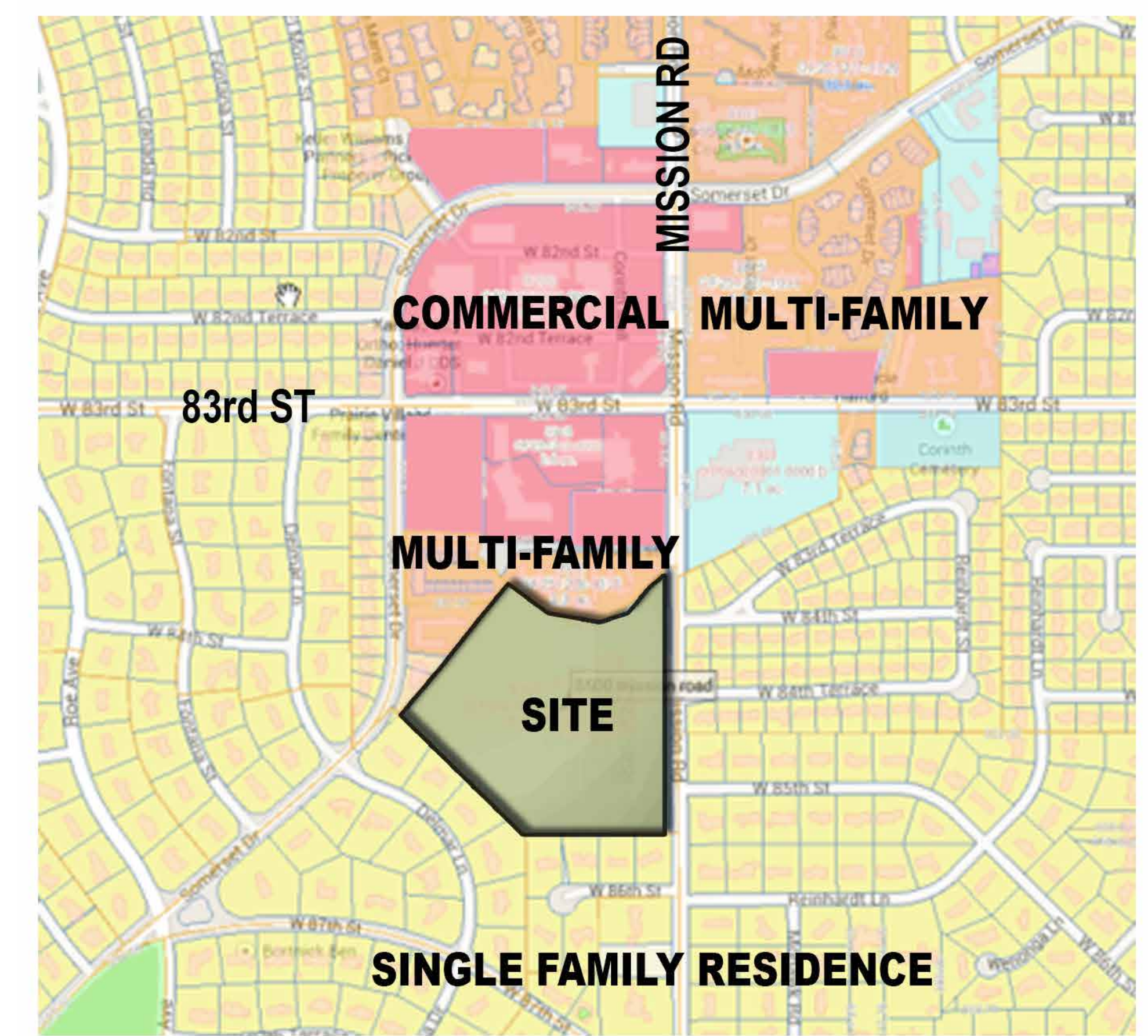
