

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, FEBRUARY 4, 2014
7700 MISSION ROAD
7:00 P.M.**

- I. ROLL CALL
- II. APPROVAL OF PC MINUTES - JANUARY 7, 2013
- III. PUBLIC HEARINGS
 - PC2014-01 Proposed Revisions to Chapter 19.54 & 19.28
Adding a Reapplication Waiting Period
Applicant: Ron Williamson, City of Prairie Village
- IV. NON-PUBLIC HEARINGS
 - PC2014-105 Lot Split
5015 West 67th Street
Zoning: R-1a
Applicant: James Porter
 - PC2013-128 Site Plan Approval for Wall in Front Yard
6330 Granada
Zoning: R-1a
Applicant: Matt & Emily Eckles
 - PC2013-08 Final Development Plan for Rezoned Property
3101 West 75th Street
Zoning: RP-lb
Applicant: Robert Royer
 - PC2013-120 Preliminary Plat Approval
Chadwick Court
Zoning: RP-lb
Applicant: Robert Royer
 - PC2013-127 Preliminary Plat Approval
Mission Chateau
Zoning: R-1a
Applicant: MVS, LLC
 - PC2014-103 Request for Site Plan Approval
6641 Mission Road (Village Presbyterian Church)
Current Zoning: R-1a
Applicant: Matthew Schlicht, Engineering Solution
 - PC2014-106 Request for Sign Standards Approval
Intrust Bank

OTHER BUSINESS

Discussion of possible changes to RV regulations

Discussion of possible changes to Noise regulations

V. ADJOURNMENT

Plans available at City Hall if applicable

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

Cityclerk@Pvkansas.com

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

PLANNING COMMISSION MINUTES
January 7, 2014

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, January 7, 2014, in the Municipal Building Council Chambers at 7700 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:00 p.m. with the following members present: Bob Lindeblad, Gregory Wolf; Randy Kronblad and Nancy Vennard.

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

APPROVAL OF MINUTES

Bob Lindeblad moved the approval of the Planning Commission minutes of December 3, 2013. The motion was seconded by Gregory Wolf and passed by a vote of 4 to 0 with Randy Kronblad abstaining.

Chairman Ken Vaughn noted four public hearings on the agenda and reviewed the procedure for the public hearings. Due to the similarity of applications the two applications from the YMCA would be heard together as well as the two applications from Johnson County Park & Recreation District.

PUBLIC HEARINGS

**PC2013-09 Request for Special Use Permit for Day Care Program
7230 Belinder Avenue (Belinder Elementary School)**

Pam Watkins, Vice President - Youth Development Services for the YMCA, stated the YMCA provides before and after school child care at Belinder Elementary School. The program operates from 7 am to 6 pm (7 to 8:10 a.m. and 3 to 6 p.m.) on days when the school is open. The Belinder program has 64 students enrolled between the ages of 5 to 12 supervised by five staff. The program uses the school gym and cafeteria, along with outdoor play areas. Access to the day care is an exterior door to the cafeteria. No changes have been made to the school for the operation of the program. Ms Watkins noted that a summer program is sometimes provided. This program would operate from 7 a.m. to 6 p.m. Monday through Friday using the same facilities.

A neighborhood meeting was held on Monday, January 6th with no one attending.

Bob Lindeblad confirmed the applicant accepted the recommended conditions of approval.

Chairman Ken Vaughn opened the public hearing for public comments. No one was present to address the Commission on this application. The public hearing was closed.

Ron Williamson noted the program has operated for several years with the approval of the school district and provides a valuable service to the community. He recommends that the special use permit be approved for an indefinite period of time in compliance with the conditions of approval.

Chairman Ken Vaughn led the Commission in the following consideration of the factors for Special Use Permits and the Golden Factors:

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

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

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

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

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

The child care center will be located within an existing school building and use an existing parking lot therefore it should not create any problems for the adjacent property in the neighborhood.

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

The child care center will accommodate Kindergarten through Sixth Grade and will use the school facility during normal school hours. This use will not have a dominating effect in the neighborhood because it will be located within an existing building. No expansion or modification of the building is proposed.

