, excellent food was available and a good time was had by all. Excess funds raised by the event go to Heartland Habitat for Humanity for the city's "Brush with Kindness" program. Exact financial figures are not available at this time.

Mrs. Morehead thanked the Council for their support and participation.

Prairie Village Arts Council

Ted Odell announced the October Art Exhibit will be the Annual State of the Arts Exhibit with the artist reception on Friday, October 11th from 6 to 8 p.m.

STAFF REPORTS

Public Safety

- The Lancer Day Parade will be held on Friday, September 20th beginning at 2 p.m. from the school parking lot travelling to the Prairie Village Shops.
- The Prairie Elementary 5K will be this Saturday with an 8 a.m. start following the same route they used last year.
- Sgt. Roberson and staff are working on the city's security plan as required by HB51. The plan will cover the municipal building, police building, community center, pool and public works. Staff plan to present the plan to Council at the first meeting in November.
- The Citizens Police Academy begins on Wednesday, September 18th with 14 participants including council members Weaver and Odell.

Public Works

- Keith Bredehoeft provided an update on the Emerald Ash Borer - The Tree Board is inventorying the city's more than 650 Ash trees. At a recent conference, Keith

spoke with representatives of Napperville, IL who made a presentation on what they are doing to address the problem.

- October 2nd is the Annual Tree Board Seminar beginning at 7 p.m. at City Hall.

Administration

- Jeanne Koontz announced the following upcoming events for Council participation: The Shawnee Mission Educational Foundation breakfast on September 25th, the League of Kansas Municipalities Conference in Overland Park in October and the National League of Cities Conference in Seattle this fall.
- Quinn Bennion announced the Assistant City Administrator Search process has begun. Over 140 applications have been received. Mayor Shaffer has appointed the following individuals to the selection committee: Ashley Weaver, Ruth Hopkins, Steve Noll and Chris Engle.
- Mr. Bennion will be out on Friday on Vacation and next Monday through Wednesday at a conference.

OLD BUSINESS

There was no Old Business to come before the City Council.

NEW BUSINESS

There was no New Business to come before the City Council.

ANNOUNCEMENTS

Committee meetings scheduled for the next two weeks include:

Jazz Fest Committee	09/17/2013	7:00 p.m.
Prairie Village Arts Council	0918/2013	7:00 p.m.
Environment/Recycle Committee	09/25/2013	7:00 p.m.
Tree Board	10/02/2013	6:00 p.m.
Council Committee of the Whole	10/07/2013	6:00 p.m.
City Council	10/07/2013	7:30 p.m.

=====

The Prairie Village Arts Council is pleased to announce a mixed media exhibit by Jan Fellers in the R. G. Endres Gallery for the month of September.

The Shawnee Mission Education Foundation’s Fall Breakfast is Wednesday, September 25, at 7:00 a.m. at the Overland Park Convention Center (6000 College Blvd).

Prairie Village Peanut Butter Week is September 30 - October 4. Please bring some peanut butter to the September 16 Council Meeting or stop by City Hall the week of the collection.

The October exhibit in the R. G. Endres Gallery will be the annual State of the Arts. The reception will be held on Friday, October 11, from 6:00 - 8:00 p.m. with the awards being announced at 7:30 p.m.

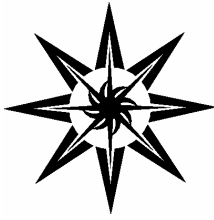
Flu shots will be offered for Council Members on September 25 from 7:30 - 9:00 a.m. at Public Works 'B' Building or from 3:00 - 4:30 p.m. in the Multi-Purpose Room. The fee for the shot is \$27. Please notify Nic Sanders at 913-385-4664 if you plan to receive a shot.

Save the Date for the Northeast Johnson County Chamber of Commerce 2013 Annual Gala on Saturday, November 23, at the Overland Park Marriott.

ADJOURNMENT

With no further business to come before the City Council, the meeting was adjourned at 8:00 p.m.

Joyce Hagen Mundy
City Clerk



MAYOR

Council Meeting Date: October 7, 2013

CONSENT AGENDA: CONSIDER COMMITTEE APPOINTMENTS

RECOMMENDATION

Ratify the Mayor's appointment of Glenn Ferdman and Susan Giffen to the Communications Committee; Shervin Razavian, Kim Horgan and Wayne Wilkes to the Prairie Village Arts Council; and the re-appointment of Marie Ramirez as the City's representative to the Drug & Alcoholism Council of Johnson County.

BACKGROUND

Mayor Shaffer is pleased to place before you the appointments of Glenn Ferdman and Susan Giffen to the Communications Committee. Mayor Shaffer is also please to place before you the appointments of Shervin Razavian, Kim Horgan and Wayne Wilkes to the Prairie Village Arts Council.

Ms. Ramirez has served as the City's representative to the Drug & Alcoholism Council of Johnson County (DAC). The DAC Council Development committee is supportive of her re-appointment to a second term on the council, beginning January 2014 and ending December 2016.

ATTACHMENTS

1. Volunteer Applications

PREPARED BY

Jeanne Koontz
Deputy City Clerk/Public Information Officer
September 27, 2013



**City of Prairie Village
APPLICATION TO VOLUNTEER**

Please complete this form and return it to the City Clerk's Office, 7700 Mission Road, Prairie Village, Kansas 66208. If you have any questions, please contact the City Clerk's Office at 913-381-6464 or send an e-mail to cityclerk@pvkansas.com.

Name Glenn Ferdman Spouse's Name _____
Address 7510 Lamar Ave. Apt. 69 Zip 66208 Ward 2
Telephone: Home [REDACTED] Work [REDACTED] Fax _____
E-mail [REDACTED] Other Number(s): _____
Business Affiliation Park University
Business Address 8700 NW River Park Drive Parkville, MO 64152
What Committee(s) interests you? Communications Committee

Please tell us about yourself, listing any special skills or experiences you have which would qualify you for a volunteer with the City of Prairie Village.

I am a recent transplant to the KCMO area and currently the Director of Library Services for Park University. I have more than 20 years experience developing library marketing collateral, including print and electronic newsletters, brochures, web pages, digital message board content, eBlasts, content for Facebook and Twitter, and fliers, targeting students, faculty, staff and the public, of all ages, for audiences of more than 90,000 at over 90 locations (while at one university in particular). I also have excellent writing and editing skills.

Thank you for your interest in serving our community.



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Name Susan Giffin Spouse's Name Chris
Address 4532 W. 65th St. Zip 66208 Ward 1
Telephone: Home [REDACTED] Work [REDACTED] Fax _____
E-mail [REDACTED] Other Number(s): _____
Business Affiliation CBIZ + Mayer Hoffman McCann
Business Address 11440 Tomahawk Creek Pkwy., Leawood, KS 66208
What Committee(s) interests you? City Communications

Please tell us about yourself, listing any special skills or experiences you have which would qualify you for a volunteer with the City of Prairie Village.

I have a decade of experience working in government communications - first with the city of Overland Park, then the mid-America Regional Council. Now that I've moved to the private sector, I'd like to give back to the community that I live in - Prairie Village.

My experience with websites, electronic & print publications, writing and graphic design would be an asset to this committee.

If you need more information about me, please give me a call or visit my LinkedIn profile at www.linkedin.com/in/susanwgiffin.

Thank you for your interest in serving our community.

Thanks,
Susan Giffin



**City of Prairie Village
APPLICATION TO VOLUNTEER**

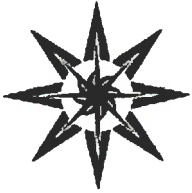
Please complete this form and return it to the City Clerk's Office, 7700 Mission Road, Prairie Village, Kansas 66208. If you have any questions, please contact the City Clerk's Office at 913-381-6464 or send an e-mail to

Name Shervin Kazavian Spouse's Name Jana Kortje
Address 4302 West 63rd Terrace Zip 66208 Ward 1
Telephone: Home [REDACTED] Work [REDACTED] Fax [REDACTED]
E-mail [REDACTED] Other Number(s): [REDACTED]
Business Affiliation University of Kansas Medical Center
Business Address 3901 Rainbow Boulevard Kansas City, KS 66160
What Committee(s) interests you? Arts Committee

Please tell us about yourself, listing any special skills or experiences you have which would qualify you for a volunteer with the City of Prairie Village.

- Resident Physician at KU Med in anesthesiology
- Numerous previous experiences in government at various levels (see attached CV)
- Several previous volunteer experiences (see CV)
- Strong desire to maintain and grow Prairie Village as a thriving community

Thank you for your interest in serving our community.



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Name Kim Horgan Spouse's Name
Address 3114 W. 17th Pl KS Zip 66208 Ward 3
Telephone: Home Work Fax
E-mail Other Number(s):
Business Affiliation Community Christian Church - Publications Director
Business Address 4601 March St. KCMO
What Committee(s) interests you? Communications and/or arts

Please tell us about yourself, listing any special skills or experiences you have which would qualify you for a volunteer with the City of Prairie Village.

I work as Marketing/ Publications Director for a non profit. I'm interested in design: print, art, digital furniture, architecture, typography - all kinds of design. Also have a great interest in photography and art. Just participated in my first group art show. Taking design at KC Art Institute. I love my neighborhood & PV & think I could be a valuable asset to us growth and success.
Thank you!

Thank you for your interest in serving our community.



**City of Prairie Village
APPLICATION TO VOLUNTEER**

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Name Wayne A Wilkes Spouse's Name _____

Address 7914 Falmouth St Zip 66208 Ward _____

Telephone: Home [REDACTED] Work _____ Fax _____

E-mail [REDACTED] Other Number(s): _____

Business Affiliation _____

Business Address _____

What Committee(s) interests you? I am interested in being involved the the Arts Council

Please tell us about yourself, listing any special skills or experiences you have which would qualify you for a volunteer with the City of Prairie Village.

I graduated from the Kansas City Art Institute in 1995 with a major in Graphic Design and Illustration. I currently work as a designer for a non-profit called Christian Foundation for Children and Aging as the Director of Web and Marketing Strategies, while also teaching Design part-time at the KC Art Institute. I am active in the Kansas City Art Community, exhibiting work frequently in various galleries all across town. Visual arts in not only a passion of mine, it is my career and move life. I moved to the Prairie Village area in early May and love the area and am interested in being involved in our local art community. This is the first year I entered the State of the Arts juried exhibition and am thrilled to be apart of it.

Thank you for your interest in serving our community.



City of Prairie Village APPLICATION TO VOLUNTEER

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Name Marie L. Ramirez Spouse's Name Paul

Address 4411 West 77th Place Zip 66208 Ward 4

Telephone: Home [REDACTED] Work [REDACTED] Fax [REDACTED]

E-mail [REDACTED] Other Number(s): _____

Business Affiliation Blue Cross Blue Shield of Kansas City

Business Address 2301 Main Street, Kansas City, MO 64108

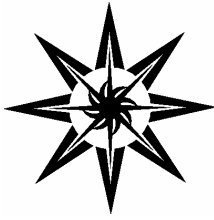
What Committee(s) interests you? Civil Service Commission

Please tell us about yourself, listing any special skills or experiences you have which would qualify you for a volunteer with the City of Prairie Village.

As a daughter of a civil servant (my father was a Battalion Fire Chief), I have a respect for this area of service. I am the Assistant Privacy Officer for a non-profit locally-owned health insurer that believes in giving back to the community it serves. My educational background is in contract law, federal regulations that pertain to privacy rights and protecting personal information, but I have a passion for giving back to my community. This committee would be another opportunity to do that. I have been a Prairie Village resident just under 20 years. I love the community and all it has to offer and am very proud to call myself a Prairie Village resident. I participated in the Prairie Village Citizen's Police academy which gave me greater insight and appreciation of our police force. I want to be able to do my part to keep our community the great place that it is.

I volunteer through my employer for various organizations in the community such as -
= Christmas in October
= Juvenile Diabetes Research Foundation
= American Heart Association

I believe strong leadership grows through strong constituents. I would be proud and dedicated to participate as a committee member for Prairie Village, specifically on the Civil Service Commission. Thank you for your consideration.



ADMINISTRATION

Council Meeting Date: October 7, 2013

Consent Agenda: Consider Proclamation recognizing October 20-26, 2013 as
"Male Breast Cancer Awareness Week"

RECOMMENDATION

Recommend the City Council authorize the Mayor to execute a proclamation recognizing October 20-26 as "Male Breast Cancer Awareness Week"

BACKGROUND

Awareness for Male Breast Cancer is being raised because men are generally diagnosed at a later stage than women affecting prognosis and treatment

ATTACHMENTS

Male Breast Cancer Awareness Proclamation

PREPARED BY

Jeanne Koontz
Deputy City Clerk/Public Information Officer
September 27, 2013

CITY OF PRAIRIE VILLAGE

Male Breast Cancer Awareness Week

WHEREAS, an estimated 2,240 new cases of invasive breast cancer in men will be diagnosed in the United States in 2013 and an estimated 450 men will die from the disease; and

WHEREAS, the public commonly thinks of breast cancer as a disease affecting only women, a misconception that can delay diagnosis and treatment in men, often leading to death; and

WHEREAS, early detection of male breast cancer is critical, as men who are diagnosed when breast cancer is in its earliest stages have an increased chance of successful treatment and, ultimately, survival; and

WHEREAS, due in part to a lack of awareness that men can develop the disease, men are generally diagnosed with breast cancer at a later stage than women, which affect prognosis and treatment; and

WHEREAS, in order to facilitate early diagnosis and prompt treatment of male breast cancer, public education, awareness, and understanding of the disease is necessary; and

WHEREAS, in remembrance of the men who have lost their lives to breast cancer, and in support of those who are currently fighting this often overlooked disease, it is appropriate to designate October 20 through October 26, 2013 as "Male Breast Cancer Awareness Week".

NOW THEREFORE, I, Ronald L. Shaffer, Mayor of Prairie Village, Kansas, do hereby proclaim **October 20-26, 2013** as

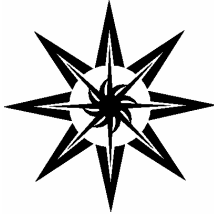
"Male Breast Cancer Awareness Week"

In the City of Prairie Village in order to foster public awareness and understanding of male breast cancer and encourage early detection and prompt treatment.

Mayor Ronald L. Shaffer

City Clerk

Date



POLICE DEPARTMENT

Council Meeting Date: October 7, 2013

Consent Agenda: Consider Amendment to Ordinance 11-804(B)(D)- Towing Regulations.

RECOMMENDATION

Staff recommends that the City Council approve proposed amendments to the Towing Regulations Ordinance.

BACKGROUND

An amendment to 11-804(B)(D) is necessary to reduce the initial notification to vehicle owners from 7 days to 48 hours, and the second/final notice from 30 days to 7 days. The proposed changes are delineated below:

11-804:

B. If a tow has been completed by an approved commercial towing service at the authorization of a police officer, and the registered owner has not recovered the vehicle after ~~seven days~~ 48 hours, the assigned dispatcher will notify the owner and any lien holder known (by telephone or mail) of the whereabouts of the vehicle and the procedures for release. If the vehicle has not been released after ~~30 days~~ 7 days, the assigned dispatcher will mail a certified notification to the owner and any lien holders known reiterating the release procedures. A copy of the letter will be kept with the case file.

D. If an investigative hold has been placed on the vehicle, the vehicle may only be released to the registered owner by one of the following authorities: the officer who placed the hold; the investigator who processed the vehicle; the outside agency that requested the hold; or a division commander of the police department. If an investigative hold has not been removed by the police officer who caused the vehicle to be towed by an approved commercial towing service within ~~seven days~~ 48 hours, the assigned dispatcher will contact the officer and inquire about the status of the hold. If the hold has not been released after ~~40 days~~ 7 days, the assigned dispatcher will notify the officer's supervisor.

ATTACHMENTS

- Proposed Ordinance
-

PREPARED BY

Tim Kobe, Staff Services Division Supervisor
Date: October 1, 2013

ORDINANCE 2294

AN ORDINANCE AMENDING CHAPTER XI OF THE PRAIRIE VILLAGE MUNICIPAL CODE ENTITLED "PUBLIC OFFENSES & TRAFFIC" BY AMENDING ARTICLE 8 ENTITLED "TOWING REGULATIONS" SECTION 11-804 ENTITLED "NOTICE TO OWNER OF TOWED VEHICLE" .

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, KANSAS:

Section I

Section 11-804 of the Prairie Village Municipal Code entitled "Notice to Owner of Towed Vehicle" is hereby amended by repealing Section 11-804 entitled "Notice to Owner of Towed Vehicle" and enacting in lieu thereof a new Section 11-804 to read as follows:

- 11-804. NOTICE TO OWNER OF TOWED VEHICLE.
- A. The police officer who has caused to have the approved commercial towing service remove the vehicle, will make a reasonable attempt to ensure that the owner or a responsible person of the towed vehicle or piece of equipment is notified of the tow and release procedures. The approved commercial towing service, at the time the towing service is provided, shall give written notice to the driver, if available, of the vehicle being towed, that a fee will be charged for storage of such vehicle. Failure by the approved commercial towing service to give such written notice shall invalidate any lien established for such storage fee.
 - B. If a tow has been completed by an approved commercial towing service at the authorization of a police officer, and the registered owner has not recovered the vehicle after 48 hours, the assigned dispatcher will notify the owner and any lien holder known (by telephone or mail) of the whereabouts of the vehicle and the procedures for release. If the vehicle has not been released after 7 days, the assigned dispatcher will mail a certified notification to the owner and any lien holders known reiterating the release procedures. A copy of the letter will be kept with the case file.
 - C. The commercial towing service that renders any recovery, transportation, protection, storage, or safekeeping of any vehicle at the request of the police officer, shall have a first and prior lien created on such vehicle. The commercial towing service in possession of the vehicle is required by K.S.A. § 8-1103 to send a notice to the owner of the vehicle, if known, within 15 days from the rendering of any towing service stating that the vehicle is being held subject to the satisfaction of the lien.
 - D. If an investigative hold has been placed on the vehicle, the vehicle may only be released to the registered owner by one of the following authorities: the officer who placed the hold; the investigator who processed the vehicle; the outside agency that requested the hold; or a division commander of the police department.
If an investigative hold has not been removed by the police officer who caused the vehicle to be towed by an approved commercial towing

service within 48 hours, the assigned dispatcher will contact the officer and inquire about the status of the hold. If the hold has not been released after 7 days, the assigned dispatcher will notify the officer's supervisor.