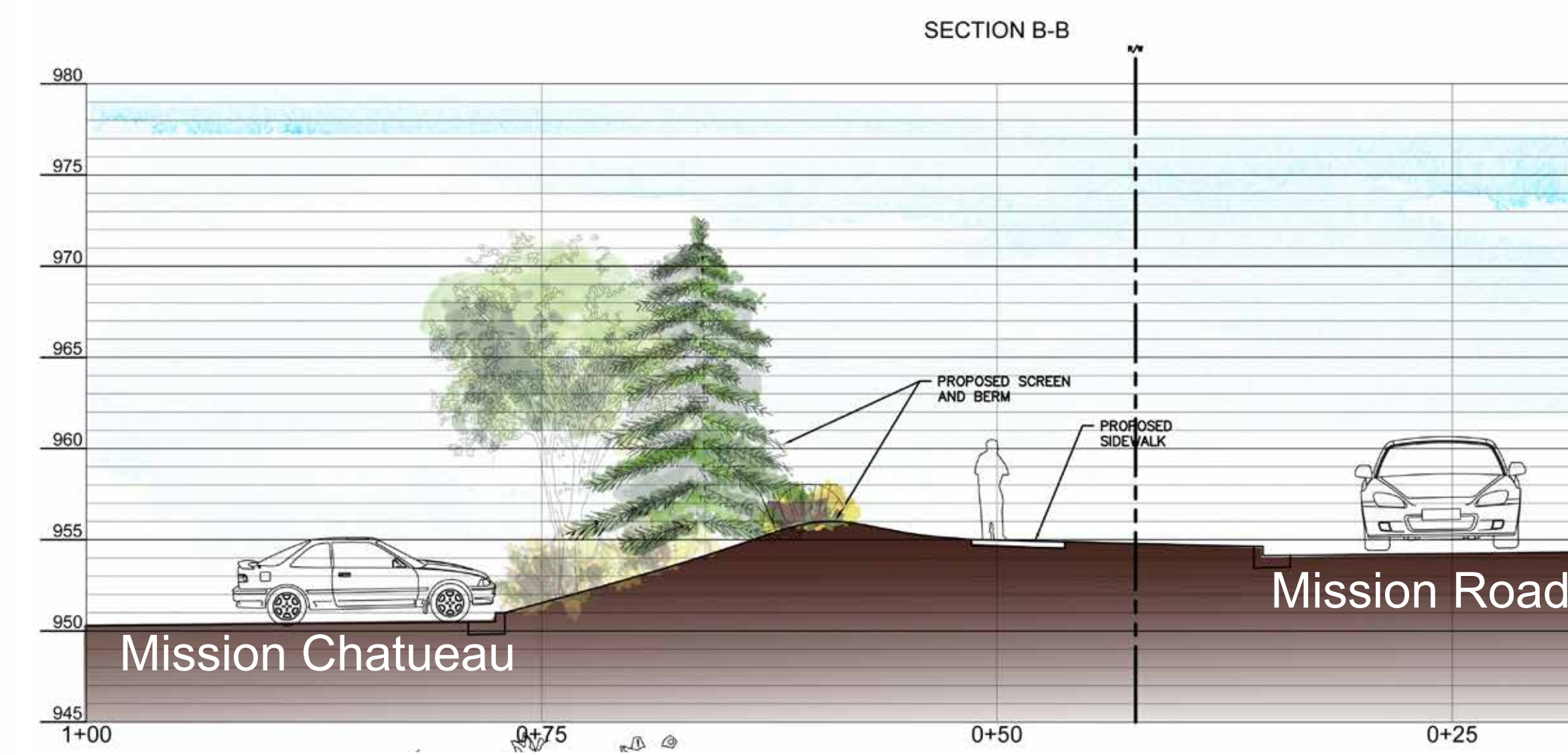
