

Michael	Cavell	<p>Sent: Friday, November 15, 2013 10:01 AM To: Joyce Hagen Mundy Subject: mission valley</p> <p>Again I voice my opposition to this “renewed” plan and for the same reasons a prior. It is simply inconsistent with the sounding property use and excessive in size. Please note this in the records.</p> <p style="text-align: center;">Michael Cavell 9208 fontana</p> <p style="text-align: center;">PV, Ks. 66207</p>
Kent	Gasaway	<p>From: Kent Gasaway [mailto:Kent@buffalofunds.com] Sent: Tuesday, November 05, 2013 4:51 PM To: Joyce Hagen Mundy Subject: Comments on new Tutera proposal</p> <p>Dear City Clerk,</p> <p>Please forward this letter to both the PV planning commission and city council. I am writing to express my continued opposition to the Tutera Mission Valley development plan. I am frankly offended by the lack of serious change in the new proposal. Not only is the project still too large for the site , but the main change (creating private home sites to the south) is an obvious attempt by Tutera to circumvent the intent of the protest petition. By creating more private lots, it is clear he is trying to dilute the number of surrounding homeowners who would vote for a new protest petition. Does he really believe anyone will want to buy those lots given their small size and close proximity to the project? Instead of fessing up that he lost round one to the will of the people and therefore should make major changes to the size of his project, he is playing games and trying to stack the deck in his favor.</p> <p>Like many other surrounding homeowners, I would like to see the Tutera group come forward with a true compromise (at least 1/3 smaller, and significantly more green space). I am optimistic that the majority of protesters would then put their differences aside and work with him to approve an acceptable plan. Only the planning commission and city council can make him do this. Please tell him to either get serious or move on! He is not listening to the people and the “no votes” on the city council. If he comes to the table with real change I promise many of us will support it.</p> <p>Sincerely,</p> <p>Kent Gasaway 8636 Mission Rd.</p>
Michael	Grossman	<p>From: mgrossman@kc.rr.com [mailto:mgrossman@kc.rr.com] Sent: Tuesday, November 05, 2013 12:00 PM To: Joyce Hagen Mundy Cc: clerk@pvkansas.com Subject: Mission Chateau</p> <p>Dear Prairie Village Clerk,</p>

		<p>Please forward a copy of the attached letter to the Mayor and each of the Prairie Village City Council members. I would appreciate it if you would reply to confirm your receipt and that it has been forwarded to them all.</p> <p>Have a great day.</p> <p>Sincerely,</p> <p>Michael Grossman</p> <p>(Attachment: pp 4 – 5)</p>
Jill	Hardman	<p>From: Jill Hardman [mailto:hardmanit@yahoo.com] Sent: Monday, November 18, 2013 12:52 PM To: Joyce Hagen Mundy Subject: Mission Valley School Redevelopment</p> <p>Dear Members of the Planning Commission:</p> <p>I have been following the proposals for redevelopment of the Mission Valley School site and support the concept of senior housing at that location, but agree with opponents that both proposed plans are much too dense.</p> <p>Additionally, I will appreciate it if you give detailed consideration to the provision of adequate parking for the STAFF of any facility that is built at that site because the existing Claridge Court facility at 82nd and Mission Road does not have adequate staff parking. Claridge Court staff members fill all the parking spaces north of the library, causing congestion of two-way traffic on that narrow street. They regularly cross Mission Road in front of the library, rather than at the traffic signal, which is a danger to themselves and to drivers on Mission Road. Please don't let this happen again.</p> <p>Consideration for any development at the Mission Valley School site should include parking for a REALISTIC number of 1) initial and 2) future staff. This would at least include Administrative, Resident-Care/Patient-Care, Housekeeping, Dietary, Transportation, and Grounds-Keeping staff; as well as parking for visiting professionals, service-providers, and volunteers.</p> <p>Thank you for your consideration, Jill Hardman 8856 Cedar Drive Prairie Village, KS 66207</p>
Catherine	Sterchi	<p>From: Catherine Sterchi [mailto:cathy.sterchi@gmail.com] Sent: Monday, November 04, 2013 1:24 PM To: Joyce Hagen Mundy Subject: Mission Valley Development</p> <p>Dear Members of the Planning Commission and City Council Members,</p> <p>I OPPOSE the "new plan". The Mission Chateau plan is still MASSIVE. Proposing nine single family homes instead of 8 duplexes is not working with the</p>

neighborhood. Adding a third story on 12.8 acres is UNACCEPTABLE. DID HE NOT LISTEN TO WHAT OUR CONCERNS WERE THE FIRST TIME AROUND? To me, his response and 'new plan' is a slap in the face to our community. He is acting out his anger and revenge and only considering what HE wants and no one else. My personal preference is to NEVER permit a 'special use' permit to Mr. Tutera for a senior living complex, as he has ignored the Village Vision and is not seeking to compromise with the neighborhood. Just because he bought the property does not mean that Prairie Village has to agree to a special use permit to develop the land the way he wants.