- E. If the owner of the towed motor vehicle, trailer, equipment, etc., does not claim such property and pay the removal and storage charges incurred by the commercial towing service within 45 calendar days, the commercial towing service, before 60 days pass, shall request verification from the division of vehicles as to the last registered owner and any lien holders. Within 10 calendar days after receipt of such verification, the commercial towing service will notify the registered owner and lien holder, as applicable, by registered mail that the property towed is subject to public auction to the highest bidder within 15 days from the date of the mailing of the notice. The commercial towing service shall also use reasonable diligence in determining the title owner if the division of vehicles is unable to verify the owner or if the vehicle is from a non-title state, and shall inquire by mail of the office of the register of deeds of the county in which the title shows the owner resides, if registered in the state, as to whether there are any lien holders of record. Copies of any notices sent shall be filed with the Johnson County Clerk by the commercial towing service, along with an affidavit from the commercial towing service setting forth the claim and actual expenses of notice, publication and sale.

Section II.

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED this 7th day of October, 2013.

/s/ Ronald L. Shaffer

Mayor Ronald L. Shaffer

ATTEST:

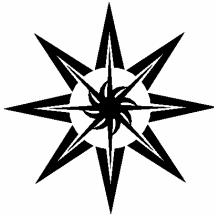
APPROVED AS TO FORM

/s/ Joyce Hagen Mundy

Joyce Hagen Mundy, City Clerk

/s/ Catherine P. Logan

Catherine P. Logan, City Attorney



PUBLIC WORKS DEPARTMENT

Council Meeting Date: October 7, 2013
CONSENT AGENDA

CONSIDER PROJECT CONC2013: 2013 CONCRETE REPAIR PROGRAM CONSTRUCTION CHANGE ORDER #1 (FINAL)

RECOMMENDATION

Move to approve construction change order #1(Final) with WM White and Son's Construction for Project CONC2013: 2013 Concrete Repair Program for \$17,337.08.

BACKGROUND

This Final Change Order reflects the final field measured quantities for all bid items. These items include repairs to curb and gutter, sidewalks, driveways, and ADA ramp reconstruction.

Additional ADA ramps were constructed and therefore the additional funds for these repairs will come from the ADA Project: ADARESV funding for 2013 in the amount of \$17,337.08.

The final contract amount with WM White and Son's Construction for the project will be \$747,337.08.

FUNDING SOURCE

Funds for this work will come from the source listed below.

Project ADARESV: ADA Compliance- \$17,337.08

RELATED TO VILLAGE VISION

TR1c. Ensure that infrastructure improvements meet the needs of all transportation users.

ATTACHMENTS

Construction Change Order #1 (FINAL) with WM White and Son's Construction.

PREPARED BY

Keith Bredehoeft, Project Manager

October 3, 2013



CITY OF PRAIRIE VILLAGE
PUBLIC WORKS DEPARTMENT
CONSTRUCTION CHANGE ORDER NO. 1

City's Project: CONC2013- 2013 Concrete Repair Program

Date Requested: October 7, 2013

Contract Date: March 4, 2013

Consultant's Name: N/A

Contractor's Name: WM White and Son's Construction

REQUIRED CHANGES TO PRESENT CONTRACT

Contract Quantity	Previous Amount	Unit	Item Description	Adj. Quant.	Unit Price	Adjusted Amount
0	\$0.00	LS	Finalizing Quantities for the 2013 Concrete Repair Program	LS	\$17,337.08	\$17,337.08

TOTAL

TOTAL
NET Increase

EXPLANATION OF CHANGE - This change order is to cover the following items:

Finalizing quantities for the 2013 Concrete Repair Program- Funding- Project ADARES: ADA Compliance- \$17,337.08

The Consultant does **not** anticipate a related Engineering Change Order.

	Contract Value	Contract Days
Original Contract	\$730,000.00	
Current Contract including previous Change Orders	\$730,000.00	
NET This Change Order	\$17,337.08	
New Contract Price	\$747,337.08	

Contractor

Date

Keith Bredehoeft, Project Manager
City of Prairie Village, KS

Date

Ronald L. Shaffer, Mayor
City of Prairie Village, KS

Date

COUNCIL COMMITTEE OF THE WHOLE
September 16, 2013

The Council Committee of the Whole met on Monday, September 16, 2013 at 6:00 p.m. in the Council Chambers. The meeting was called to order by Council President Dale Warman with the following members present: Mayor Ron Shaffer, Ashley Weaver, Ruth Hopkins, Steve Noll, Andrew Wang, Laura Wassmer, Brooke Morehead, David Morrison, Charles Clark, Ted Odell and David Belz. Staff Members present: Wes Jordan, Chief of Police; Keith Bredehoeft, Interim Public Works Director; Katie Logan, City Attorney; Quinn Bennion, City Administrator; Lisa Santa Maria, Finance Director; Nic Sanders, Human Resources Specialist; and Joyce Hagen Mundy, City Clerk.

Presentation by Johnson County Commissioner Ed Peterson

Ed Peterson presented his annual overview of the county's adopted 2014 budget of \$837 million with an increase of approximately \$6 million. The revenues are relatively unchanged in regard to the percentage of budget they reflect. Twenty-five percent of the expenditures are for Public Safety, Judicial & Emergency services with Infrastructure expenditures a close second at 23 percent. Mr. Peterson noted however, 19% of the infrastructure expenditures are for the services of Johnson County Wastewater.

Mr. Peterson gave a brief history of the County Assistance Roads Program (CARS) noting historically this program was funded at 5% of the highway gas tax revenues received with an equal match by cities. Gas tax revenues have declined and in 2010 the County adopted a specific formula to determine county tax support for the CARS program at .343 mills. Future years' funding will be based on that rate and projected assessed valuation. The CARS budget has plateau at approximately \$13 million. At this level the county is falling seriously behind in maintenance of roads eligible for CARS funding. He feels the funding level should return to the \$15.4 million level and encouraged cities to encourage the county to move forward with returning funding to its previous levels or higher.

Mr. Peterson provided a synopsis of the King Louie Project providing background and plans for this site. This property was purchased in November of 2011 for \$1.95M with cash, an additional \$1.65M has been spent on repairs to the building and the Board has authorized an additional \$7.1M for work in 2014. The 5-year CIP includes \$5.25M for a total expenditure of \$15.95M for this site that will serve as the new location for the Johnson County Museum as well as serving other needs. A study on the cost of building a new museum from ground up with the relocation of materials was estimated to exceed \$38.5 million.

Ed Peterson closed his presentation with a review of key indicators from the "Trend Monitoring Report" for fiscal year ended 12/31/2012.

- Per Capita Revenue from Ad Valorem Tax has decreased by 18.47% over the past five years.

- State support for County provided Services on behalf of the State has decreased by 16.03% over the past five years.
- While personal income per capita has increased by 31.74% over the past ten years in Johnson County, it has not kept pace with a 35.65% increase nationally and a 40.65% increase statewide.
- Market value of new construction has experienced a steady decline over the past five years with a market value for new construction in 2008 at \$1,068,171,770 to a 2012 value of \$388,606,594. With residential permits dropping from 3,394 in 2008 to 971 in 2012 and commercial permits dropping from 296 in 2008 to 105 in 2012.
- Retail sales in constant dollars has remained relatively stable over the past five years.

Mayor Shaffer asked the status of the new courthouse. Commissioner Peterson responded during the past year a need analysis was conducted resulting in estimated costs being less than earlier projected. The new estimated cost is \$165M. Staff is proposing to finance the project with 1/3 coming from reserves; 1/3 coming from a mill levy increase and 1/3 being financed. The project currently does not have the full support of the Commission.

Mayor Shaffer asked about changes at the DMV. Mr. Peterson noted the improvements are completed and cost taxpayers approximately \$800,000. The State has given them authorization to charge a \$5 fee for walk-in renewals at the facilities, but the Commission has chosen not to implement the fee.

Mayor Shaffer thanked Commissioner Peterson for his presentation as service representing northeast Johnson County.

COU2013-44 Consider renewing City’s health, dental and vision insurance providers

Nic Sanders stated that after several years of 0% increases on the city’s employee health insurance plan, this year’s renewal rates are a 3.43% increase due to mandatory Affordable Care Act (ACA) taxes and fees. The City currently contracts with Blue Cross Blue Shield of Kansas City for its employee health insurance plans. The plan year ends in December and consequently, renewals were sought for the 2014 plan year. The renewal is based on the claims incurred by plan participants over the twelve month period of July 2012 to June 2013; the City’s loss ratio for this period was 74% which reflects positively on the employee’s wellness efforts and reducing health care costs.

As part of the ACA there are taxes and fees that insurance providers are required to pay; these fees are passed on to the clients through premiums. The total percentage cost due to taxes and fees is a 3.85% increases. So the city’s increase in premiums would actually be a decrease if the ACA charges were removed.

In addition to the taxes and fees, the ACA also requires that any co-pays count towards an individual’s out-of-pocket maximum for the plan year. Beginning in 2014, all co-pays, with the exception of prescription drugs, will count towards the annual out-of-pocket

maximum of the plan the employee elects. The out-of-pocket maximum will remain the same as they have been for the past several years.

Laura Wassmer asked when this goes into effect. Mr. Sanders responded that some of ACA is currently in effect other portions become effective January 1, 2014. Ms. Wassmer asked about pre-existing conditions. Mr. Sanders replied that goes into effect January 1.

Mayor Shaffer asked where these fees go. Nic Sanders called upon Kristin Grace with CBIZ to respond. Ms Grace stated the Health Insurance Excise Tax is to go toward stabilizing the marketplace The Comparative Effectiveness Fee is to fund clinical studies the ensure that the best processes are being used. The Reinsurer Fee is another stabilizing fee as insurers are now required to cover individuals who did not have previous coverage and may have pre-existing conditions.

Laura Wassmer asked if these fees were expected to continue to increase and to be passed through to the insured. Ms. Grace stated she did not know of any insurance provider that was not passing the fees on to their clients. She does not see these fees going away and believes they will increase.

Staff attributes a portion of the plan's outstanding performance to the ongoing wellness campaign and the health risk assessment. Based on the renewal information, the month cost sharing structure for the BCBS plans are essentially the same as 2013 with the 3.43% reflected.

Ted Odell asked for clarification of the Health Risk Assessment.

Nic Sanders replied one of the city's wellness initiatives in place is an annual Health Risk Assessment conducted by BCBS where employees to go through a basic physical screening to determine height, weight and cholesterol level. With those results, the employee will enter them into an online questionnaire that provides recommendations based on their individual data. Those individuals participating receive a \$20 reduction in their monthly premium costs. Staff recommends the continuation of this differential in 2014.

Another wellness initiative currently in place and recommended by staff to continue is a differential for non-tobacco uses covered on the City's health insurance plans. Individuals who do not use tobacco products more than once per week receive a \$20 reduction in their monthly premium costs. The City will continue to offer reimbursement of any smoking cessation treatments up to \$100 per month. If the individual is successful in quitting smoking, they will become eligible for the monthly premium reduction.

Delta Dental of Kansas, the City's dental insurance provides, has agreed to renew the dental plans for 2014 at a 3.50% increase. The dental insurance renewal is part of a three year rate agreement; this renewal also includes a rate cap for 2015 renewal of 5%.

The City's vision insurance provider, Superior Vision, has also agreed to a 0% increase in premium for 2014.

Mr. Sanders stated the employee insurance premiums are funded in the General Fund. The 2013 budget anticipated an increase in City premium contributions of 10%. The renewal rates of 3.43%, 3.50% and 0% for the health, dental and vision plans, respectively, fit within the budgeted funds.

Ruth Hopkins made the following motion, which was seconded by David Morrison and passed unanimously:

RECOMMEND THE CITY COUNCIL APPROVE BLUE CROSS BLUE SHIELD OF KANSAS CITY AS THE CITY'S HEALTH INSURANCE PROVIDER FOR THE 2014 PLAN YEAR, WITH A 3.43% INCREASE IN PREMIUMS; APPROVE DELTA DENTAL OF KANSAS AS THE CITY'S DENTAL INSURANCE PROVIDER FOR THE 2014 PLAN YEAR, WITH A 3.5% INCREASE IN PREMIUMS AND APPROVE SUPERIOR VISION AS THE CITY'S VISION INSURANCE PROVIDER FOR THE 2014 PLAN YEAR, WITH A 0.0% INCREASE IN PREMIUMS.

**COUNCIL ACTION REQUIRED
CONSENT AGENDA**

EXECUTIVE SESSION

Charles Clark moved pursuant to KSA 75-4319 (b) (6) that the Governing Body, recess into Executive Session in the Multi-Purpose Room for a period not to exceed 30 minutes for the purpose of discussion of possible acquisition of property.. Present will be the Mayor, City Council, City Administrator, and City Attorney. The motion was seconded by Laura Wassmer and passed unanimously.

Dale Warman to reconvened the Council Committee of the Whole at 7:02 p.m.

EXECUTIVE SESSION

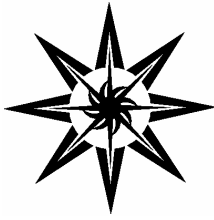
Charles Clark moved pursuant to KSA 75-4319 (b) (1) that the Governing Body, recess into Executive Session in the Multi-Purpose Room for a period not to exceed 25 minutes for the purpose of consulting with the City Attorney on matters of pending litigation. Present will be the Mayor, City Council, City Administrator, Chief of Police; City Attorney and outside counsel. The motion was seconded by Ruth Hopkins and passed unanimously.

Council President Dale Warman reconvened the meeting at 7:27 p.m.

ADJOURNMENT

With no further information to come before the Council Committee of the Whole, Chairman Dale Warman adjourned the meeting at 7:28 p.m.

Dale Warman
Council President



PLANNING COMMISSION

Council Meeting Date: October 7, 2013

PC2013-08 Consider a Request for Rezoning 3101 West 75th Street from R-1a (Single Family Residential) to RP-1b (Planned Single Family Residential) and Approving a Preliminary Development Plan.

RECOMMENDATION

Recommend the Governing Body approve the requested rezoning and direct staff to draft the effectuating ordinance and authorize the Mayor to execute.

BACKGROUND

The applicant is proposing a planned single family residential in-fill project at 3101 West 75th Street requiring rezoning from R-1a to RP-1b for a proposed development named Chadwick Court. The RP stands for Residential Planned District. This is the first planned zoning district that has come before the Governing Body in many years; therefore, a brief explanation of some of the significant points of the planned district should be pointed out. It will be necessary to consider the change in zoning classification by evaluating the factors commonly referred to as the “golden” factors. In addition to this evaluation, the applicant has also submitted a preliminary plan which will need to be reviewed, considered and approved. This is a two-step process: the zoning change request and the preliminary plan are reviewed and recommended for approval, conditional approval or denial by the Planning Commission, and that recommendation is sent forward to the Governing Body for its action. Upon approval of the Governing Body, the applicant is then authorized to prepare a final plan which is then submitted to the Planning Commission for final approval. The planned zoning district allows deviations in yard requirements, setbacks, lot coverage, etc. provided that it is deemed by the Planning Commission and Governing Body that other amenities or conditions will be gained to the extent that an equal or higher quality development will be produced.

The objective of the planned district is to permit the applicant to deviate from established and customary development techniques. It is intended to encourage efficient development and redevelopment of small tracts, innovative and imaginative site planning, conservation of natural resources, and a minimum waste of land. In return for approving a plan that is unique, the applicant is required to submit more detailed information on his proposal and the plan becomes an approved part of the rezoning.

The proposed application area consists of approximately 117,519 sq. ft. or 2.70 acres. The applicant has requested the RP-1B district because it allows one dwelling unit per 6,000 sq. ft. rather than one unit per 10,000 sq. ft. as required in the R-1A district. The applicant has proposed six new dwelling units for the site in addition to the existing single-family dwelling for a total of seven lots. It should be pointed out that this is the same district (RP-1B) that Mission Pines is zoned; which is located on the northeast corner of 79th and Mission Road. Mission Pines was originally approved for more units than have actually been built and the current plan is for 25 units on 4.3 acres of land, which is a density of 7,549 sq. ft. per unit. This compares with a density of 16,788 sq. ft. per unit for the proposed plan. The existing dwelling is large and is located on the south portion of the tract. It will have a lot area of 50,555 sq. ft. The water detention area adjacent to 75th Street is 7,308 sq. ft. so the net area left for the six dwellings is 49,605 sq. ft. or 8,268 sq. ft. per dwelling unit. If the detention area is included in the calculation the area would be 9,489 sq. ft. per dwelling unit for the six units.

The applicant has submitted a plan generally showing how the proposed dwellings will be located on each lot. The proposed development will be served with a private street 26 feet in width back of curb to back of curb. The building setbacks will be 15 feet from the front, 25 feet from the rear and 6 feet on each side. Lots 1, 2, 4 and 5 are 79 feet wide by 99 feet deep. Lots 3 and 6 are 108 feet wide by 99 feet deep.

The building setbacks in the R-1B district are 30 feet for the front yard; 4 feet on the side yard with 12 feet between dwellings; and 25 feet for the rear yard. The minimum lot width is 60 feet, the minimum lot depth is 100 feet and the minimum lot area is 6,000 sq. ft. The proposed development meets the minimum side yard, lot width and lot area requirements of the traditional district. Modifications will need to be approved for the front yard and lot depths.

Under the Planned District, modifications may be made to the setbacks, lot area coverage and other requirements provided the proposed development produces a better development than under the standard zoning regulations.

The applicant has submitted a preliminary Storm Water Concept Plan. It has been reviewed by Public Works and the City's Stormwater Consultant and there are unresolved issues because of the existing drainage of 75th Street and the drainage pipe that runs under the road. An additional 10 feet of right-of-way is requested by the City. This was also requested when the plat was filed in 2007. Village Vision recommends street trees on 75th Street and the additional right-of-way will help provide area for tree planting.

The Planning Commission tabled action on the requested platting of this property to provide the applicant time to address the unresolved drainage issues. It was also noted that the plat is dependent upon the approval of the Preliminary Development Plan that is a part of the Zoning Change Request from R-1A to RP-1B. Therefore, action on the Preliminary Plat be deferred until such time as the

Governing Body approves the RP-1B zoning change. If changes occur to the Preliminary Development Plan then the plat will need to change also and be resubmitted.

The applicant held a neighborhood meeting on August 26th and three neighbors attended. Concerns expressed were verification of the east property line and maintaining the trees along the east property line. The east property line has been verified by a survey and the application proposes maintaining the trees along the east property line.

At its regular meeting on September 10, 2013, the Planning Commission held a public hearing on the proposed rezoning. No one was present to speak in opposition to the application. Prior to making its recommendation, the Planning Commission made its findings of fact based on the "Golden Factors" which are reflected in the attached Planning Commission Minutes of September 10, 2013.

The applicant requested the following four deviations from the ordinance requirements:

1. Reduce the front yard setback from 30 feet to 15 feet.
2. Reduce the rear yard setback from 25 feet to 20 feet.
3. Increase the lot coverage from 30% to 35%.
4. Reduce the lot depth from 100 feet to 99 feet.
- 5.

The Commission had concerns with the size of the proposed homes and the requested reduction in yard setbacks and increase in lot coverage. In their recommendation for approval of the application, they are requiring the required 25 foot rear yard setback and the required maximum 30% lot coverage.