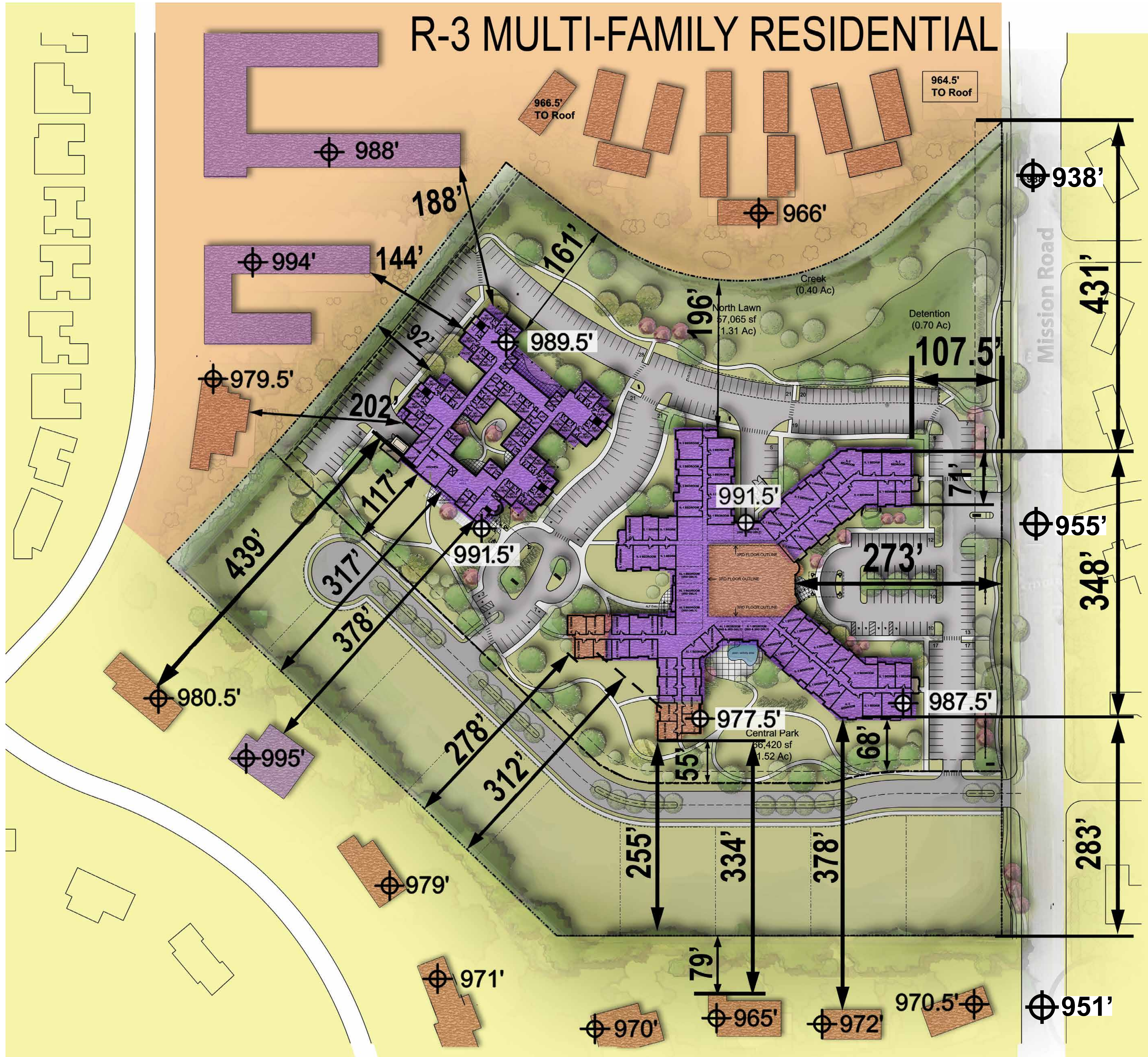