In addition, I understand that the committee is not "required" to consider the financial impact of this massive development on our community, but I ask you to please DO THIS out of respect to the individuals that live in Prairie Village. Why the committee would NOT do this is confusing when you are considering so many other factors. I appreciate all the work that the committee has put in on this issue, but please listen to what the neighborhood is wanting. We AT LEAST need to see the numbers and not be expected to just accept the decisions of the committee when this issue has been ignored.

Please RECONSIDER and vote against any special use permit.

Catherine Sterchi
3919 West 89th Street
Prairie Village, KS 66207

**Michael Grossman
3731 West 87th Street
Leawood, KS 66206
(913) 652-9752**

Prairie Village Mayor and all City Council Members
C/O Prairie Village City Clerk
7700 Mission Road
Prairie Village, KS 66208

November 5, 2013

Dear Mayor and Council Members,

Though I am not a Prairie Village resident, I am interested in your role of approving or denying the plans for the contemplated Mission Chateau Continuing Care Retirement Community (CCRC) on the site of the former Mission Valley Middle School. You may recall my name because I spoke at the council meeting on September 3rd during which there were insufficient votes to approve the project.

Since that night the developer, MVS LLC, has filed suit challenging the council's right to vote as it did, and seemingly by extension the appropriateness of the petition-induced super majority standard for the vote. In addition, they have re-filed to build a "smaller" project. In reality, the newspaper headlines and developer's public claims notwithstanding, the project is not really smaller at all. Even by the developer's own admission when asked directly at the most recent community meeting about the project, the number of square feet for the CCRC is unchanged from the proposal you already voted on.

In fact, the original plan had 358,040 square feet, including 17 villas on the entire 18.4 acre lot, or 19,459 (rounded) per acre; this plan carves out 5.6 acres on the south side for new houses, which leaves 325,890 square feet on 12.8 acres, or 25,460 square feet per acre, a greater than 30% increase in density. The developer didn't commit a specific size for the 9 new homes to be built, but houses of 3572 square feet each would equate to the same initial 358,040 total for the entire 18.4 acre plot of land. In reality, the functional difference between facility-owned villas and privately owned houses (without even considering the likelihood of anyone actually wanting to build a new house adjacent to such a large CCRC facility) is

inconsequential.

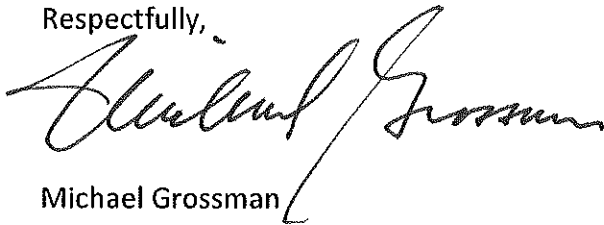
It has been suggested to me that one of the primary motives for the switch from villas to houses is to disenfranchise the surrounding home owners and potentially invalidate the super majority requirement. I certainly hope that you will not allow such a machination sway you to the point of ignoring the Village Vision's intent of having input from the surrounding neighborhood.

When the developer, at the most recent community meeting to discuss the re-filing, admitted (again, only upon direct questioning) that the CCRC's total square footage was unchanged, and explained that he was responding to the council's wishes for more private ownership, he denied that the vote result and attendant message of the council was to encourage a scaled down project. Having been in attendance, that position is clearly inconsistent with the reality of the early September proceedings. The community, and apparently enough of the council, seems to be of the mind that the problem is not building a CCRC so much as building one that is so large for the parcel of land it is to be situated on. It is unfortunate that the developer is unable or unwilling to acknowledge that fact and alter his plans accordingly.

It is my hope that the council will not reward disingenuous plan revisions that are not actually material changes, or lawsuits questioning the council's legitimate authority (which is supported by Kansas Supreme Court established precedents) through what will be time consuming and costly litigation. It will be exciting when a truly scaled down plan that is in keeping with the neighborhood is finally presented for your consideration, and many members of the community and I trust you all to ensure that outcome occurs.

Thank you for your kind attention and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Grossman", written in a cursive style. The signature is positioned above the printed name "Michael Grossman".

Michael Grossman

MILBURN W. HOBSON, M.D.
5467 WEST 85TH TERRACE
PRAIRIE VILLAGE, KANSAS 66207

11/13/13

Dear Mr. Shaffer:

I appreciate your giving of your time to be mayor - my wife and I have lived in P.V. for 47 years and raised three children here. We hope to spend our later years at the mission chateau project if it ever becomes a reality -

My question is this, I see many yard signs saying the project will increase taxes yearly - I can't see how this could be true. I would think the project would be a great source of taxes for P.V. If signs are supporting a falsehood shouldn't they be legally removed -

Again thank for your time as mayor and since I live in Ward 5 I hope you will find a better qualified person to represent ^{us} than the one currently dismissed from the council -

Sincerely,

Milburn W. Hobson M.D.