Bob Lindeblad moved the Planning Commission find favorably on the ordinance factors and the Golden Factors and forward PC2013-08 to the Governing Body with a recommendation for approval of the requested rezoning from R-1a to RP-1b for the property at 3101 West 75th Street subject to the following conditions:

1. Approve the front yard setback of 15 feet.
2. Approve the rear yard setback for 25 feet.
3. Approve the lot coverage for 30%.
4. Approve the lot depth of 99 feet.

In addition to the above, the following conditions need to be included in a favorable recommendation to approve the Preliminary Development Plan for Chadwick Court:

1. That a revised storm drainage plan be submitted to Public Works for their review and approval prior to the submission of the final plan. This will determine the size of the detention facility and how it will connect to the existing storm sewer system.

2. That the internal streets be private, and be built to City standards in terms of pavement depth and materials. The plans and specifications shall be reviewed and approved by Public Works.
3. That the applicant dedicate 10 feet of additional right-of-way for 75th Street and move the lots further south 10 feet.
4. That the plan as submitted be revised based on the requirements of the Planning Commission, be approved as the preliminary plan and be the basis for the preparation of the final plan.
5. That the property be platted prior to obtaining any building permits.
6. That the Homes Association agreement be submitted with the final plan guaranteeing the maintenance of the private street and stormwater detention area designated as Tract A.
7. That the existing trees and vegetation along the east and west property lines be preserved and protected during construction.
8. That a landscape plan be submitted with the Final Plan.
9. That any subdivision identification sign be submitted to the Planning Commission for approval.
10. That the applicant add the area on the east and west ends of the hammerhead cul-de-sac to Lots 3 and 6 to increase their area.
11. That the Preliminary Development Plan be revised based upon the action of the Planning Commission prior to it being submitted to the Governing Body for its consideration.
12. The building elevation and floor plan be approved as the concept plan for the development.

The motion was seconded by Randy Kronblad and passed unanimously.

No protest petition has been submitted; therefore, a simple majority vote of the Governing Body is required for approval.

The Governing Body shall make its findings of fact based on the "Golden Factors" and either:

- A. Adopt the recommendation of the Planning Commission and approve the rezoning and Preliminary Development Plan which requires a simple majority, or

- B. Override the recommendation of the Planning Commission by a 2/3 vote of the Governing Body (9 votes), and deny the rezoning and Preliminary Development Plan, or revise the conditions of approval, or
- C. Return the recommendation to the Planning Commission by a simple majority vote with a statement specifying the basis for the City Council's failure to approve or disapprove the recommendation.
- D. Continue the item to a designated meeting by a simple majority.

ATTACHMENTS

Planning Commission Minutes - September 10, 2013

Staff Report on PC2013-08

Application & Preliminary Plans

Proposed Ordinance

PREPARED BY

Joyce Hagen Mundy

City Clerk

Date: September 30, 2013

**EXCERPT
PLANNING COMMISSION MINUTES
September 10, 2013**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, September 10, 2013, in the Multi-Purpose Room in City Hall at 7700 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:00 p.m. with the following members present: Bob Lindeblad, Randy Kronblad, Nancy Wallerstein and Nancy Vennard.

The following persons were present in their advisory capacity to the Planning Commission: Ron Williamson, City Planning Consultant; Danielle Dulin, Assistant to the City Administrator; Keith Bredehoeft, Interim Public Works Director, Jim Brown, Building Official and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Randy Kronblad made the following corrections to the August 6th minutes:

- Page 5 bottom of the page line 1) the word “mast” should be **master**
- Page 10 2nd to last paragraph “should be **R-1a** not “R-1” zoned
- Page 18 2nd paragraph third line should be **119’** not 119.5’
- Page 27 2nd line should be **detailed** not “detail”
- Page 30 3rd paragraph from the bottom 4th line should be **improvement** not “improved”

The Planning Commission agreed to the following changes requested by John Petersen:

- Page 14 3rd paragraph 3rd line should be **from the interior road** not “Mission Road”
- Page 30 1st paragraph last two lines should be deleted and replaced with the following: **In the residential neighborhoods, there’s not going to be additional traffic, the street traffic from this project is all going to go out on Mission Road. This is probably your lowest traffic generator development that you can have of any development. This is substantially lower than almost any other kind of development.**

Nancy Wallerstein moved the approval of the Planning Commission minutes of August 6, 2013 with the corrections noted above. The motion was seconded by Nancy Vennard and passed unanimously.

Commission members commended the secretary on the excellent record of a very long and difficult meeting.

PUBLIC HEARING

Chairman Ken Vaughn reviewed the procedures for the scheduled public hearing and confirmed that the notice of hearing of duly published and mailed to all property owners within 200’ as required.

**PC2013-08 Request for Rezoning of Property at 3101 West 75th Street from R-1a to RP-1b
3101 West 75th Street
Current Zoning: R-1a
Proposed Zoning: R-1b**

Bob Royer, 7005 Mission Road, addressed the Commission on the proposed rezoning of 3101 West 75th Street and noted that also in attendance was the property owner Bob Mogren. He is requesting a zoning change from R-1A to RP-1B for a proposed development named Chadwick Court. This would be an infill development on approximately 2.70 acres. They are proposing six new dwelling units for the site in addition to the existing single-family dwelling for a total of seven lots.

Mr. Royer reviewed his proposed plan showing how the proposed dwellings will be located on each lot. The proposed development will be served with a private street 26 feet in width back of curb to back of curb. The building setbacks will be 15 feet from the front, 20 feet from the rear and 6 feet on each side. Lots 1, 2, 4 and 5 are 80 feet wide by 99 feet deep. Lots 3 and 6 are 92 feet wide by 99 feet deep.

The building setbacks in the R-1B district are 30 feet for the front yard; 4 feet on the side yard with 12 feet between dwellings; and 25 feet for the rear yard. The minimum lot width is 60 feet and the minimum lot area is 6,000 sq. ft. The proposed development meets the minimum side yard, lot width and lot area requirements of the traditional district. Modifications are requested for the front yard and rear yard setbacks.

Mr. Royer noted he just learned of the additional 10 feet of right-of-way is requested by the City. This was also requested when the plat was filed in 2007. The current plan does not show the 10 foot right-of-way so the lots will need to be moved further south. Village Vision recommends street trees on 75th Street and the additional right-of-way will help provide area for tree planting. He felt he could work with this, but they are trying to preserve a specimen Linden Tree. He is also working with Public Works Staff on the best handling of stormwater.

A neighborhood meeting was held on August 26th and three neighbors attended. Concerns expressed were verification of the east property line and maintaining the trees along the east property line. It is his goal to preserve the existing trees on the east and the west.

Utilities will be placed on each side of the private street. Mr. Royer stated he does not want to construct sidewalks on each side of the street noting the sidewalk would not connect to anything. He does not feel they are necessary. He also wants to avoid curb and gutter as he is looking at a more rural look without a conventional street. He is investigating surfaces other than asphalt for the street.

Ron Williamson noted that lots 3 and 6 are larger with the proposed homes having a three car garage.

Bob Mogren, 3101 West 75th Street, stated that they have had a surveyor confirm the property lines which were questioned at the neighborhood meeting.

Bob Lindeblad expressed concern with losing the open space requirement. There appears to be too much house on each lot. He felt the intent of planned zoning was to allow bigger houses on smaller lots when there is flexibility in the footprint and footprint size. He feels the proposed footprint is too large and would like to stay within the existing rear yard setback and lot coverage requirements. He is not convinced this is the best design and would like to see the 25' rear yard setback and 30% lot coverage maintained.

Mr. Royer responded that planned zoning allows for a waiver of the 30% lot coverage and rear yard setback.

Mr. Lindeblad stated he is not comfortable that the overall design merits the decreased rear yard setback. A 20 foot setback for a rear yard is too small; he wants to see 25 feet.

Ron Williamson noted this is a planned district and has to come back to the Planning Commission for final development plan approval.

Bob Lindeblad noted he would accept the 35% lot coverage if the proposed plan provided more compensating open space. He noted there could be larger open spaces between the first and second house and 75th Street.

Mr. Royer stated that he has two builders lined up for the first two lots.

Ken Vaughn reminded the Commission that they are considering only the rezoning requests that would go the Governing Body and then the application would come back to the Planning Commission for final development plan approval.

Nancy Wallerstein felt it was important to provide direction to Mr. Royer. She expressed concern with the 20-foot rear yards and the impact on the homes on Aberdeen. She would like to see more buffer.

Nancy Vennard noted there are stated percentages of lot coverage using different scenarios.

Bob Lindeblad believes they should remain at a maximum 30% lot coverage with a 25-foot rear yard setback.

Bob Royer noted it was impossible to do infill development without concessions. He noted there would be privacy fences in the rear yard providing a privacy court.

Nancy Vennard asked what the rear yard setbacks were for Mission Pines. Mr. Williamson stated he did not know, but felt they were less than 25 feet.

Randy Kronblad stated he would prefer a 25 foot rear yard setback if the plan is workable with a 25-foot setback.

Bob Mogren asked if it had to be a full 25 feet, would 22 or 24 feet be acceptable. He stated the biggest concern mentioned in the neighborhood meeting was the preservation of existing trees and the question on the property line. Mr. Royer asked if there was any latitude with the 25 feet.

Bob Lindeblad stated trade-offs have already been allowed with the private street and smaller roadway and shallower lots. An architect should be able to design a residence that complies with the 25 foot rear yard setback and 30% lot coverage.

Mr. Royer stated the RP1 Districts allows for higher density.

Chairman Ken Vaughn asked for public comment. Being no additional public comment, the public hearing was closed at 7:45 p.m.

Ron Williamson noted he suggested extending lots further south to widen them and increase the area. Bob Lindeblad stated the footprint is too big. Using a 26 foot private street with no right-of-way is a huge concession.

Ron Williamson noted that because there is no right-of-way on the private street, the 15 foot front yard setback would be measured from the front property line. He advised that under the Planned District, modifications may be made to the setbacks, lot area coverage and other requirements provided the proposed development produces a better development than under the standard zoning regulations.

The Commission informally reviewed the requested deviations from code. They approved the front yard setback of 15 feet. They denied the requested 20 foot rear yard setback, requiring 25. They denied the increased lot coverage to 35% requiring 30% and approved the lot depth of 99 feet.

Mr. Williamson stated the objective of the planned district is to permit the applicant to deviate from established and customary development techniques. It is intended to encourage efficient development and redevelopment of small tracts, innovative and imaginative site planning, conservation of natural resources, and a minimum waste of land. In return for approving a plan that is unique, the applicant is required to submit more detailed information on his proposal and the plan becomes an approved part of the rezoning.

The applicant has requested the RP-1B district because it allows one dwelling unit per 6,000 sq. ft. rather one unit per 10,000 sq. ft. as permitted in the R-1A district. The applicant has proposed six new dwelling units for the site in addition to the existing single-family dwelling for a total of seven lots. It should be pointed out that this is the same district (RP-1B) that Mission Pines is zoned; which is located on the northeast corner of 79th and Mission Road. Mission Pines was originally approved for more units than have actually been built and the current plan is for 25 units on 4.3 acres of land,

which is a density of 7,549 sq. ft. per unit. This compares with a density of 16,788 sq. ft. per unit for the proposed plan. The existing dwelling is large and is located on the south portion of the tract. It will have a lot area of 50,555 sq. ft. The water detention area adjacent to 75th Street is 7,308 sq. ft. so the net area left for the six dwellings is 49,605 sq. ft. or 8,268 sq. ft. per dwelling unit. If the detention area is included in the calculation the area would be 9,489 sq. ft. per dwelling unit for the six units.

Chairman Ken Vaughn led the Planning Commission in the following review of the Golden Factors:

1. The character of the neighborhood;

This is a single-family residential neighborhood that is quite diverse in the size and age of the housing. The existing dwelling sets on 2.7 acres and was built in 1928 well before the City of Prairie Village was incorporated. The lots on the west are large (approximately one-half acre) and the dwellings are large. The lots and dwellings north, south and east are more modest at one-quarter to one-third acres in size. The houses to the north, south and east were built in the fifties. The houses to the west were an infill development and built in the seventies. Although there is a great variety in the homes in this area, they are all single-family dwellings.

2. The zoning and uses of property nearby

North: R-1B Single-family District - Single Family Dwellings

East: R-1A Single-family District - Single Family Dwellings

South: R-1A Single-family District - Single Family Dwellings

West: R-1A Single-family District - Single Family Dwellings

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

The property is zoned R-1A which requires a minimum lot width of 80 feet and a minimum area lot of 10,000 sq. ft. The lot is 524 feet deep by 224 feet in width. Because of its size and the fact that there is an existing dwelling on the south end some form of redevelopment is desirable. The tract is not wide enough to provide a double loaded public street and a planned residential district would allow the developer to make adjustments in standard requirements in order to provide a development that better fits the site.

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

Although the development is going to be single-family detached units, it is going to be a higher density than other developments in the area. There will be an increase in stormwater runoff because of an increase in the amount of hard surface on the site, but that will be handled by the construction of an underground detention facility adjacent to 75th Street. There will be only one entrance and exit to 75th Street for the seven units which will limit the number of potential traffic conflict points on Mission Road. Most of the large trees located in the interior of the site will be lost because of the development.

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

The existing residence was built in 1928 so the property has not been vacant but the tract is 2.7 acres which is very large for one dwelling unit.

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

The approval of this project will permit redevelopment for a use that will be of higher value and will be more of an asset to the neighborhood. The site is undeveloped at this time except for the one dwelling at the south end and is under-utilized. The redevelopment of this site should increase the values of the adjacent properties because it is new development rather than create a hardship.

7. City staff recommendations:

It is the opinion of the staff that this is a logical request for the RP-1B single-family dwelling district because the area is residential and the area on the north side of 75th Street is zoned R-1B. The development will provide another housing choice for the area for those who do not wish to maintain large lots. 75th Street is a heavily traveled arterial street and the RP-1B allows a design solution that is more compatible. The proposed development is single-family detached and through proper design can be compatible with the other adjacent single-family dwellings. The density of the development, six new units, seems reasonable but the new units might be a little large for the size of the lots.

8. Conformance with the Comprehensive Plan;

This proposal is in conformance with the two primary principles of the future land use plan which are:

- Existing residential and commercial areas must be stabilized which will occur through reinvestment from both public and private sources.
- Redevelopment of higher density or intensity residential retail commercial and office uses will be encouraged and supported provided that the proposed redevelopment project is designed in a manner that is compatible with adjacent areas.

Also Chapter 6 of Village Vision addresses the 75th Street Corridor. The plan is very general but recommends higher intensity of development and sidewalks and street trees.

9. Consideration of preliminary development plan;

The purpose of the development plan is to encourage and require the orderly development and redevelopment at a higher quality level while permitting deviations from established and customary development techniques. The submittal by the developer and the approval by the City of a preliminary development plan represents a firm commitment by the developers that the development will, indeed, follow the approved plans in such areas as concept, intensity of use, aesthetic levels, and quantities of open space. Deviations in yard requirements, setbacks, and relationships between buildings may be approved by the Planning Commission and Governing Body if it deems that other amenities or conditions will be gained to the extent that an equal or higher quality of development will be produced. Residential areas are to be planned and developed in a manner that will produce more usable open space, better recreation

opportunities, safer and more attractive neighborhoods than under standard zoning and development techniques. The planned zoning shall not be used as a refuge from the standard requirements of the zoning district as to intensity of land use, amount of open space, or other established development criteria. The applicant has submitted a typical floor plan and building elevation that depicts the concept of the development.

The zoning ordinance sets out standards for development in the planned zoning district which are as follows:

A. The maximum height of buildings and structures shall be as set out in the standard requirements of the equivalent district.

The zoning ordinance permits a 35 foot maximum height in the R-1B district and the proposed buildings will not exceed that height.

B The intensity of land use, bulk of buildings, the concentration of populations, the amount of open space, light and air shall be generally equal to that required in the equivalent district.

The dwellings that have been proposed are larger than typical dwellings in this district and therefore the lot coverage for lots 1, 2, 4 and 5 is approximately 35% and the lot coverage for lot 3 and 6 is also 35% where the ordinance allows only 30%. Part of the reason that the lot coverage is higher than the standards in the ordinance is the applicant has divided the three- car garages into one single-car garage and one double-car garage for the larger lots. This breaks up the large garage door and driveway areas, but two garages require more square footage than one three-car garage. A second point is that the dwelling units have a larger floor area than typical homes in the R-1B district. The dwellings on lots 1, 2, 4 and 5 have a footprint of 2,772 sq. ft. and the dwellings on lots 3 and 6 have a footprint of 3,188 sq. ft. Lots 3 and 6 could be increased by 1,040 sq. ft. each by adding the land on the east and west ends of the hammerhead cul-de-sac. This would reduce the lot coverage to 31.4%. The area along 75th Street that is designated as underground stormwater detention will be open space as well. The area on both sides of the private drive is approximately 7,308 sq. ft. which is 14.7% of the area of the six lots. The Planning Commission will need to make a determination on the lot coverage before it sends its recommendation to the Governing Body.

It may also be possible to move the hammerhead cul-de-sac further south to increase the size of the lots and thereby reduce the lot coverage by the dwellings.

C. The density of residential dwelling units, the parking requirements, and performance standards shall be the same as in the equivalent district.

The existing R-1B district permits one dwelling unit per 6,000 sq. ft. and this project has one dwelling unit per 8,268 sq. ft. for the six new lots so it does meet the requirements of density. The project is providing three garaged parking spaces for lots 3 and 6. Each lot should be able to provide three to four visitor parking spaces on the driveways. The proposed project does adequately meet the requirements of the zoning ordinance. The R-1B district requires a lot depth of 100 ft. and the proposed lots will be 99 feet.

- D. The permitted uses shall be the same as those permitted in the equivalent district provided that limitations may be placed on the occupancy of certain premises if such limitation is deemed essential to the health, safety or general welfare of the community.**

The R-1B zoning district permits single-family detached dwelling units and the applicant has proposed single-family detached dwelling units.

- E. The Planning Commission may require assurance of the financial and administrative ability of any agency created by a developer for the purpose of maintaining common open space and facilities of non-public nature.**

There will be common open space (the detention facility area) and the private drive with this project which will have to be maintained by a homes association and the developer will need to prepare a document creating the homes association. The final document will need to be reviewed and approved by the Planning Commission with the submittal of the final development plan and final plat.

- F. The Planning Commission and Governing Body may, in the process of approving preliminary and final plans, approve deviations from the standard requirements as follows, provided any deviations approved shall be in keeping with accepted land planning principles and must be clearly set out in the minutes as well as on exhibits in the record:**

- 1. Setbacks of buildings and paved areas from a public street may be reduced to 50% of the standard requirement.**

The dwellings side to 75th Street and maintain a 15 foot front setback adjacent to the private drive. Since the dwellings will face onto a private drive a deviation is not necessary.