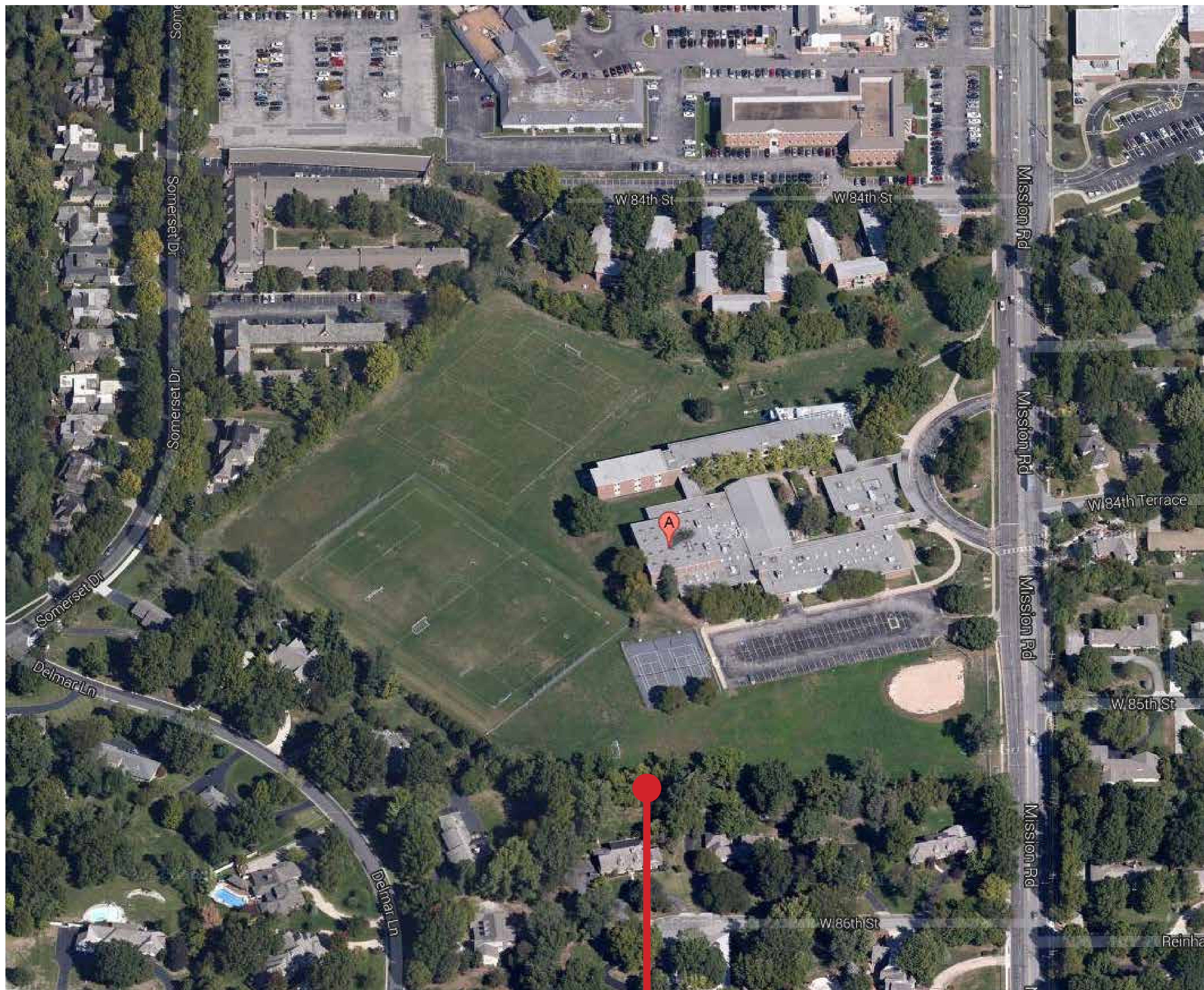




R-3 MULTI-FAMILY RESIDENTIAL



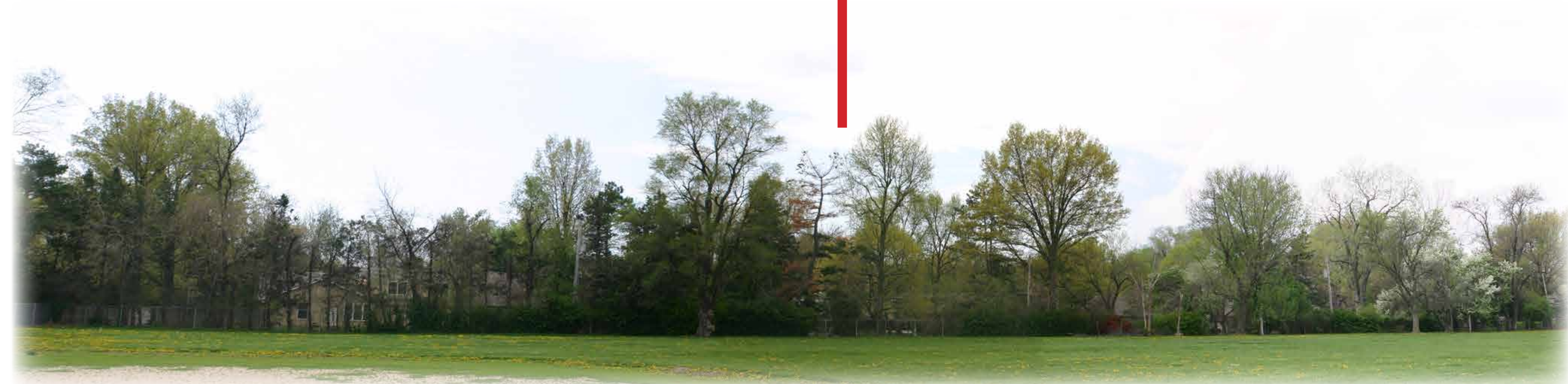
- 30'+ Tall Structures
- 20'-30' Tall Structures



Existing Site Aerial



School Overlay on Proposed Site



Existing Southern Tree-line

Storm Water

- **50% Reduction** in Water Run-off rates.
- from 151 cfs to 73 cfs at outfalls in a 100 yr storm
- Improved downstream water Quality and Quantity

Traffic Impact

- **Significant reduction in traffic congestion** associated with former school.
- AM peak reduced by 191 trips.
- PM peak increased by only 14 trips.

Mission Road Streetscape

- **Improved walkability** and aesthetically pleasing streetscape
- 30' deep public greenspace of sidewalks, landscaping, berms