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

The day care center will use the existing school parking lot and driveways. Pick-up and drop-off will be on the south side of the building and will normally occur prior to and after school hours.

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

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

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

Adequate entrance and exit drives currently exist at the facility and this proposed special use will utilize the existing infrastructure that is already in place.

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

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

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

The special use will not require any changes in the exterior architecture or style of the existing building. It should be noted that the school was remodeled in 2010.

GOLDEN FACTORS FOR CONSIDERATION:

1. **The character of the neighborhood;**

The neighborhood character is single-family dwellings on the north, south, east and west sides.

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

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

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

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

West: R-1B 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-1B Single-Family Residential District which permits single-family dwellings, churches, schools, public buildings, parks, group homes and other uses that may be permitted either as a conditional use or special use such as a day care center. The property has a variety of uses available, but has been developed as a school since 1960, which is a permitted use.

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

The day care center has been in existence since the start of the school year and has not created any detrimental neighborhood issues. The south drive will be the main drop-off and pick-up area and should be adequate to accommodate the traffic. There do not appear to be any detrimental effects on the neighborhood.

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

Belinder Elementary School was built in 1960 and the site has not been vacant since that time.

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

The proposed day care center is within an existing building that will not have any exterior modifications. The applicant will be able to utilize the property for a needed community service and no hardship will be created for adjacent property owners.

7. City staff recommendations;

The use has been in operation for several months with no complaints; the use will be within an existing building with no exterior changes; the use will have minimal impact on the neighborhood; and the use will provide a needed day care service for children that is in demand in Prairie Village. It is recommended that it be approved for an indefinite period of time unless issues develop that adversely affect the neighborhood, and if that occurs reevaluation of the day care center would be required.

8. Conformance with the Comprehensive Plan.

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

Bob Lindeblad moved the Planning Commission find favorably on the ordinance factors and the Golden Factors and forward PC2013-09 request for a Special Use Permit for the operation of a child day care program at 7230 Belinder (Belinder Elementary School) to the Governing Body with a recommendation for approval subject to the following conditions:

1. That the child care center be approved for use on school days from 7:00 am to 6:00 pm, and from 7:00 am to 6:00 pm, Monday through Friday, during the summer.
2. That the child care center be permitted to operate subject to the licensing requirements by the Kansas Department of Health and Environment.
3. That the special use permit be issued for the child care center for an indefinite period of time unless it creates issues in the neighborhood and then they shall file a new application for reconsideration by the Planning Commission and Governing Body.

4. That the day care center be in compliance with Fire Department regulations and inspections.
5. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.

The motion was seconded by Gregory Wolf and passed unanimously.

SITE PLAN APPROVAL

Since the proposed day care center will be within an existing school building and no changes to the building or site will occur, Bob Lindeblad moved the Site Plan Approval be waived. The motion was seconded by Gregory Wolf and passed unanimously.

PC2013-10 Request for Special Use Permit for Day Care Program 6642 Mission Road (Prairie Elementary School)

Pam Watkins, Vice President - Youth Development Services for the YMCA, stated the YMCA provides before and after school child care at Prairie Elementary School. The program operates from 7 am to 6 pm (7 to 8:10 a.m. and 3 to 6 p.m.) on days when the school is open. The Prairie Elementary program has 29 students enrolled between the ages of 5 to 12 supervised by two staff. The program uses the school gym and cafeteria, along with outdoor play areas. Access to the day care is an exterior door to the cafeteria. No changes have been made to the school for the operation of the program. Ms Watkins noted that a summer program is sometimes provided. This program would operate from 7 a.m. to 6 p.m. Monday through Friday using the same facilities.

A neighborhood meeting was held on Monday, January 6th with no one attending.

Chairman Ken Vaughn opened the public hearing for public comments. No one was present to address the Commission on this application. The public hearing was closed.

Ron Williamson noted that a special use permit for the operation of a day care center at this site was previously approved at this location for another provider.

Chairman Ken Vaughn led the Commission in the following consideration of the factors for Special Use Permits and the Golden Factors:

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

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

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

The child care program will be an asset to the community because it will provide a much needed service for taking care of the children within the local area. It will be located

within an existing building and will not adversely affect the welfare or convenience of the public.