- 2. The setbacks of buildings from a property line other than a public street may be reduced to 60% of the standard requirement and setbacks at paved areas adjacent to property lines, other than street lines, to zero if existing or proposed development on said adjacent land justifies the same.**

The rear yard requirement in the R-1B zoning district is 25 feet and the applicant is proposing to reduce the rear yard to 20 feet. 60% of the standard requirement would be 15 feet.

- 3. Side yards between buildings may be reduced to zero.**

The applicant has not proposed any zero lot line buildings and is maintaining the 12 foot setback between buildings which is the requirement of the R-1B district.

- 4. The above deviations may be granted by the Planning Commission and Governing Body only when compensating open space is provided elsewhere in the project, whether there is ample evidence that said deviation will not adversely affect the neighboring property nor will it constitute a mere granting of a privilege.**

It should be pointed out that there will be no public streets in this project and that the access will be limited to one point on 75th Street. The narrow width of the

property causes a need to move the buildings closer to the property lines and thus results in a need to reduce the required front and rear setback lines. This housing complex is designed with a face to face internal orientation as in a conventional type of development rather than a single loaded street.

The concept of this development is to provide dwellings that are well designed on smaller lots to minimize lot maintenance and upkeep. This proposed development will appeal to empty-nesters and families with older children. The concept provides a single-family dwelling on a lot as compared to a patio home or townhouse development. This proposal provides a concept that is similar to Mission Pines which has been very successful; however, the uniqueness of this proposal is that it is only six dwellings. Small enclaves like this mixed with other types of single-family development will provide a variety of housing choices which should strengthen the value of surrounding properties.

The deviation of the setbacks will not adversely affect the neighboring property nor will they constitute a mere granting of a privilege. It is based on a design concept which provides housing options for residents of the City.

G. The design of all planned projects, whether residential, commercial or other, shall be such that access and circulation by firefighting equipment is assured to not be hindered by steep grades, heavy landscaping or building space.

The internal circulation for this project will be a private drive and the applicant has met with the Fire Department who has approved the hammerhead cul-de-sac design.

Bob Lindeblad stated the character of the neighborhood has R-1a on one side and R-1b allows for smaller lots. Infill is workable with the right building setbacks. He feels this project can be a good fit within this neighborhood and complies with the city's comprehensive plan. There is not any negative impact on the neighborhood. He is supportive with maintaining the required setbacks.

Nancy Vennard noted in response to Mr. Royer's comments on the use of alternative materials for the street surface that there are new sustainable ideas for surfacing. Mr. Williamson stated Mr. Royer would need to work with Public Works on the street surface. Mrs. Vennard asked if curb and gutters are part of the standard and if the surface material was a separate standard.

Keith Bredehoeft reviewed his concerns with the Commission and stated that he would continue to work with the applicant.

Bob Lindeblad moved the Planning Commission find favorably on the ordinance factors and the Golden Factors and forward PC2013-08 to the Governing Body with a recommendation for approval of the requested rezoning from R-1a to RP-1b for the property at 3101 West 75th Street subject to the following conditions:

1. Approve the front yard setback of 15 feet.
2. Approve the rear yard setback for 25 feet.
3. Approve the lot coverage for 30%.

4. Approve the lot depth of 99 feet.

In addition to the above, the following conditions need to be included in a favorable recommendation to approve the Preliminary Development Plan for Chadwick Court:

1. That a revised storm drainage plan be submitted to Public Works for their review and approval prior to the submission of the final plan. This will determine the size of the detention facility and how it will connect to the existing storm sewer system.
2. That the internal streets be private, and be built to City standards in terms of pavement depth and materials. The plans and specifications shall be reviewed and approved by Public Works.
3. That the applicant dedicate 10 feet of additional right-of-way for 75th Street and move the lots further south 10 feet.
4. That the plan as submitted be revised based on the requirements of the Planning Commission, be approved as the preliminary plan and be the basis for the preparation of the final plan.
5. That the property be platted prior to obtaining any building permits.
6. That the Homes Association agreement be submitted with the final plan guaranteeing the maintenance of the private street and stormwater detention area designated as Tract A.
7. That the existing trees and vegetation along the east and west property lines be preserved and protected during construction.
8. That a landscape plan be submitted with the Final Plan.
9. That any subdivision identification sign be submitted to the Planning Commission for approval.
10. That the applicant add the area on the east and west ends of the hammerhead cul-de-sac to Lots 3 and 6 to increase their area.
11. That the Preliminary Development Plan be revised based upon the action of the Planning Commission prior to it being submitted to the Governing Body for its consideration.
12. The building elevation and floor plan be approved as the concept plan for the development.

The motion was seconded by Randy Kronblad.

Nancy Wallerstein clarified the maximum lot coverage would be 30%.

Bob Lindeblad stated he wants to promote infill but wants it to be done right and the Commission needs to pay attention to details.

Nancy Wallerstein expressed concern with the lack of response from the neighbors on Aberdeen. The Planning Commission Secretary confirmed that notices were sent out to all property owners within 200' of the property, including the residents on Aberdeen.

The motion was voted on and passed unanimously.

DRAFT

LOCHNER

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: September 10, 2013, Planning Commission Meeting Project # 000005977

Application: PC 2013-08

Request: Rezoning from R-1A to RP-1B

Property Address: Chadwick Court, 3101 West 75th Street

Applicant: Robert Royer on Behalf of Robert Mogren

Current Zoning and Land Use: R-1A Single-family District – Single Family Dwellings

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

Legal Description: Unplatted – Metes & Bounds

Property Area: 117,519 sq. ft. or 2.7 acres

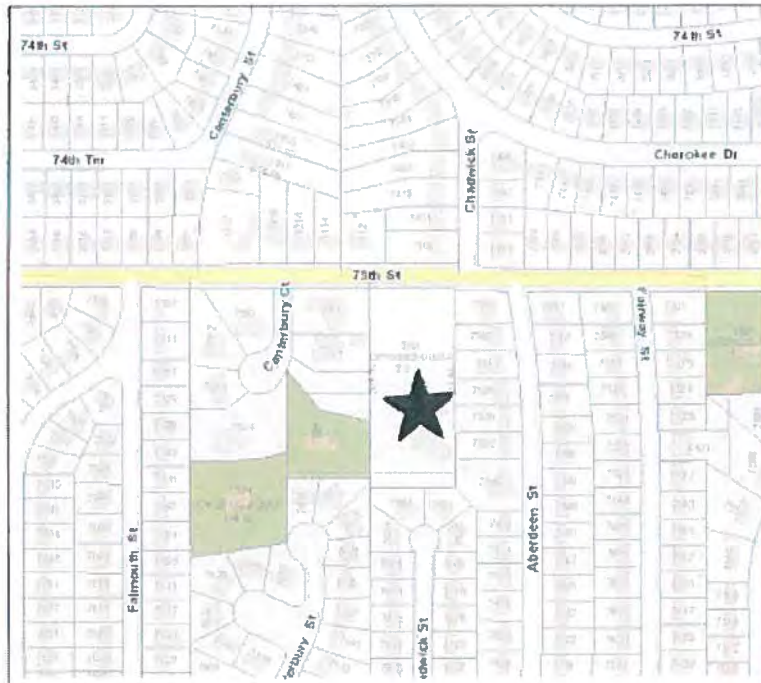
Related Case Files: PC 2007-114 Preliminary Plat of Mogren's Subdivision
PC 2013-120 Preliminary Plat of Chadwick Court

Attachments: Plans and Photos

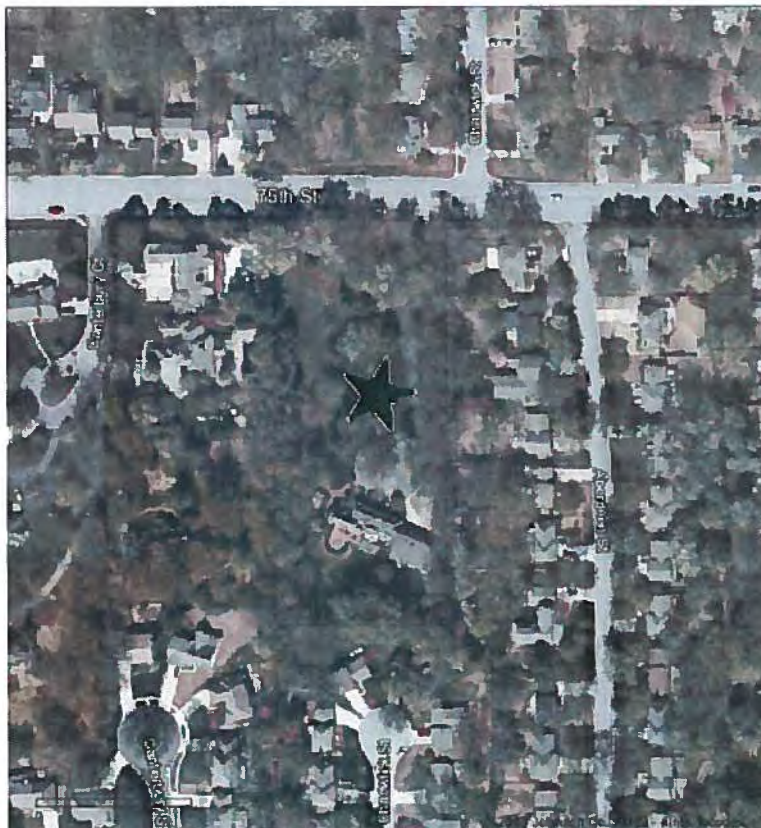
LOCHNER

903 East 104th Street | Suite 800 | Kansas City, Missouri 64131-3451 | P 816.363.2696 | F 816.363.0027
engineering | planning | architecture

General Location Map



Aerial Map



COMMENTS:

The applicant has requested a zoning change from R-1A to RP-1B for a proposed development named Chadwick Court. The RP stands for Residential Planned District. This is the first planned zoning district that has come before the Planning Commission in many years; therefore, a brief explanation of some of the significant points of the planned district should be pointed out. It will be necessary to consider the change in zoning classification by evaluating the factors commonly referred to as the "golden" factors. In addition to this evaluation, the applicant has also submitted a preliminary plan which will need to be reviewed, considered and approved. This is a two-step process: the zoning change request and the preliminary plan are reviewed and recommended for approval, conditional approval or denial by the Planning Commission, and that recommendation is sent forward to the Governing Body for its action. Upon approval of the Governing Body, the applicant is then authorized to prepare a final plan which is then submitted to the Planning Commission for final approval. The planned zoning district allows deviations in yard requirements, setbacks, lot coverage, etc. provided that it is deemed by the Planning Commission and Governing Body that other amenities or conditions will be gained to the extent that an equal or higher quality development will be produced.

The objective of the planned district is to permit the applicant to deviate from established and customary development techniques. It is intended to encourage efficient development and redevelopment of small tracts, innovative and imaginative site planning, conservation of natural resources, and a minimum waste of land. In return for approving a plan that is unique, the applicant is required to submit more detailed information on his proposal and the plan becomes an approved part of the rezoning.

The proposed application area consists of approximately 117,519 sq. ft. or 2.70 acres. The applicant has requested the RP-1B district because it allows one dwelling unit per 6,000 sq. ft. rather one unit per 10,000 sq. ft. as permitted in the R-1A district. The applicant has proposed six new dwelling units for the site in addition to the existing single-family dwelling for a total of seven lots. It should be pointed out that this is the same district (RP-1B) that Mission Pines is zoned; which is located on the northeast corner of 79th and Mission Road. Mission Pines was originally approved for more units than have actually been built and the current plan is for 25 units on 4.3 acres of land, which is a density of 7,549 sq. ft. per unit. This compares with a density of 16,788 sq. ft. per unit for the proposed plan. The existing dwelling is large and is located on the south portion of the tract. It will have a lot area of 50,555 sq. ft. The water detention area adjacent to 75th Street is 7,308 sq. ft. so the net area left for the six dwellings is 49,605 sq. ft. or 8,268 sq. ft. per dwelling unit. If the detention area is included in the calculation the area would be 9,489 sq. ft. per dwelling unit for the six units.

The applicant has submitted a plan generally showing how the proposed dwellings will be located on each lot. The proposed development will be served with a private street 26 feet in width back of curb to back of curb. The building setbacks will be 15 feet from the front, 20 feet from the rear and 6 feet on each side. Lots 1, 2, 4 and 5 are 80 feet wide by 99 feet deep. Lots 3 and 6 are 92 feet wide by 99 feet deep.

The building setbacks in the R-1B district are 30 feet for the front yard; 4 feet on the side yard with 12 feet between dwellings; and 25 feet for the rear yard. The minimum lot width is 60 feet and the minimum lot area is 6,000 sq. ft. The proposed development meets the minimum side yard, lot width and lot area requirements of the traditional district. Modifications will need to be approved for the front yard and rear yard setbacks.

Under the Planned District, modifications may be made to the setbacks, lot area coverage and other requirements provided the proposed development produces a better development than under the standard zoning regulations.

The applicant has submitted a preliminary Storm Water Concept Plan. It has been reviewed by Public Works and the City's Stormwater Consultant and there are unresolved issues because of the existing drainage of 75th Street and the drainage pipe that runs under the road. An additional 10 feet of right-of-way is requested by the City. This was also requested when the plat was filed in 2007. The current plan does not show the 10 foot right-of-way so the lots will need to be moved further south. Village Vision recommends street trees on 75th Street and the additional right-of-way will help provide area for tree planting.

The applicant held a neighborhood meeting on August 26th and three neighbors attended. Concerns expressed were verification of the east property line and maintaining the trees along the east property line.

In considering a change in zoning classification, the Planning Commission must consider a number of factors commonly referred to as the “golden” factors in approving or disapproving the request, and they are as follows:

1. The character of the neighborhood;

This is a single-family residential neighborhood that is quite diverse in the size and age of the housing. The existing dwelling sets on 2.7 acres and was built in 1928 well before the City of Prairie Village was incorporated. The lots on the west are large (approximately one-half acre) and the dwellings are large. The lots and dwellings north, south and east are more modest at one-quarter to one-third acres in size. The houses to the north, south and east were built in the fifties. The houses to the west were an infill development and built in the seventies. Although there is a great variety in the homes in this area, they are all single-family dwellings.

2. The zoning and uses of property nearby;

North: R-1B Single-family District – Single Family Dwellings
East: R-1A Single-family District – Single Family Dwellings
South: R-1A Single-family District – Single Family Dwellings
West: R-1A Single-family District – Single Family Dwellings

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

The property is zoned R-1A which requires a minimum lot width of 80 feet and a minimum area lot of 10,000 sq. ft. The lot is 524 feet deep by 224 feet in width. Because of its size and the fact that there is an existing dwelling on the south end some form of redevelopment is desirable. The tract is not wide enough to provide a double loaded public street and a planned residential district would allow the developer to make adjustments in standard requirements in order to provide a development that better fits the site.

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

Although the development is going to be single-family detached units, it is going to be a higher density than other developments in the area. There will be an increase in stormwater runoff because of an increase in the amount of hard surface on the site, but that will be handled by the construction of an underground detention facility adjacent to 75th Street. There will be only one entrance and exit to Mission Road for the seven units which will limit the number of potential traffic conflict points on Mission Road. Most of the large trees located in the interior of the site will be lost because of the development.

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

The existing residence was built in 1928 so the property has not been vacant but the tract is 2.7 acres which is very large for one dwelling unit.

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

The approval of this project will permit redevelopment for a use that will be of higher value and will be more of an asset to the neighborhood. The site is undeveloped at this time except for the one dwelling at the south end and is under-utilized. The redevelopment of this site should increase the values of the adjacent properties because it is new development rather than create a hardship.

7. City staff recommendations;

It is the opinion of the staff that this is a logical request for the RP-1B single-family dwelling district because the area is residential and the area on the north side of 75th Street is zoned R-1B. The development will provide another housing choice for the area for those who do not wish to maintain large lots. 75th Street is a heavily traveled arterial street and the RP-1B allows a design solution that is more compatible. The proposed development is single-family detached and through proper design can be compatible with the other adjacent single-family dwellings. The density of the development, six new units, seems reasonable but the new units might be a little large for the size of the lots.

8. Conformance with the Comprehensive Plan;

This proposal is in conformance with the two primary principles of the future land use plan which are:

- Existing residential and commercial areas must be stabilized which will occur through reinvestment from both public and private sources.
- Redevelopment of higher density or intensity residential retail commercial and office uses will be encouraged and supported provided that the proposed redevelopment project is designed in a manner that is compatible with adjacent areas.

Also Chapter 6 of Village Vision addresses the 75th Street Corridor. The plan is very general but recommends higher intensity of development and sidewalks and street trees.

9. Consideration of preliminary development plan;

The purpose of the development plan is to encourage and require the orderly development and redevelopment at a higher quality level while permitting deviations from established and customary development techniques. The submittal by the developer and the approval by the City of a preliminary development plan represents a firm commitment by the developers that the development will, indeed, follow the approved plans in such areas as concept, intensity of use, aesthetic levels, and quantities of open space. Deviations in yard requirements, setbacks, and relationships between buildings may be approved by the Planning Commission and Governing Body if it deems that other amenities or conditions will be gained to the extent that an equal or higher quality of development will be produced. Residential areas are to be planned and developed in a manner that will produce more usable open space, better recreation opportunities, safer and more attractive neighborhoods than under standard zoning and development techniques. The planned zoning shall not be used as a refuge from the standard requirements of the zoning district as to intensity of land use, amount of open space, or other established development criteria. The applicant has submitted a typical floor plan and building elevation that depicts the concept of the development.

The zoning ordinance sets out standards for development in the planned zoning district which are as follows:

A. The maximum height of buildings and structures shall be as set out in the standard requirements of the equivalent district.

The zoning ordinance permits a 35 foot maximum height in the R-1B district and the proposed buildings will not exceed that height.

- B. The intensity of land use, bulk of buildings, the concentration of populations, the amount of open space, light and air shall be generally equal to that required in the equivalent district.**

The dwellings that have been proposed are larger than typical dwellings in this district and therefore the lot coverage for lots 1, 2, 4 and 5 is approximately 35% and the lot coverage for lot 3 and 6 is also 35% where the ordinance allows only 30%. Part of the reason that the lot coverage is higher than the standards in the ordinance is the applicant has divided the three-car garages into one single-car garage and one double-car garage for each dwelling. This breaks up the large garage door and driveway areas, but two garages require more square footage than one three-car garage. A second point is that the dwelling units have a larger floor area than typical homes in the R-1B district. The dwellings on lots 1, 2, 4 and 5 have a footprint of 2,772 sq. ft. and the dwellings on lots 3 and 6 have a footprint of 3,188 sq. ft. Lots 3 and 6 could be increased by 1,040 sq. ft. each by adding the land on the east and west ends of the hammerhead cul-de-sac. This would reduce the lot coverage to 31.4%. The area along 75th Street that is designated as underground stormwater detention will be open space as well. The area on both sides of the private drive is approximately 7,308 sq. ft. which is 14.7% of the area of the six lots. The Planning Commission will need to make a determination on the lot coverage before it sends its recommendation to the Governing Body.