Assisted Living Entry



Courtyard Rendering



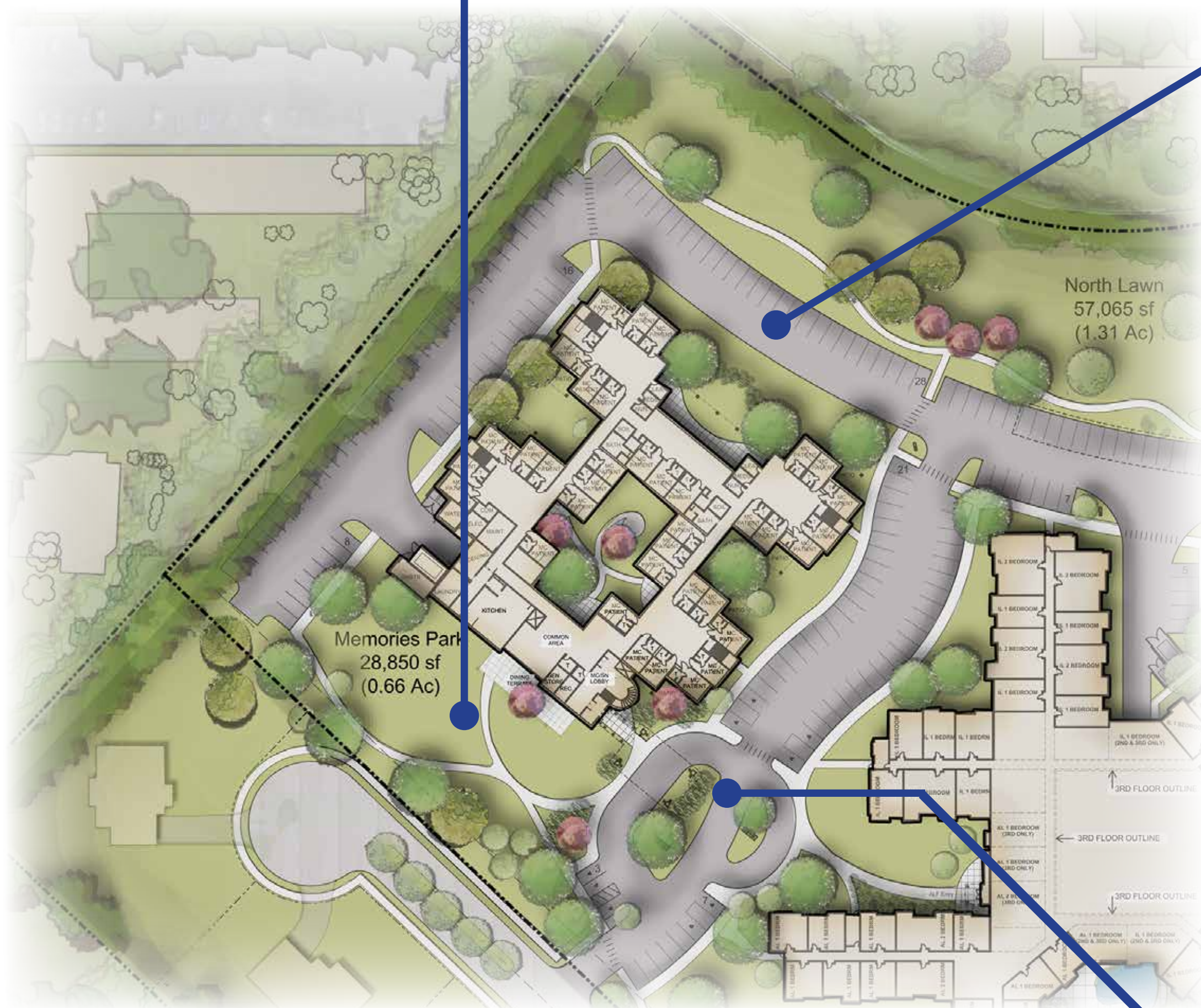
Mission Road View - Independent Living Entry



Memory Care and Skilled Care South Lawn



Skilled Care Dining Pavilion



Memory Care and Skilled Care Neighborhood Entry



SPECIAL USE PERMIT – CITY CRITERIA

1. The proposed special use complies with all applicable provisions of these regulations including intensity of use regulations, yard regulations and use limitations.
2. The proposed special use at the specified location will not adversely affect the welfare or convenience of the public.
3. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it, are such that this special use will not dominate the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the specific use will so dominate the immediate neighborhood, consideration shall be given to:
 - a) the location, size and nature of the height of the building, structures, walls and fences on the site; and
 - b) the nature and extent of landscaping and screening on the site.
5. Off street parking and loading areas will be provided in accordance with standards set forth in these regulations and said areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious affect.
6. Adequate utility, drainage and other necessary utilities have been or will be provided.
7. Adequate access to road or entrance and exit drives will be provided and shall be so designed to prevent hazard and to minimize traffic congestion in public streets and alleys.
8. Adjoining properties and the general public will be adequately protected from any hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors, or unnecessary intrusive noises.
9. Architectural style and exterior materials are compatible with such styles and materials used in the neighborhood in which the proposed structure is to be built or located.