It may also be possible to move the hammerhead cul-de-sac further south to increase the size of the lots and thereby reduce the lot coverage by the dwellings.

- C. The density of residential dwelling units, the parking requirements, and performance standards shall be the same as in the equivalent district.**

The existing R-1B district permits one dwelling unit per 6,000 sq. ft. and this project has one dwelling unit per 8,268 sq. ft. for the six new lots so it does meet the requirements of density. The project is providing three garaged parking spaces for four of the dwelling units and four garaged parking spaces for lots 3 and 6. Each lot should be able to provide three to four visitor parking spaces on the driveways. The proposed project does adequately meet the requirements of the zoning ordinance. The R-1B district requires a lot depth of 100 ft. and the proposed lots will be 99 feet.

- D. The permitted uses shall be the same as those permitted in the equivalent district provided that limitations may be placed on the occupancy of certain premises if such limitation is deemed essential to the health, safety or general welfare of the community.**

The R-1B zoning district permits single-family detached dwelling units and the applicant has proposed single-family detached dwelling units.

- E. The Planning Commission may require assurance of the financial and administrative ability of any agency created by a developer for the purpose of maintaining common open space and facilities of non-public nature.**

There will be common open space (the detention facility area) and the private drive with this project which will have to be maintained by a homes association and the developer will need to prepare a document creating the homes association. The final document will need to be reviewed and approved by the Planning Commission with the submittal of the final development plan and final plat.

F. The Planning Commission and Governing Body may, in the process of approving preliminary and final plans, approve deviations from the standard requirements as follows, provided any deviations approved shall be in keeping with accepted land planning principles and must be clearly set out in the minutes as well as on exhibits in the record:

- 1. Setbacks of buildings and paved areas from a public street may be reduced to 50% of the standard requirement.**

The dwellings side to 75th Street and maintain a 15 foot front setback adjacent to the private drive. Since the dwellings will face onto a private drive a deviation is not necessary.

- 2. The setbacks of buildings from a property line other than a public street may be reduced to 60% of the standard requirement and setbacks at paved areas adjacent to property lines, other than street lines, to zero if existing or proposed development on said adjacent land justifies the same.**

The rear yard requirement in the R-1B zoning district is 25 feet and the applicant is proposing to reduce the rear yard to 20 feet. 60% of the standard requirement would be 15 feet.

- 3. Side yards between buildings may be reduced to zero.**

The applicant has not proposed any zero lot line buildings and is maintaining the 12 foot setback between buildings which is the requirement of the R-1B district.

- 4. The above deviations may be granted by the Planning Commission and Governing Body only when compensating open space is provided elsewhere in the project, whether there is ample evidence that said deviation will not adversely affect the neighboring property nor will it constitute a mere granting of a privilege.**

It should be pointed out that there will be no public streets in this project and that the access will be limited to one point on 75th Street. The narrow width of the property causes a need to move the buildings closer to the property lines and thus results in a need to reduce the required front and rear setback lines. This housing complex is designed with a face to face internal orientation as in a conventional type of development rather than a single loaded street.

The concept of this development is to provide dwellings that are well designed on smaller lots to minimize lot maintenance and upkeep. This proposed development will appeal to empty-nesters and families with older children. The concept provides a single-family dwelling on a lot as compared to a patio home or townhouse development. This proposal provides a concept that is similar to Mission Pines which has been very successful; however, the uniqueness of this proposal is that it is only six dwellings. Small enclaves like this mixed with other types of single-family development will provide a variety of housing choices which should strengthen the value of surrounding properties.

The deviation of the setbacks will not adversely affect the neighboring property nor will they constitute a mere granting of a privilege. It is based on a design concept which provides housing options for residents of the City.

G. The design of all planned projects, whether residential, commercial or other, shall be such that access and circulation by firefighting equipment is assured to not be hindered by steep grades, heavy landscaping or building space.

The internal circulation for this project will be a private drive and the applicant has met with the Fire Department who has approved the hammerhead cul-de-sac design.

RECOMMENDATION:

In preparing its recommendation, the Planning Commission needs to make findings on the "Golden Factors" and take action on the following items individually:

1. Approve the front yard setback of 15 feet.
2. Approve the rear yard setback for 20 feet.
3. Approve the lot coverage increase from 30% to 35%.
4. Approve the lot depth of 99 feet.

In addition to the above, the following conditions need to be included in a favorable recommendation to approve the Preliminary Development Plan for Chadwick Court:

1. That a revised storm drainage plan be submitted to Public Works for their review and approval prior to the submission of the final plan. This will determine the size of the detention facility and how it will connect to the existing storm sewer system.
 2. That the internal streets be private, and be built to City standards in terms of pavement depth and materials. The plans and specifications shall be reviewed and approved by Public Works.
 3. That the applicant dedicate 10 feet of right-of-way for 75th Street and move the lots further south 10 feet.
 4. That the plan as submitted be revised based on the requirements of the Planning Commission, be approved as the preliminary plan and be the basis for the preparation of the final plan.
 5. That the property be platted prior to obtaining any building permits.
 6. That the Homes Association agreement be submitted with the final plan guaranteeing the maintenance of the private street and stormwater detention area designated as Tract A.
 7. That the existing trees and vegetation along the east and west property lines be preserved and protected during construction.
 8. That the applicant give consideration to moving the hammerhead cul-de-sac further south to increase the area of the six lots.
 9. That a landscape plan be submitted with the Final Plan.
 10. That any subdivision identification sign be submitted to the Planning Commission for approval.
 11. That the applicant add the area on the east and west ends of the hammerhead cul-de-sac to Lots 3 and 6 to increase their area.
 12. That the Preliminary Development Plan be revised based upon the action of the Planning Commission prior to it being submitted to the Governing Body for its consideration.
 13. The building elevation and floor plan be approved as the concept plan for the development.
-





CITY OF PRAIRIE VILLAGE, KANSAS
REZONING APPLICATION FORM

For Office Use Only

Case No.: PC2013-08
Filing Fees: \$20
Deposit: \$500



Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: 9/16/13

APPLICANT: ROBERT ROYER PHONE: 913-231-8900
ADDRESS: 7805 MISSION ROAD ZIP: 66209
OWNER: ROBERT MOGREN PHONE: 913-
ADDRESS: 3101 W. 75th STREET ZIP: 66208
LOCATION OF PROPERTY: 3101 W. 75th ST.
LEGAL DESCRIPTION: SEE ATTACHED

Present Zoning RP-1a Requested Zoning: RP-1b
Present Use of Property: RESIDENTIAL

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	<u>RESIDENTIAL</u>	<u>RP-1a</u>
South	_____	_____
East	_____	_____
West	_____	_____

CHARACTER OF THE NEIGHBORHOOD: RESIDENTIAL - MIXED CHARACTER DESIGN

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
If yes, explain: TOO SMALL

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
2. Consistent with Future Land Use Map? YES

DEVELOPMENT PLAN SUBMITTAL:

- Development Plan
- Preliminary Sketches of Exterior Construction

LIST OF NEIGHBORING PROPERTIES:

Certified list of property owners within 200 feet

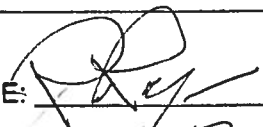
TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 715th St.
2. Classification of Street(s):
 Arterial _____ Collector _____ Local (PRIVATE)
3. Right-of-Way Width: N/A
4. Will turning movements caused by the proposed use create an undue traffic hazard?
NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? YES
2. Properly Size Street Right-of-Way? NO
3. Drainage Easements? YES
4. Utility Easements:
 Electricity? YES
 Gas? _____
 Sewers? _____
 Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTICS OF PRPOERTY AND ADDITIONAL COMMENTS:

SIGNATURE: 
 BY: ROBERT ROYER
 TITLE: DEVELOPER

DATE: 8.9.13



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.:
Filing Fee:
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with Information requested to:

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

Applicant: ROBERT ROYER Phone Number: 913-231-8900
 Address: 7805 MISSION RD, P.V., KS E-Mail royerrwegmai.com
 Owner: ROBERT MOGREN Phone Number: 913-649-2824
 Address: 3101 W. 75th ST., P.V., KS Zip: 66208
 Location of Property: 3101 W. 75th ST., P.V., KS
 Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail) PRELIMINARY PLAN APPROVAL, REZONING (RP-1a to RP-1b) AND PRELIMINARY PLAT APPROVAL

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for PLAN, PLAT AND REZONING APPROVAL.
 As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

[Signature] 8-8-13
 Applicant's Signature/Date

 Owner's Signature/Date

Chadwick Court

7/12/2013

Single-Family Lots Located Within 300' of 3101 West 75th Street Property

<u>Street</u>	<u>Address</u>	<u>Square Footage</u>
---------------	----------------	-----------------------

Canterbury Court

7501	24,701
7506	22,016
7509	19,458
7512	20,294
7518	13,750
7524	39,862
7529	38,665

Canterbury Street

7601	9,250
7607	11,265
7610	13,250
7613	10,466
7621	8,922
7626	13,489
7629	10,092

Chadwick Street

7406	20,563
7407	9,372
7408	13,665
7410	21,579
7411	8,021
7414	12,342
7418	16,476
7515	11,069
7600	12,218
7601	9,908
7604	9,830
7605	9,793
7608	8,204
7609	8,168
7614	8,015
7615	8,222

Cherokee Drive

7412	10,915
------	--------

Aberdeen Street

7500	12,522
7501	11,438

7507	10,467
7508	11,088
7514	12,502
7515	10,433
7520	12,802
7521	10,605
7526	12,385
7527	9,561
7532	12,526
7533	9,583
7539	9,569
7540	22,600
7545	9,568
7600	8,398
7601	9,570
7607	9,569
7610	8,399

West 75th Street

3004	9,071
3008	9,334
3112	16,313
3114	12,712
3214	14,321
3218	15,922
3222	28,222

Total Properties 57 773,320 total square footage

57 total number of single family lots within 300'

13,567 average lot size

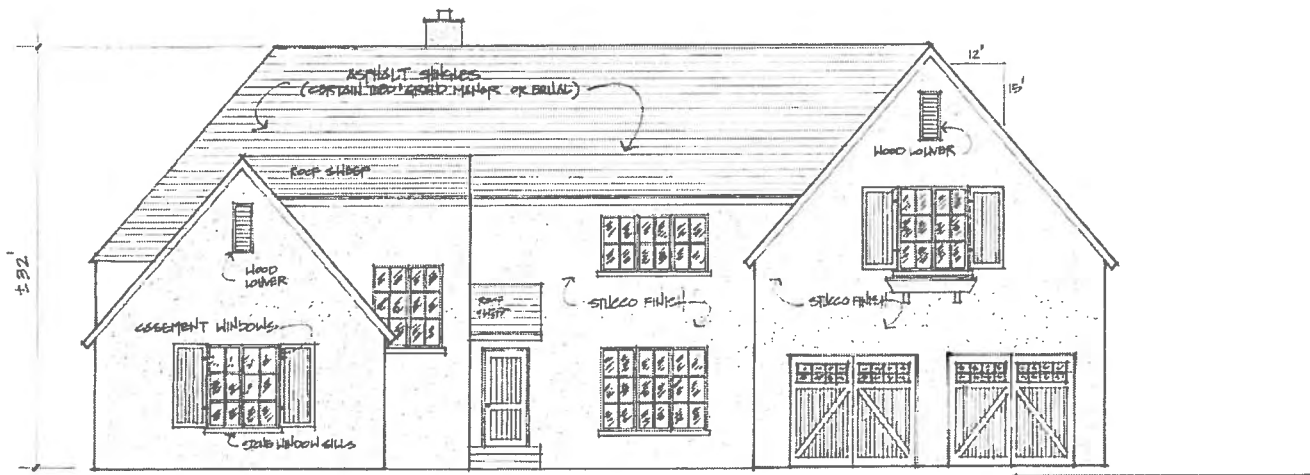
Proposed 6 lot single-family lot development breakdown:

lot #1	7,920
lot #2	7,920
lot #3	9,108
lot #4	7,920
lot #5	7,920
lot #6	9,108

49,896

8,316 average lot size

61% of average surrounding lot sizes

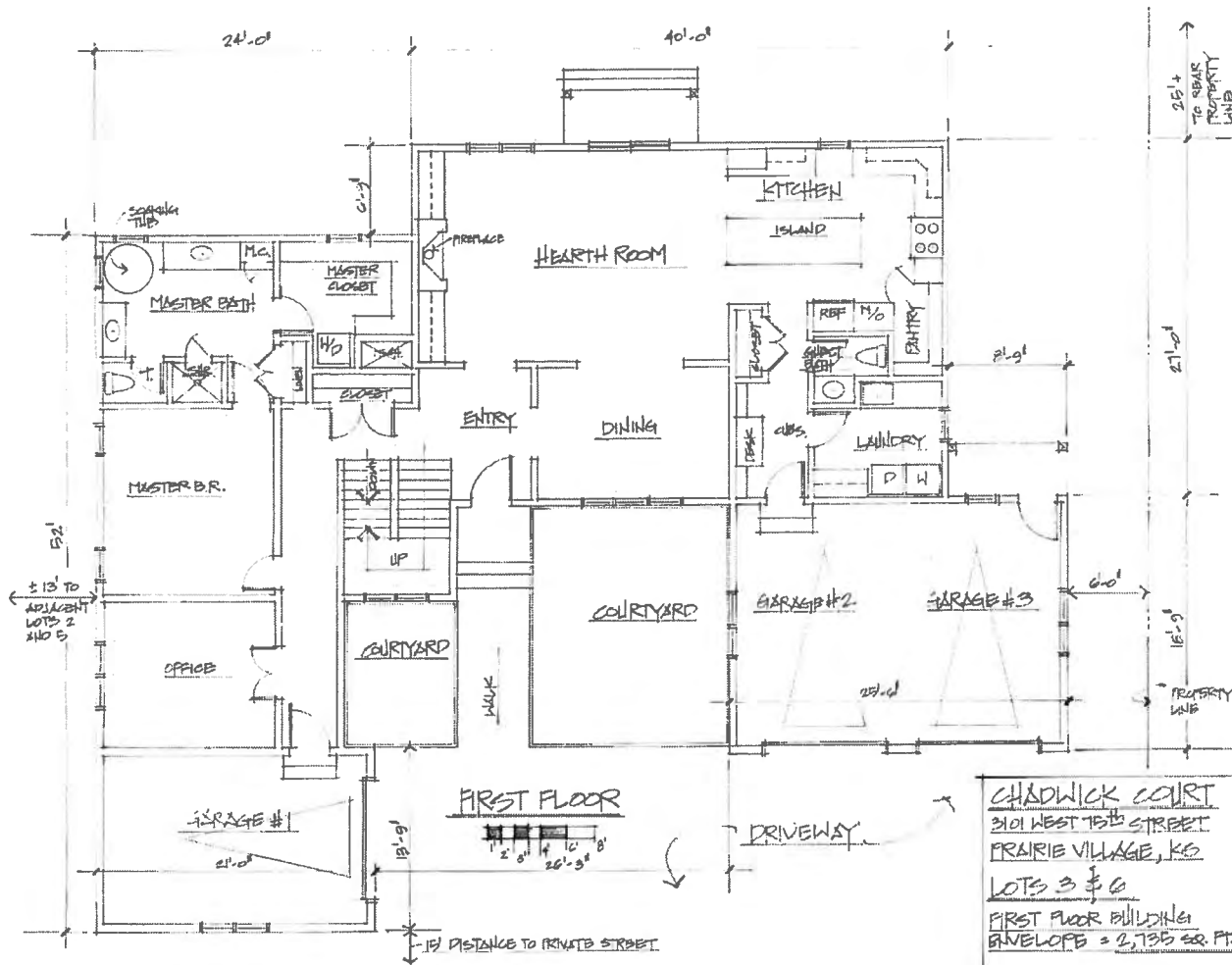


FRONT ELEVATION - HOUSES ON LOTS B & C



CHADWICK COURT
 3101 WEST 75TH STREET
 PRAIRIE VILLAGE, KS

9-2-13



CHADWICK COURT
 2101 WEST 15TH STREET
 PRAIRIE VILLAGE, KS
LOTS 3 & 6
 FIRST FLOOR BUILDING
 ENVELOPE = 2,735 SQ. FT.

MEMORANDUM

TO: Ron Williamson and Joyce Mundy

FROM: Robert Royer and Robert Mogren

SUBJECT: Chadwick Court
3101 West 75th Street

DATE: September 2, 2013

In accordance with the Planning Commission's Citizen Participation Policy, the official neighborhood meeting was conducted on August 26, 2013 at the Prairie Village Community Center between 6:00 and 7:30 PM. Notification of the meeting was sent to all residents within 200' of the subject property.

In addition to Robert Royer and Robert Mogren, three individuals attended the meeting:

Bob Graham – 7613 Canterbury Street

John OToole – 7514 Aberdeen Street

Ron Ott – 7520 Aberdeen Street

Mr. OToole and Mr. Ott expressed concern with the location of the east property boundary of Chadwick Court in relationship to the existing power poles that are several feet east of the fence and row of existing hedge trees. Mr. OToole and Mr. Ott are of the belief that the power poles represent the actual property boundary, rather than the existing tree line. If correct, this would result in Chadwick Court houses located on lots 1, 2 and 3 being built several feet closer to the existing houses on Aberdeen, and require that the existing row of trees on the east boundary be removed.

We responded that we are confident that the existing row of trees represents the east property boundary, and that Chadwick Court can be developed exactly as represented with the row of trees to remain. Subsequent to the meeting, we directed our surveyor to reaffirm the east boundary property line location – which has now been completed by a field survey team.

Other than concern with the property boundary and the expressed desire by Mr. OToole and Mr. Ott that the existing row of trees be preserved (to whatever extent possible), there were no objections to Chadwick Court from the attendees.

END

MEMORANDUM

TO: Ron Williamson

FROM: Robert Royer

SUBJECT: Chadwick Court

DATE: September 3, 2013

Ron,

Following-up on our telephone conversation last Friday, below is supplementary information regarding open space and the relative lot coverage for the homes we intend to have built at Chadwick Court. The square footages of building envelopes shown below represent the maximum footprint that would be permissible for the builders.

Lot	Lot Sizes	Potential House Footprint*	Open Space per Lot**	% of Open Space per Lot
1	7,920 sq. ft.	2,772 sq. ft.	5,148 sq. ft.	65%
2	7,920 sq. ft.	2,772 sq. ft.	5,148 sq. ft.	65%
3	9,108 sq. ft.	3,188 sq. ft.	5,920 sq. ft.	65%
4	7,920 sq. ft.	2,772 sq. ft.	5,148 sq. ft.	65%
5	7,920 sq. ft.	2,772 sq. ft.	5,148 sq. ft.	65%
6	9,108 sq. ft.	3,188 sq. ft.	5,920 sq. ft.	65%

**Footprint square footage reflects the first floor building envelope with two car garages on Lots 1, 2, 4, & 5, and three car garages on lots 3 & 6.*

***Open space includes driveways, front/back courtyards and side yards.*

As discussed, the development plan that we submitted for Planning Commission review and approval shows the building envelope square footages based simply on the overall lot sizes less the front, back and side setback dimensions. The envelope square footages did not deduct driveway and courtyard areas – and represented a condition wherein a home would be build to exactly the setback dimensions; which was only for illustrative purposes.

Separately, we will provide a representative floorplan and front exterior elevation showing the architectural character of the homes we anticipate being built at Chadwick Court.

Please let me know if I can provide any additional clarification.

Cc Joyce Mundy
Robert Mogren

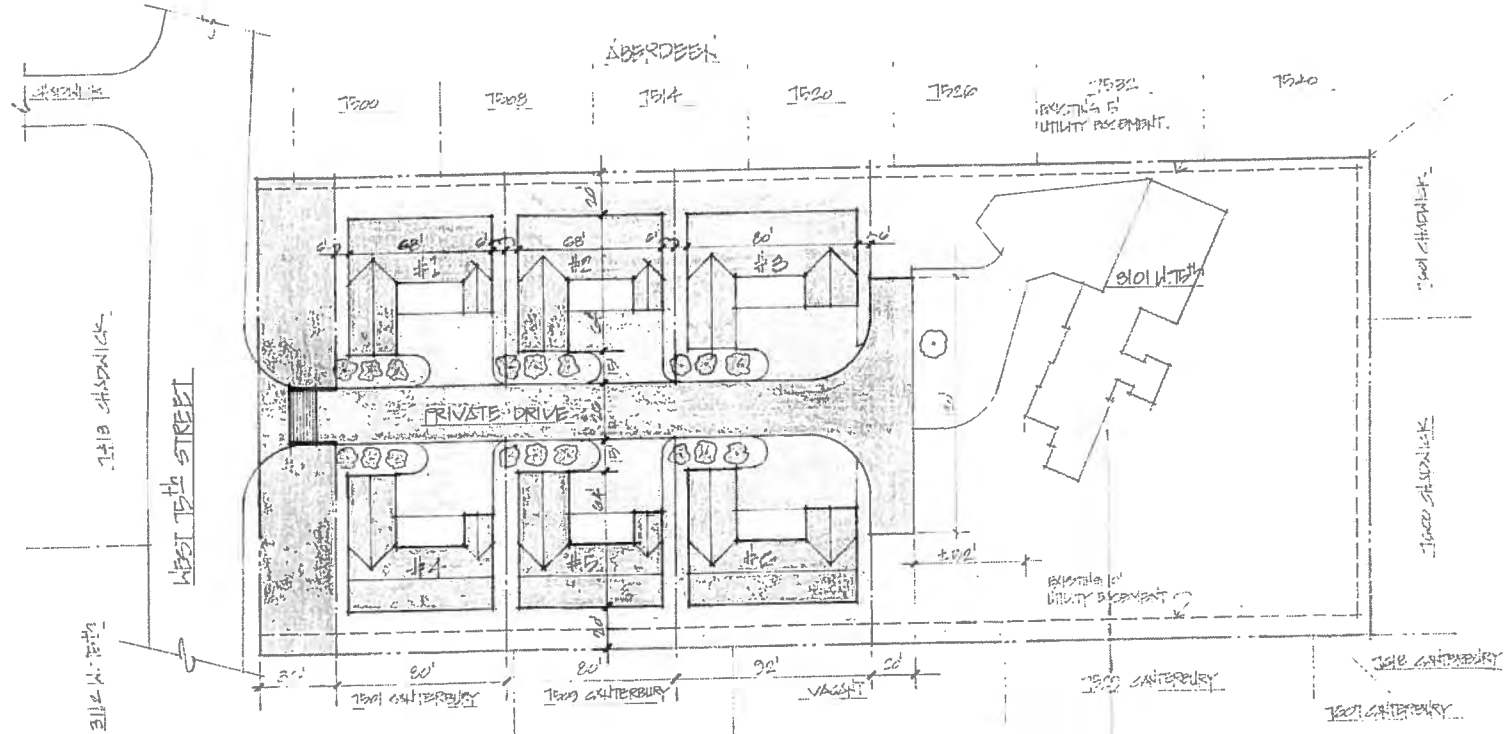
SUMMARY:

- AREA TO BE DEVELOPED = 300' L. X 224' W. = 68,992 S.F. (1.58 ACRES)

- LOT BREAKDOWN:

LOT #	LOT SIZE	BUILDING ENVELOPE
1	80' x 99' = 7,920 S.F.	68' x 64' = 4,352 S.F.
2	80' x 99' = 7,920 S.F.	68' x 64' = 4,352 S.F.
3	92' x 99' = 9,108 S.F.	80' x 64' = 5,120 S.F.
4	80' x 99' = 7,920 S.F.	68' x 64' = 4,352 S.F.
5	80' x 99' = 7,920 S.F.	68' x 64' = 4,352 S.F.
6	92' x 99' = 9,108 S.F.	80' x 64' = 5,120 S.F.
TOTALS	- 49,896 S.F.	27,648 S.F.

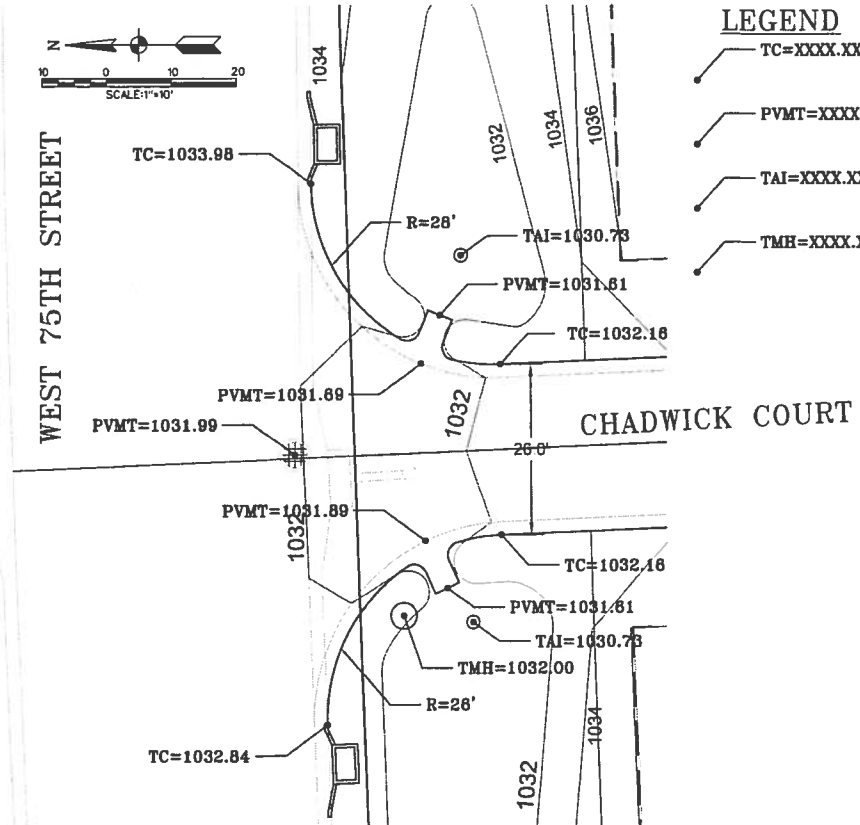
- OPEN SPACE = 19,096 S.F. = 27.6% OF AREA TO BE DEVELOPED



CHADWICK COURT
 " = 3/32" = 1/8"
 SITE DEVELOPMENT PLAN

CHADWICK COURT, LLC
 3101 W. 75TH STREET
 PRAIRIE VILLAGE, KANSAS
 913-231-8900

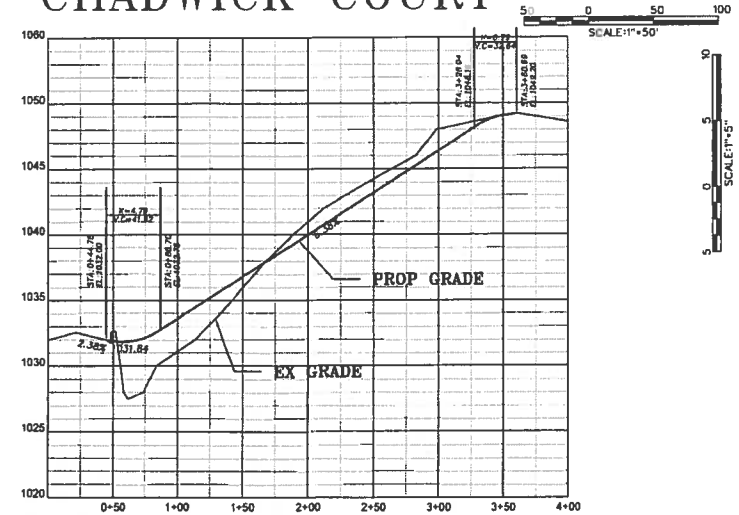
INTERSECTION DETAIL



LEGEND

- TC=XXXX.XX TOP OF CURB ELEVATION
- PVMT=XXXX.XX PAVEMENT/CONCRETE ELEVATION
- TAI=XXXX.XX TOP OF AREA INLET ELEVATION
- TMH=XXXX.XX TOP OF MANHOLE ELEVATION

CHADWICK COURT



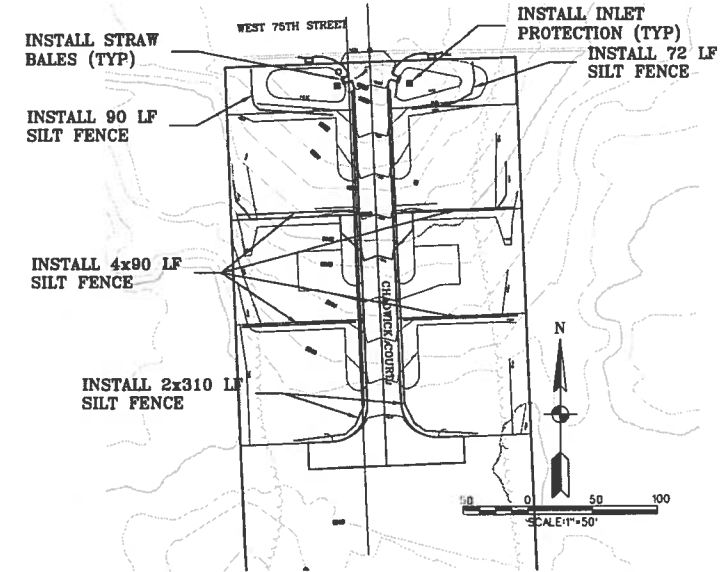
GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF PRAIRIE VILLAGE, KANSAS, IN CURRENT USAGE, UNLESS NOTED OTHERWISE ON THE PLANS.
2. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS.
3. ALL AREAS AROUND INLETS AND CURB GAPS SHALL BE GRADED TO DRAIN.
4. CONTRACTOR SHALL ENSURE THAT NO SILT FROM CONSTRUCTION LEAVES THE SITE.
5. SUBGRADE SOIL FOR ALL ASPHALT AND CONCRETE CONSTRUCTION, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUCK DURING SUCH OPERATION, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING THE CONCRETE SLAB.
6. EXISTING ELEVATIONS AND FLOW LINES SHOWN ON THIS PLAN ARE TAKEN FROM THE SURVEYOR'S NOTATIONS
7. CONTRACTOR SHALL OBTAIN PERMIT FOR ANY EXCAVATION OR CONSTRUCTION WITHIN PUBLIC RIGHTS OF WAY FROM THE CITY OF PRAIRIE VILLAGE PUBLIC WORKS DEPARTMENT.
8. PROPOSED DETENTION SYSTEM AS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED PER ADVANCED DRAINAGE SYSTEMS (ADS) SPECIFICATIONS OR APPROVED ALTERNATE.
9. SANITARY IMPROVEMENTS ARE DEPICTED IN SEPARATE PLANS TO JOHNSON COUNTY WASTEWATER.
10. WATERLINE IMPROVEMENTS ARE DEPICTED IN SEPARATE PLANS TO WATERONE
11. CONTRACTOR SHALL REMOVE EXISTING CURB INLET LID. CONTRACTOR SHALL CONVERT THE EXISTING CURB INLET TO A JUNCTION BOX WITH A NEW LID ELEVATION OF 1030.5 WITH RISER RINGS TO PAVEMENT SURFACE.

SURVEY NOTES:

1. BACKGROUND INFORMATION PROVIDED BY LOVELACE & ASSOCIATES AT (816) 947-9997 AND JOHNSON COUNTY AIMS DATA. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION ACTIVITIES.
2. ALL BEARINGS SHOWN ARE GRID BEARINGS NAD1983.
3. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

EROSION CONTROL PLAN



201 W. 135th St.
KANSAS CITY
MISSOURI 64145
(816) 941 6100



CHADWICK COURT
ROBERT MCGREN
 PRAIRIE VILLAGE, KANSAS
 3101 W 75TH ST

ISSUED MONTH DAY YEAR		
NO.	DESCRIPTION	DATE

SHEET TITLE:
SITE DEVELOPMENT PLAN

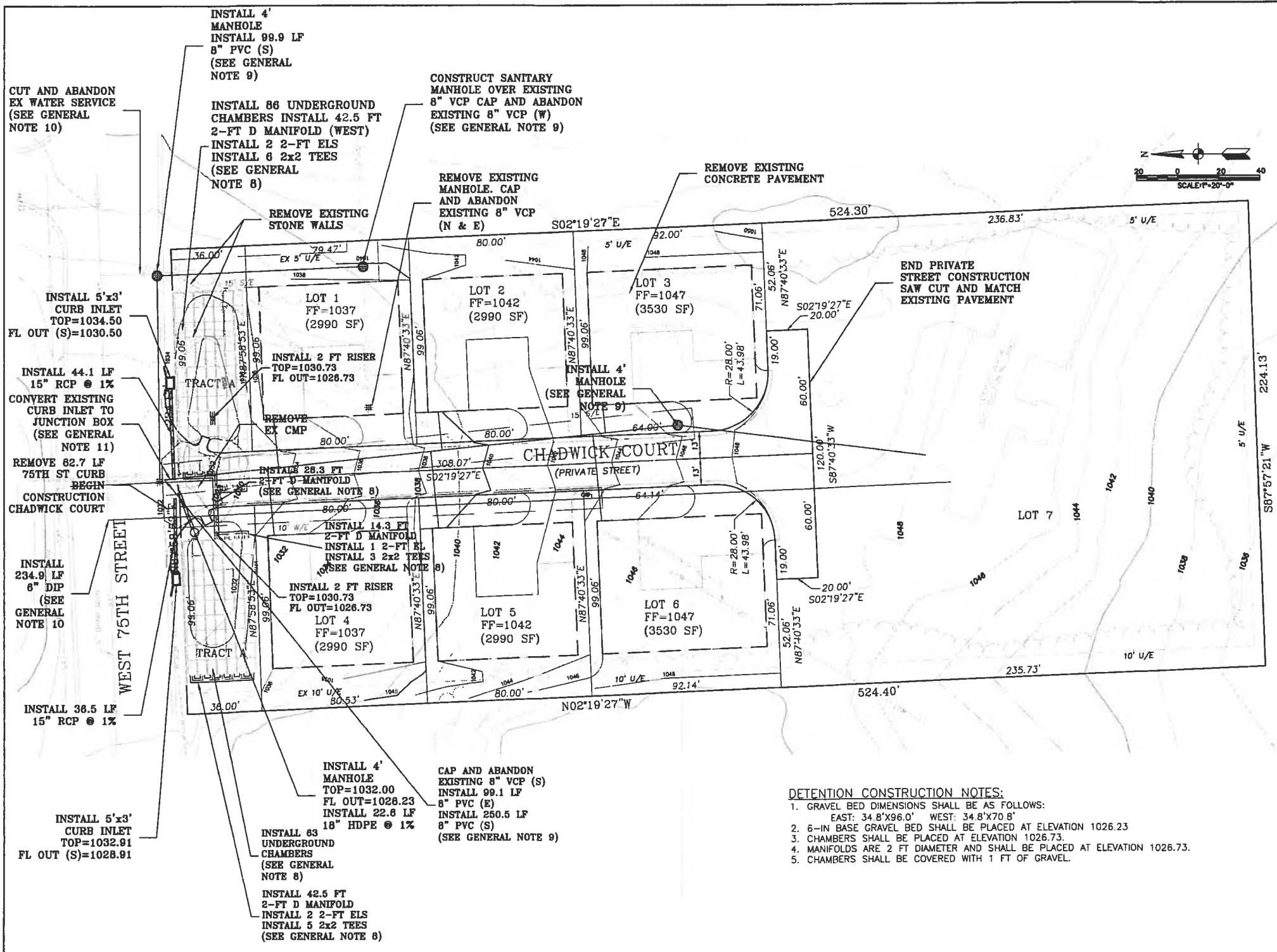
PROJECT NO. **727100**
 DESIGNED BY: JMC
 DRAWN BY: JMC
 CHECKED BY: WNK

SHEET NO.
SD-2



TapanAm
Associates, Inc.
Consulting Engineers

201 W. 135th ST.
MISSOURI 64145
(816) 941-6100



CHADWICK COURT
ROBERT MOGREN
PRairie Village, Kansas
3101 W 75th St

ISSUED MONTH DAY, YEAR		
NO.	DESCRIPTION	DATE

SHEET TITLE:
SITE DEVELOPMENT PLAN

PROJECT NO. **727100**
DESIGNED BY: JMC
DRAWN BY: JMC
CHECKED BY: WNK

SHEET NO.
SD-1

- DETENTION CONSTRUCTION NOTES:**
1. GRAVEL BED DIMENSIONS SHALL BE AS FOLLOWS:
EAST: 34.8'x96.0' WEST: 34.8'x70.8'
 2. 6-IN BASE GRAVEL BED SHALL BE PLACED AT ELEVATION 1026.23
 3. CHAMBERS SHALL BE PLACED AT ELEVATION 1026.73.
 4. MANIFOLDS ARE 2 FT DIAMETER AND SHALL BE PLACED AT ELEVATION 1026.73.
 5. CHAMBERS SHALL BE COVERED WITH 1 FT OF GRAVEL.

MEMORANDUM

TO: Mayor Shaffer and
Prairie Village City Council Members

FROM: Robert Royer and Robert Mogren

SUBJECT: Chadwick Court
3101 West 75th Street

DATE: October 1, 2013

Ladies and Gentlemen,

In advance of the next Monday's City Council hearing, we thought it would be beneficial to briefly summarize the Chadwick Court development concept and the specific issues that we would like to address with the Council.