INTENSITY

--Skilled Nursing/Memory Care has 136 beds requires:	68,000 s.f.
--Independent Living/Assisted Living has 190 units with potential Occupancy of 242 people requires:	<u>169,400 s.f.</u>
Total land area required:	237,400 s.f.
Total land area provided:	557,632s.f.– 2.3x more

YARD REGULATIONS

Front Yard Required (Mission Road):	30'
Front Yard Provided (Mission Road):	107.5' – 3.5x more
Side Yard Required (North Property Lines):	5'
Side Yard Provided (North Property Lines):	161' – 32x more
Side Yard Required (South Property Line/85 th Circle):	15'
Side Yard Provided (South Property Line/85 th Circle):	55' – 3.5x more
Rear Yard Required (northwest property line):	25'
Rear Yard Provided (northwest property line):	91.8' = 3.5x more

HEIGHT

Maximum Permitted Height:	45'
Maximum Proposed Height:	36' – 9' less

LOT COVERAGE

Maximum Permitted Lot Coverage:	30%
Proposed Lot Coverage:	21.4% - 8.6% less

OFF STREET PARKING SETBACKS

Required Setback from Street (Mission Road):	15'
Provided Setback from Street (Mission Road):	35' – 2.3x more
Required Setback from all other property lines:	8'
Provided Setback from all other property lines (west):	21.1' – 2.5x more

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3. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
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 - a) the location, size and nature of the height of the building, structures, walls and fences on the site; and
 - b) the nature and extent of landscaping and screening on the site.
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GOLDEN FACTORS

1. The character of the neighborhood.
2. The zoning and uses of property nearby.
3. The suitability of the property for the uses to which it has been restricted under its existing zoning.
4. The extent that a change will detrimentally affect neighboring property.
5. The length of time of any vacancy of the property.
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 owners.
7. City staff recommendation.
8. Conformance with the Comprehensive Plan.

SITE PLAN / CITY CRITERIA

- A) The site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.
- B) Utilities are available with adequate capacity to serve the proposed development.
- C) The plan provides for adequate management of storm water runoff.
- D) The plan provide for safe and easy ingress, egress and internal traffic circulation.
- E) The plan is consistent with good land planning and good site engineering design principles.
- F) An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.
- G) The plan represents an overall development pattern than is consistent with the comprehensive plan and other adopted planning policies.

SPECIAL USE PERMIT STIPULATIONS OF APPROVAL

RECOMMENDATION:

After a review of the proposed application, consideration of testimony and making its findings in relation to the Factors for Consideration previously outlined, the Planning Commission may either recommend approval of the Special Use Permit with or without conditions, recommend denial, or continue it to another meeting. In granting this Special Use Permit; however, the Planning Commission may impose such conditions, safeguards, and restrictions upon the premises benefited by approval of the Special Use Permit as may be necessary to reduce and minimize any potentially injurious effect on other property in the neighborhood. If the Planning Commission recommends approval to the Governing Body, it is recommended that the following conditions be included:

1. That the project be approved for a maximum of 84 Skilled Nursing Units; 36 Memory Care Units; 136 Independent Living Units; and 54 Assisted Living Units. The maximum number of residents shall not exceed 378.
2. That the applicant reanalyze the design of the Skilled Nursing/Memory Care facility and reduce its square feet to at least 91,200 sq. ft.
3. That the project not exceed the building height or area and the buildings shall not be setback closer to the property lines than shown on the plans dated October 4, 2013.
4. That the Special Use Permit not have a termination or expiration time established for it; however, if construction has not begun within twenty-four (24) months from the approval of the Special Use Permit by the Governing Body, the permit shall expire unless the applicant shall reappear to the Planning Commission and Governing Body to receive an extension of time prior to the expiration.
5. That prior to the issuance of a building permit for the Skilled Nursing/Memory Care facility the owner shall provide evidence of financing for the entire project. That prior to the issuance of a certificate of occupancy for the Skilled Nursing/Memory Care facility, construction shall commence on the Independent Living/Assisted Living facility including material completion of construction including foundations, structural framing, three floors and roof enclosed.
6. Upon approval of the Special Use Permit, the applicant shall prepare a final landscape plan for the entire project which shall be reviewed and approved by the Planning Commission and the Tree Board.
7. That the applicant relocate the pedestrian crosswalk and signal if required by the City.
8. That the applicant plat the property in accordance with the subdivision regulations and record the final plat prior to obtaining a building permit including the nine single-family lots adjacent to the south boundary of the application area.
9. That the applicant meet all the conditions and requirements of the Planning Commission for approval of the Site Plan.
10. That the applicant submit a final outdoor lighting plan after building plans have been finalized for review and approval by Staff prior to obtaining a building permit.
11. That the applicant provide adequate guest parking on holidays and special events so that parking does not occur on public streets in residential areas including 85th Circle.
12. That the minimum parking shall be established by the drawing dated October 4, 2013. If parking becomes an issue, the applicant will work with the City to resolve the parking problem. Possible solutions could include, but not limited to, providing more spaces on site, providing employee parking at an off-site location or sharing parking with other uses in the area. If additional on-site parking is proposed, the applicant shall submit an amended Site Plan for review and approval by the Planning Commission.
13. That the trails and sidewalks will be open to the public, but the owner may establish reasonable rules for its use and hours of operation.
14. If the applicant violates any of the conditions of approval or the zoning regulations and requirements as a part of the Special Use Permit, the permit may be revoked by the Governing Body.

SITE PLAN STIPULATIONS OF APPROVAL

RECOMMENDATION:

It is the recommendation of Staff that if the Planning Commission recommends approval of the Special Use Permit, approval of the site plan be subject to the following conditions:

1. That the applicant prepare a plan showing the location and design of all signs for review and approval by the Planning Commission.

1. That the applicant prepare a plan showing the location and design of all signs for review and approval by the Planning Commission.
2. That the applicant submit a final outdoor lighting plan in accordance with the Outdoor Lighting Ordinance for Staff review and approval after the outdoor lighting has been specified for the buildings and prior to obtaining a building permit.
3. That the applicant will implement the Stormwater Management Plan and submit final plans for the stormwater improvements for review and approval by Public Works.
4. That the applicant shall obtain all necessary permits from the Corps of Engineers and State of Kansas regarding drainage and flood control and shall prepare erosion control plans as required.
5. That all HVAC units except wall units be screened from adjacent streets and properties.
6. That all trash bins and dumpsters be screened.
7. That final plan details, including both the site plan and the building elevations, shall be reviewed and approved by Staff based upon the conceptual plans approved by the Planning Commission.
8. That the applicant incorporate LEED principles and practices as reasonable and practical in the demolition and final design of the project.
9. That the applicant submit the final Landscape Plan to the Planning Commission and Tree Board for review and approval.
10. That the applicant install a sprinkler system for the lawn and plant materials and the plan be approved by Staff.
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11. That the applicant fence the detention pond and the final fencing plan be approved by Staff.
12. That the internal drives and roads be constructed to City Standards. Plans and specifications to be approved by Public Works.
13. That the applicant install fire hydrants at locations designated by the Fire Department.
14. That the applicant be responsible for plan review and inspection costs associated with the construction of the facility.
15. That the applicant work with Staff to redesign the carports so they are more compatible with the buildings.
16. That the applicant submit final plans for the retaining walls to Public Works for review and approval.
17. That the applicant reanalyze the design of the Skilled Nursing/Memory Care facility and reduce its square feet to at least 91,200 sq. ft.
18. That the applicant review the turning radius for all vehicles on the private drives and revise them where appropriate subject to the review and approval of Public Works.

End



HOEFER WYSOCKI
Architecture

THE
TUTERA
GROUP

Mission Chateau Senior Living Community