As you will see on the attached Preliminary Development Plan, we intend to develop 6 lots for custom homes on the undeveloped portion of the Mogren property located on 75th Street. We firmly believe there exists a very strong market for new maintenance provided communities for empty nesters and retirees who wish to downsize and remain in Prairie Village. We anticipate the houses will be valued between \$650,000 to \$750,000.

The development plan includes a 26' wide private street with a "hammerhead" turn-around (per Fire Department specifications) that is located approximately 48' from the existing Mogren house. The overall width of the property is 224' and the length of area to be developed is approximately 302'. Deducting the 26' street width, the individual lots are 99' in depth.

We will require that the architectural design of the 6 new homes be consistent with the character - and compliment the French style of the existing Mogren house. We have identified two - and possibly three quality builders who are willing to commit to purchase lots and build the initial houses on a speculative basis as soon as the infrastructure is completed.

As illustrated on the development plan, the concept is to build 1½ store homes that are designed with front courtyards that are framed with garages on each side of the house, allowing for front and side entry single garage doors. This design offers a more efficient layout and avoids double car garage doors as the principal design element on the front facade of the homes.

Chadwick Court was presented to the Planning Commission for preliminary plan approval and rezoning during the September 10, 2013 hearing. The principle issues that were addressed during that hearing were:

- 1) The current Right of Way width on 75th Street is 30' - which was the basis of our original layout. As a part of the approval, the City now requires a 40' ROW.
- 2) 15' setback allowance from private street to the front facade of the houses.
- 3) 25' rear yard setback requirement.
- 4) 70% per lot open space requirement.

Subsequent to the Commission hearing, we have incorporated the 40' ROW, which resulted in slightly narrower lots, and proportionately smaller houses. The additional 10' also required that the development move southward, closer to the existing Mogren house. One of the critical planning/design issues has been preserving the specimen Linden Tree that is located in front of the house. Although very close, it appears that even with the wider ROW, the tree can remain with very little disturbance to the surrounding grade/elevation.

Regarding the permissibility of a private street and the 15' front building setback, the Planning Commission indicated that they are willing to accept those deviations from the standard subdivision regulations. However, they also indicated that by accepting those deviations, they are unwilling to allow a rear setback of less than 25' or open space per lot of less than 70%.

Imposing these restrictions makes the four smaller lots (1, 2, 4 and 5) virtually unmarketable to our prospective buyers. The attached house design represents the spaces and square footages that we believe will be necessary for our buyer group – specifically individuals who desire the primary spaces (hearth room, kitchen, office and master suite) to be on one level. In order to accommodate the 70% ratio, the house footprint would have to be reduced by 463 square feet. Furthermore, reducing the depth of the house by 4 feet in order to accommodate the 25' rear setback would further result in the floorplan being unsuitable for our market.

Accordingly, we are requesting that the City Council reconsider the decision of the Planning Commission, and allow for a minimum of 65% open space and a 20' rear setback. These requested changes are, incidentally, consistent with the (9-10-13) Staff recommendations to the Planning Commission.

Also noteworthy, we have conducted two meetings (one formal and one informal) with the adjoining neighbors, as well as the Planning Commission public hearing. Over the course of three opportunities to express opposition, not one individual has objected to Chadwick Court.

We sincerely appreciate your consideration of these two issues, and look forward to discussing the development in greater detail next Monday.

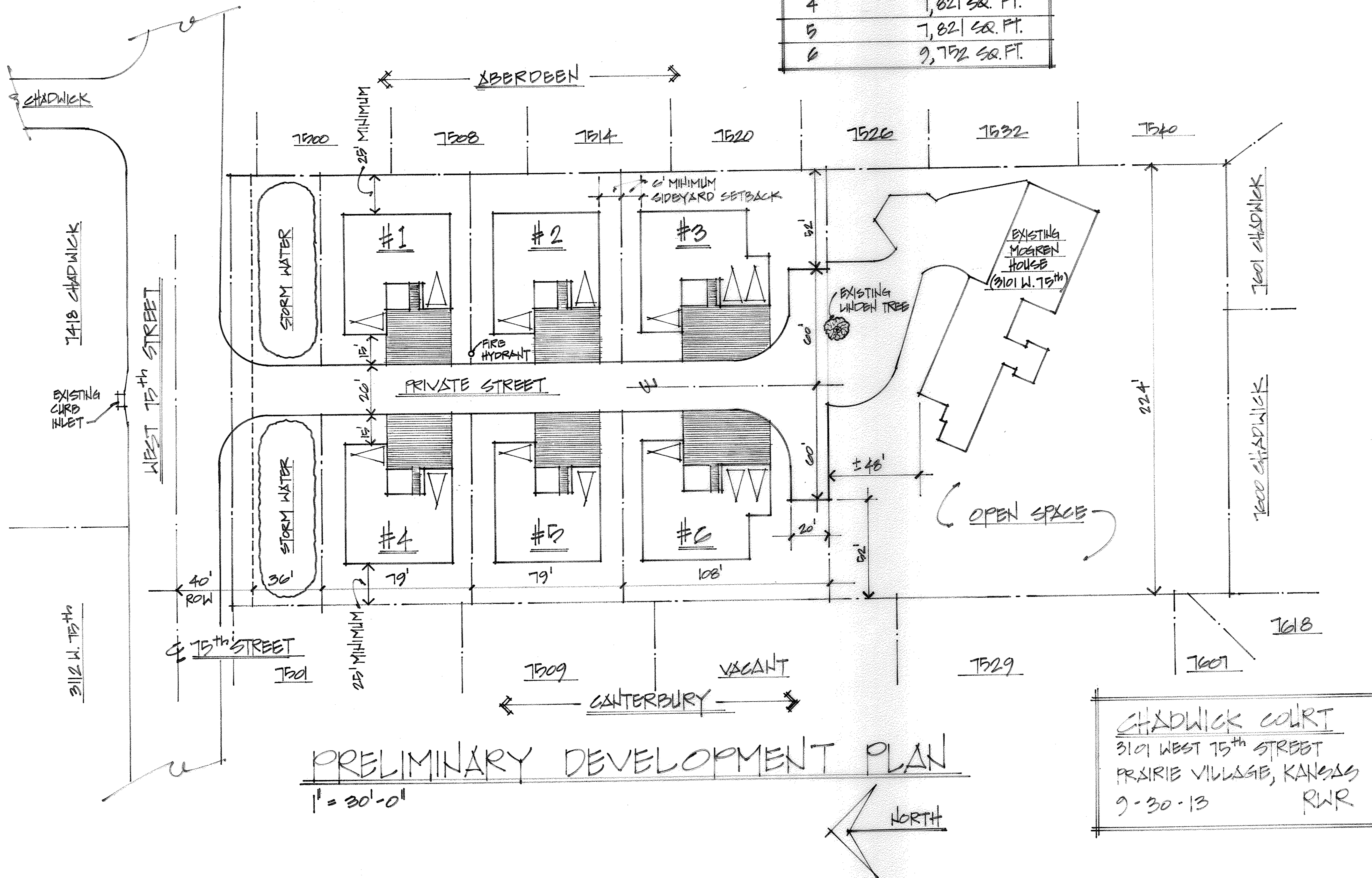
Respectfully submitted,

Robert Royer and Robert Mogren

SUMMARY:

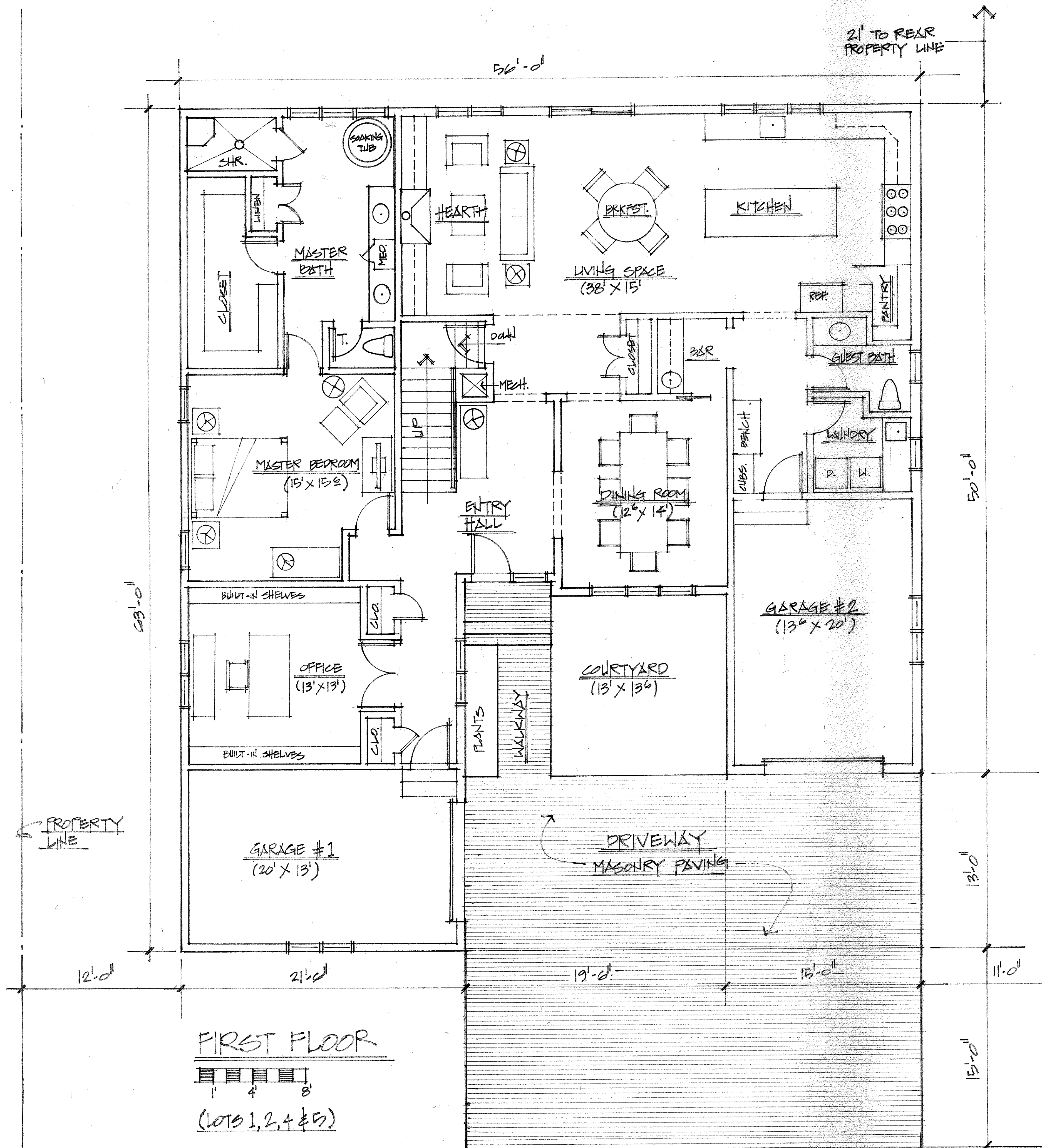
- AREA TO BE DEVELOPED = 302' X 224' = 67,648 SQ. FT. (1.55 ACRES)
- LOT BREAKDOWN:

LOT #	LOT SIZE
1	7,821 SQ. FT.
2	7,821 SQ. FT.
3	9,752 SQ. FT.
4	7,821 SQ. FT.
5	7,821 SQ. FT.
6	9,752 SQ. FT.



PRELIMINARY DEVELOPMENT PLAN
1" = 30'-0"

CHADWICK COURT
3101 WEST 15th STREET
PRairie VILLAGE, KANSAS
9-30-13 RWR



FIRST FLOOR FINISHED = 2,262 S.F.
 SECOND FLOOR FINISHED = 1,150 S.F.
 TOTAL FINISHED = 3,418 S.F.

HEATED SQ. FT. = 2,262
 GARAGE SQ. FT. = 548
 TOTAL 1ST FLOOR = 2,810 SQ. FT.

LOT SIZE = 7,821 SQ. FT. (79' x 99')
 FOOTPRINT = 2,810 SQ. FT.
 RATIO OF HOUSE TO LOT = 35%
 OPEN SPACE = 65%

PROPERTY LINE

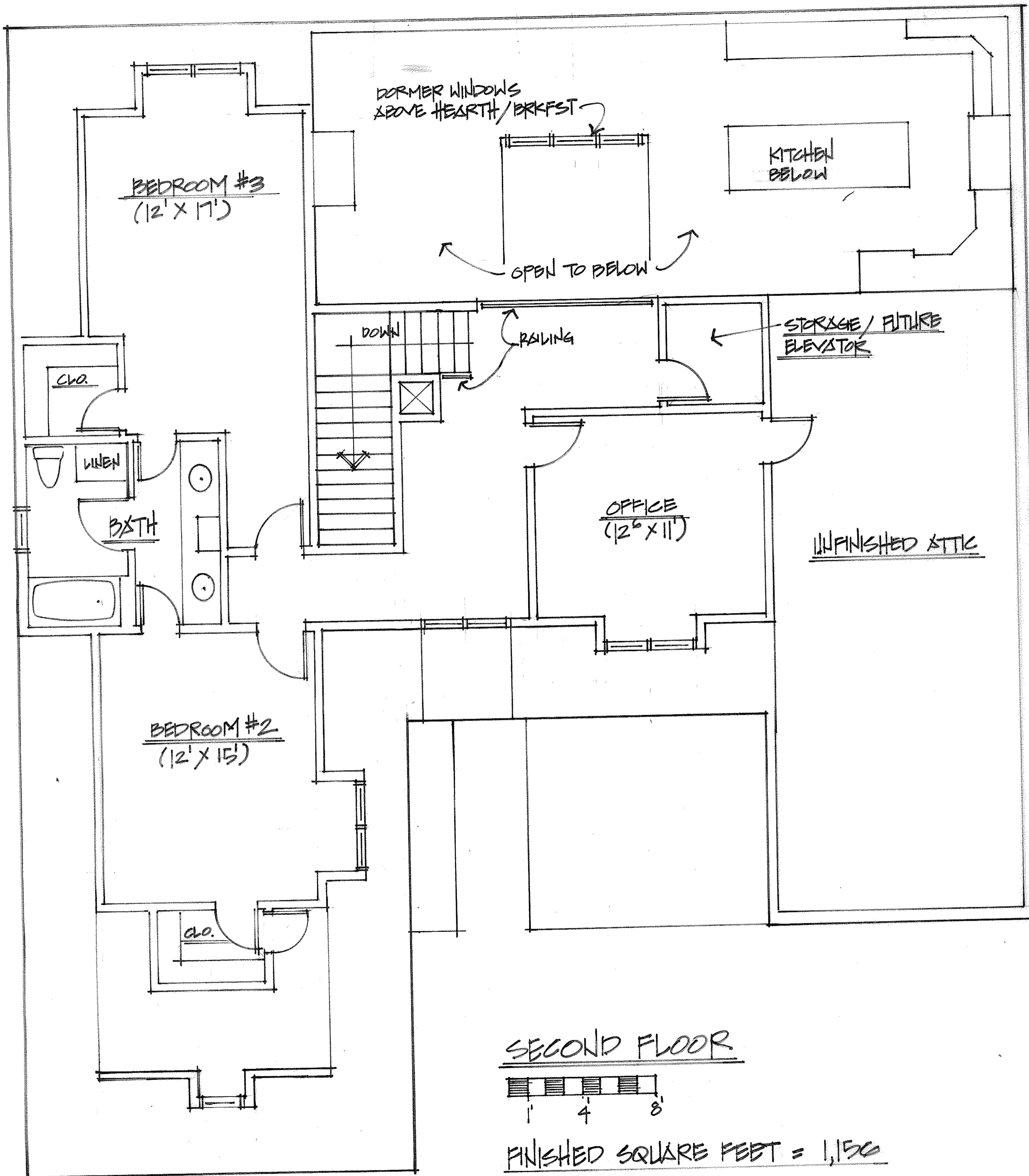
CHADWICK COURT
 3101 WEST 75TH STREET
 PRXIRIE VILLAGE, KANSAS
 9-20-13 RWR

FIRST FLOOR

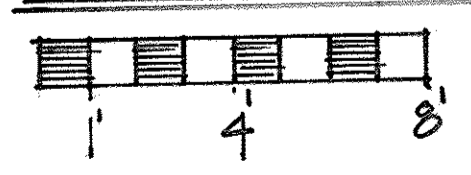
1' 4' 8'

(LOTS 1, 2, 4 & 5)

EDGE OF PRIVATE STREET ↓



SECOND FLOOR



FINISHED SQUARE FEET = 1,150

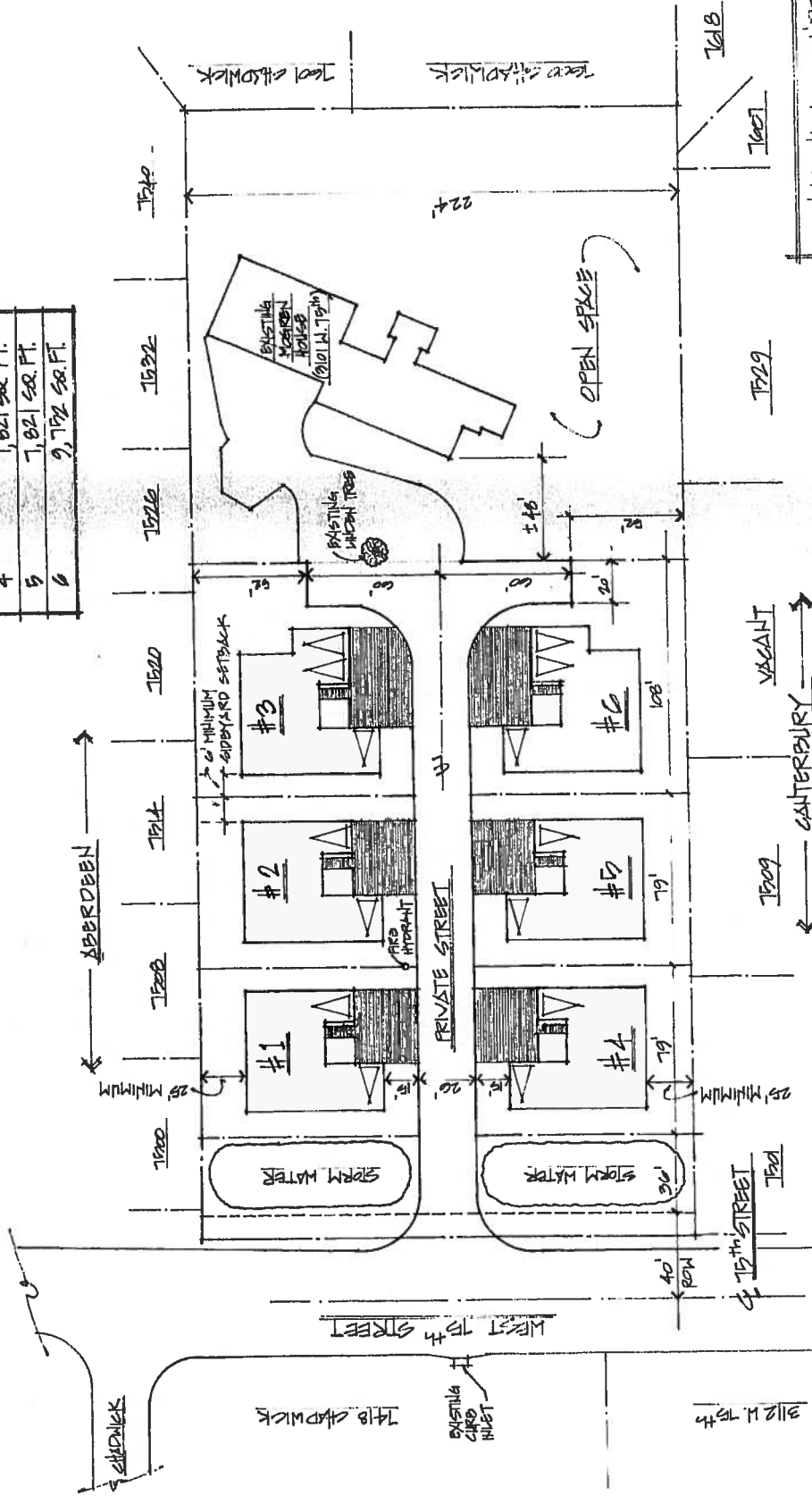
CHADWICK COURT
 3101 WEST 75th STREET
 PRAIRIE VILLAGE, KANSAS
 9-20-13 RWR

SUMMARY:

- AREA TO BE DEVELOPED = 202' X 224' = 45,248 SQ. FT. (1.04 ACRES)

- LOT BREAKDOWN:

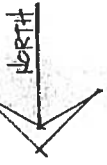
LOT #	LOT SIZE
1	7,821 SQ. FT.
2	7,821 SQ. FT.
3	9,192 SQ. FT.
4	7,821 SQ. FT.
5	7,821 SQ. FT.
6	9,192 SQ. FT.



STADWICK COURT
 3101 WEST 15th STREET
 PRISBIE VILLAGES, KANSAS
 9-30-13 RWR

PRELIMINARY DEVELOPMENT PLAN

1" = 30'-0"



ORDINANCE

AN ORDINANCE REZONING PROPERTY LOCATED AT 3101 WEST 75TH STREET, PRAIRIE VILLAGE, KANSAS FROM R-1A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RP-1B (PLANNED SINGLE FAMILY RESIDENTIAL DISTRICT) AND DIRECTING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF PRAIRIE VILLAGE, KANSAS; AND REINCORPORATING SAID ZONING MAP BY REFERENCE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, KANSAS:

Section I. Planning Commission Recommendation.

That having received a recommendation from the Planning Commission; proper notice having been given and hearing held as provided by law and under the authority of and subject to the provisions of the Zoning Regulations of the City of Prairie Village, Kansas, the zoning classification or districts of the lands hereinafter legally described are changed from R-1a (Single Family Residential District) to RP-1b (Planned Single Family Residential District) and a Preliminary Development Plan is adopted as set forth in Sections II and III.

Section II. Rezoning of Property.

That the real estate located at 3101 West 75th Street, Prairie Village, Kansas, and hereinafter described, to wit: SOMERSET HILLS LT A & PT 22-12-25 W .72' E 225' NE1/4 SW1/4 LYING W LT A LYING WITHIN SEW DIST PVC 592 138 commonly referred to as

3101 West 75th Street, Prairie Village, Kansas

is hereby rezoned in its entirety from R-1a, Single Family Residential District to RP-1b Planned Single Family Residential District.

Section III. Preliminary Development Plan.

That a Preliminary Development Plan as presented to the Planning Commission on September 10, 2013 is hereby approved subject to the following conditions:

1. That the front yard setback be 15 feet.
2. That the rear yard setback be 25 feet.
3. That the lot coverage be 30%.
4. That the lot depth be 99 feet.
5. That a revised storm drainage plan be submitted to Public Works for their review and approval prior to the submission of the final plan. This will determine the size of the detention facility and how it will connect to the existing storm sewer system.
6. That the internal streets be private, and be built to City standards in terms of pavement depth and materials. The plans and specifications shall be reviewed and approved by Public Works.

7. That the applicant dedicate 10 feet of additional right-of-way for 75th Street and move the lots further south 10 feet.
8. That the plan as submitted be revised based on the requirements of the Planning Commission, be approved as the preliminary plan and be the basis for the preparation of the final plan.
9. That the property be platted prior to obtaining any building permits.
10. That the Homes Association agreement be submitted with the final plan guaranteeing the maintenance of the private street and stormwater detention area designated as Tract A.
11. That the existing trees and vegetation along the east and west property lines be preserved and protected during construction.
12. That a landscape plan be submitted with the Final Plan.
13. That any subdivision identification sign be submitted to the Planning Commission for approval.
14. That the applicant add the area on the east and west ends of the ends of the hammerhead cul-de-sac to Lots 3 and 6 to increase their area.
15. That the Preliminary Development Plan be revised based upon the action of the Planning Commission prior to it being submitted to the Governing Body for its consideration.
16. That the building elevation and floor plan be approved as the concept plan for the development.

Section IV. Reincorporation By Reference of Prairie Village, Kansas, Zoning District Map as Amended.

That the Official Zoning District Map of the City is hereby amended in accordance with Section II, of this ordinance and is hereby reincorporated by reference and declared to be the Official Zoning District Map of the City as provided for and adopted pursuant to the provisions of Section 19.04.010 of Title 19 Zoning of the Prairie Village Zoning Regulations.

Section V. Take Effect.

That this ordinance shall take effect and be in force from and after its publication in the official City newspaper as provided by law.

PASSED AND APPROVED THIS 7TH DAY OF OCTOBER, 2013.

/s/ Ronald L. Shaffer

Mayor Ronald L. Shaffer

ATTEST:

APPROVED AS TO FORM

/s/ Joyce Hagen Mundy
Joyce Hagen Mundy, City Clerk

/s/ Catherine P. Logan
Catherine P. Logan, City Attorney

MAYOR'S ANNOUNCEMENTS

October 7, 2013

Committee meetings scheduled for the next two weeks include:

Communication Committee	10/08/2013	5:30 p.m.
Parks and Recreation Committee	10/09/2013	7:00 p.m.
Sister City Committee	10/14/2013	7:00 p.m.
Prairie Village Arts Council	10/16/2013	7:00 p.m.
Council Committee of the Whole	10/21/2013	6:00 p.m.
City Council	10/21/2013	7:30 p.m.

=====

The October exhibit in the R. G. Endres Gallery is the annual State of the Arts. The reception will be this Friday, October 11, from 6:00 - 8:00 p.m., with the awards being announced at 7:30 p.m.

The League of Kansas Municipalities will hold its annual conference in Overland Park October 12 - 14. Council members are encourage to attend.

Save the Date for the Northeast Johnson County Chamber of Commerce 2013 Annual Gala on Saturday, November 23, at the Overland Park Marriott.

INFORMATIONAL ITEMS

October 7, 2013

1. Jazz Fest Committee Minutes - August 7, 2013
2. Prairie Village Arts Council Minutes - August 21, 2013
3. Tree Board Minutes - September 4, 2013
4. Mark Your Calendars

JAZZ FEST COMMITTEE
August 7, 2013
7:00 p.m.

Present: Jack Shearer, Gloria Shearer, Chris Huff, Dan Andersen, Brian Peters, Brooke Morehead and Joyce Hagen Mundy.

Site Plan & Operations Report

Dan Andersen distributed the site layout for the event. Only one city tent will be used. He met with Public Works staff to discuss our needs for the event. Public Works will handle the evening and after event lighting. They may have upgraded the electricity at the pavilion by the event and have a possible generator donation for the stage from the city's electrical contractor. The current layout has six (20' x 40') VIP/Corporate Tents. Dan indicated that he can fit more if needed. The boy scouts will again be providing trash services. The top of the hill will have wireless speakers for better sound.

The following is the proposed set-up schedule:

Thursday, September 5th the Stage and Tents will go up; Generator needed a.m.
Friday, September 6th - Sound System up; Deffenbaugh to deliver porta potties
and extra trash bin
Saturday, September 7th - Tables, chairs, banners and signs set up
Sunday, September 8th - Take Down Stage and Tents

Police Security will be needed for Thursday and Friday evenings.

Vendor Report

Dan needs space and electrical power needs for the vendors as soon as possible. The current Vendors are Bread & Butter Concepts (Taco Truck), 39 Bevco (Jon Russell Barbeque & Pita Mediterranean Grill; Standees and Spin Pizza. Vendor contracts need to go before the City Council on August 19th. Concerns were express with Standees relative to their service and the protestors. Jack will be meeting with Standees on Thursday morning.

Committee Assignments

Volunteers - Kate Fields & Diane Mares
Drinks & Merchandise - JD Kinney & Brian Peters
VIP Tents - Donelea Hesper
Website & Social Media - Chris Huff & Quincy Krarts
Talent - Larry Kopitnik & Peggy Wright
Stage & Layout - Dan Andersen

Banners & Advertising Report

Joyce reported that yard signs and additional Large Banners have been ordered and should arrive by the end of next week. It was noted that yard signs should be up at the Corinth Center for the KU Kick-off Event on August 16th. Joyce will notify Brian Peters

when they come in and he and Chris Huff will distribute. Dan will take the banners to public works on Monday for hanging.

Scott Sjoberg has completed the JAMM ad and the Village Voice Insert as well as the ads for 435. Jack reported that Brenda has secured a print partnership deal with the KC Star which provides for approximately \$3,000 worth of advertising at a cost of \$1000. The committee discussed the proposal and due to our financial condition not being as strong as anticipated and other advertising commitments and costs decided not to go forward with the offer. Jack Shearer stated he has talked with Jay Senter of the PV Post regarding coverage and advertising.

Merchandise Update

JD and Brian are getting quotes for T-shirts. It was suggested that the JazzFest polo's be ordered and sold at the event. Volunteer T-shirts were discussed with revenue still being unclear. The final decision will be made based on funding and the recommendation of Kate & Diane.

Talent update

The talent is finalized. Peggy is coordinating flight and hotel arrangements. Dan still needs Bobby Watson's rider.

Jack reported that Kyle Kristoffer will serve as emcee for the event. Kyle is a radio broadcaster and emceed the initial Jazz Festival.

Sponsor Appreciation Event

UMB is hosting a "Sponsor Appreciation Event" on Thursday, August 8th from 5 to 7 p.m. The talent has been arranged and will arrive between 4 and 4:15. Food will arrive at 4. Chris and Brian will serve the wine. UMB is also purchasing beer for the event. Joyce will bring wine glasses and water and soda in an ice chest. Committee members should arrive slightly before 5. Brooke, Jack and Joyce will do set-up at 4 o'clock.

Approximately 50 people have responded that they will attend. JazzFest Donation and lineup information will be available. Brief presentations will be made at approximately 6 o'clock.

Adjournment

The meeting was adjourned at 9:00 p.m. The next meeting will be August 28th.

Prairie Village Arts Council
Wednesday, August 21, 2013
7:00 p.m.
City Hall Council Chambers

Minutes

The Prairie Village Arts Council met at 7:00 p.m. in the City Council Chambers at City Hall. Members present: Shelly Trewolla, Chair, Truss Tyson, Art Weeks, Ted Odell, Julie Flanagan, Clara Martin and Pam Marshall. Staff: Dennis Enslinger and Jeanne Koontz. Charles Schollenberger was present from the public.

Minutes

The minutes from the July 17, 2013 meeting were approved as submitted.

Financial Reports

Mr. Enslinger noted that he had included the Financial Reports in the packet for review. He stated that funds need to be raised for the State of the Arts awards noting Hunt Midwest, Bank of PV and Lane4 have given in the past. Mr. Enslinger gave an overview of the Municipal Foundation and the three different accounts.

City Council Report

Councilmember Odell provided an overview of Monday's City Council meeting. The 2014 Arts Council budget was approved and remains the same.

Exhibit/Receptions

August Exhibit/Reception – Olathe Visual Artists (Mixed Media), August 9th from 6:30 - 7:30 p.m.

There was a good showing at the August reception.

September Exhibit/Reception – Jan Fellers, Mixed Media, September 13, 2013 from 6:30 – 8:30 p.m.

Shelly, Art and Truss indicated they would attend the reception.

Old Business

Shelly Trewolla noted the State of the Arts sub-committee met two weeks ago and reviewed and assigned tasks. The format will follow last year's event. Truss Tyson said he would smoke salmon. Committee members are needed beginning at 12 p.m. on Friday October 11th. Committee cooking will take place on October 10th at Shelly's house. The committee will purchase the food from Sam's Club on October 9th. Shelly stated she is still working on a musical act and is looking for a strong instrumental soloist or ensemble. The juror selected 46 pieces. Committee members are needed the evening of October 2nd to layout the art show.

New Business

Interim Staff Support – Jeanne Koontz

Mr. Enslinger noted Jeanne Koontz will providing staff support for the Arts Council until a replacement is selected.

Request regarding funding “An Evening with Jack Kennedy”

Charles Schollenberger was present and made a presentation about a future event at SME. The event would be commemoration of President John F. Kennedy's visit to SME on October 22, 1960. The plan is to have a performance featuring a recreation of the event on Saturday, November 16, 2013. They will have a recreation of the s and a presentation of the speech and performances by the SME Choir and orchestra. They also plan to have a panel discussion by surviving participants. The event is free, non-partisan and open to the public. They hope to dedicate a plaque to SME in recognition of the event.

Mr. Schollenberger noted a different group is accepting the donations. He set-up a checking account under the name: JFK/SME Event Fund. He requested \$300 from the Arts Council noting they only need \$310 more.

Art Weeks asked about donor recognition. Mr. Schollenberger stated recognition will be given in the program with logo and levels of support.

Pam Marshall moved to donate \$310 from the Performances Budget to “An Evening with Jack Kennedy”. Art Weeks seconded the motion which passed unanimously.

Request by Mid America Pastel Society to hold November Reception from 5:30 – 7:30 p.m.

Mr. Enslinger stated the Mid America Pastel Society would like to begin their reception at 5:30 pm on November 8th. He noted that for the past couple of years the Arts Council has kept the reception start time consistent at 6:30 p.m. The Arts Council denied the request.

Meeting was adjourned at 8:06 p.m.

TREE BOARD

City of Prairie Village, Kansas

MINUTES (DRAFT)

Wednesday September 4, 2013

Public Works Conference Room

3535 Somerset Drive

Board Members: Jack Lewis, , Greg VanBooven, Deborah Nixon, Luci Mitchell, Rick Howell

Other Attendees: Dale Warman, Suzanne Lownes

Jack Lewis called the meeting to order at 6:00 p.m. with a quorum present.

- 1) Review and Approve Minutes of August 7, 2013-** Motion by Deborah Nixon, second by Rick Howell. **Approved unanimously.**

- 2) Sub-Committee Report**

- 2.1) EAB** – Jack Lewis gave out his schedule of available times which also indicated Deborah Nixon’s available schedule and urged board members to contact him on when they could meet to help with the inventory.
- 2.2) Fall Seminar** – Reminder that the event is planned for October 2nd at 7:00pm. In the Council Chamber at City Hall. Rick Howell stated that he has lined up Dennis Patton to speak at the event. It was indicated that Tree Board members should be there between 6:30 and 6:45pm. Greg VanBooven discussed updating the attendees on the Tree Board Inventory findings. Suzanne said she would bring snacks. Jack Lewis stated that he would not be able to attend the event due to a Homes Association meeting conflict.

- 3) Old Business**

None.

- 4) New Business**

- 4.1)** Greg VanBooven, Jack Lewis and Suzanne Lownes gave a brief overview of the EAB Seminar that they attended which was put on by the K-State Extension Office.
- 4.2)** Suzanne Lownes discussed a plan that was submitted for initial review for a retaining wall removal at the YMCA. On the initial submittal it was planned to remove two trees for the project. When the project is submitted for drainage review the tree board requests two 2” caliper Prairie Village Approved Tree List trees be planted on the property and they would like to know what ground cover is being proposed for the project. Suzanne Lownes said that she would relay this information to the applicant at time of submittal.

5) Next Meeting

The Fall Seminar will be October 2nd at 7:00pm at the City Hall Council Chambers.

The next meeting will be November 6, 2013 at 6:00pm at the Public Works Facility.

The meeting adjourned at 6:30 p.m.

Minutes prepared by Suzanne Lownes.

**Council Members
Mark Your Calendars
October 7, 2013**

October 2013	State of the Arts Exhibit in the R. G. Endres Gallery
October 7	City Council Meeting
October 11	Artist reception in the R. G. Endres Gallery 6:00 - 8:00 p.m.
October 21	City Council Meeting
November 2013	Mid-America Pastel Society exhibit in the R.G. Endres Gallery
November 4	City Council Meeting
November 8	Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
November 12 - 16	National League of Cities Conference in Seattle, WA
November 18	City Council Meeting
November 23	Northeast Johnson County Chamber of Commerce 2013 Annual Gala
November 28	City offices closed in observance of Thanksgiving
November 29	City offices closed in observance of Thanksgiving
December 2013	Greater Kansas City Arts Association exhibit in the R. G. Endres Gallery
December 2	City Council Meeting
December 13	Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
December 16	City Council Meeting
December 25	City offices closed in observance of Christmas
January 2014	
January 6	City Council Meeting
January 10	Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
January 20	City offices closed in observance of Martin Luther King, Jr. Day
January 21	City Council Meeting
February 2014	
February 3	City Council Meeting
February 14	Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
February 17	City offices closed in observance of President's Day
February 18	City Council Meeting
March 2014	
March 3	City Council Meeting
March 14	Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
March 17	City Council Meeting
April 2014	
April 7	City Council Meeting
April 11	Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
April 21	City Council Meeting
May 2014	
May 5	City Council Meeting
May 9	Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
May 19	City Council Meeting
May 26	City offices closed in observance of Memorial Day

June 2014

June 2 City Council Meeting
June 13 Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
June 16 City Council Meeting

July 2014

July 4 City offices closed in observance of Independence Day
July 4 VillageFest
July 7 City Council Meeting
July 11 Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
July 21 City Council Meeting

August 2014

August 4 City Council Meeting
August 8 Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
August 18 City Council Meeting

September 2014

September 1 City offices closed in observance of Labor Day
September 2 City Council Meeting
September 12 Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
September 15 City Council Meeting

October 2014

October 6 City Council Meeting
October 10 Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
October 20 City Council Meeting

November 2014

November 3 City Council Meeting
November 14 Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
November 17 City Council Meeting
November 27 City offices closed in observance of Thanksgiving
November 28 City offices closed in observance of Thanksgiving

December 2014

December 1 City Council Meeting
December 112 Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
December 15 City Council Meeting
December 25 City offices closed in observance of Christmas