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

The child care center will be located within an existing school building and use an existing parking lot; therefore, it should not create any problems for the adjacent property in the neighborhood.

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

The child care center will accommodate Kindergarten through Sixth Grade and will use the school facility during normal school hours. This use will not have a dominating effect in the neighborhood because it will be located within an existing building. No expansion or modification of the building is proposed.

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

The day care center will use the existing school parking lot and driveways. Pick-up and drop-off will be on the south side of the building and will occur prior to and after school hours.

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

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

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

Adequate entrance and exit drives currently exist at the facility and this proposed special use will utilize the existing infrastructure that is already in place.

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

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

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

The special use will not require any changes in the exterior architecture or style of the existing building.

GOLDEN FACTORS FOR CONSIDERATION:

- 1. The character of the neighborhood;**

The areas to the north, south and west are developed for single-family dwellings. A church exists on the east side of Mission Road. With the school, church and single-family dwellings the character of the area is unquestioningly residential.

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

North: R-1A Single-Family District - Single-Family Dwellings

East: R-1A Single-Family District - Church

South: R-1B 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 Single-Family Residential District which permits single-family dwellings, churches, schools, public buildings, parks, group homes and other uses that may be permitted either as a conditional use or special use. The property has a variety of uses available, but has been developed as a school since 1882.

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

The day care center has been in existence for several years and has not created any detrimental neighborhood issues. The south drive will be the main drop-off and pick-up area and should be adequate to accommodate the traffic. There do not appear to be any detrimental effects on the neighborhood.

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

Prairie School was originally built on the site in 1882. A new school was built in 1912. In 1990 the school burned down and was rebuilt in 1993. The site has not been vacant since it was developed as a school.

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

The proposed day care center is within an existing building that will not have any exterior modifications. The applicant will be able to utilize the property for a needed community service and no hardship will be created for adjacent property owners.

- 7. City staff recommendations;**

The use has been in operation for several years with no complaints; the use will be within an existing building with no exterior changes; the use will have minimal impact on the neighborhood; and the use will provide a needed day care service for children that is in demand in Prairie Village. It is recommended that it be approved for an indefinite period of time unless issues develop that adversely affect the neighborhood, and if that occurs reevaluation of the center would be required.

8. Conformance with the Comprehensive Plan.

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

Bob Lindeblad moved the Planning Commission find favorably on the ordinance factors and the Golden Factors and forward PC2013-10 request for a Special Use Permit for the operation of a child day care program at 6642 Mission Road (Prairie Elementary School) to the Governing Body with a recommendation for approval subject to the following conditions:

1. That the child care center be approved for use on school days from 7:00 am to 6:00 pm, and from 7:00 am to 6:00 pm, Monday through Friday, during the summer.
2. That the child care center be permitted to operate subject to the licensing requirements by the Kansas Department of Health and Environment.
3. That the special use permit be issued for the child care center for an indefinite period of time unless it creates issues in the neighborhood and then they shall file a new application for reconsideration by the Planning Commission and Governing Body.
4. That the day care center be in compliance with Fire Department regulations and inspections.
5. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.

The motion was seconded by Gregory Wolf and passed unanimously.

SITE PLAN APPROVAL

Since the proposed day care center will be within an existing school building and no changes to the building or site will occur, Bob Lindeblad moved the Site Plan Approval be waived. The motion was seconded by Randy Kronblad and passed unanimously.

PC2013-12 Request for Special Use Permit for Day Care Program 5300 West 86th Street (Briarwood Elementary School)

Rob Knaussman with Johnson County Park & Recreation District stated that the District has provided before and after school child care at Briarwood Elementary School since

1993 for children who attend the school. The daycare hours are 7 to 8 a.m. and 3:10 to 6:00 p.m. for children from kindergarten through grade 6. The average enrollment is 40 to 50 students with a 1 to 12 staff/student ratio. The program operates from an assigned classroom with access to the cafeteria and gymnasium as well as the playground area.

A neighborhood meeting was held on November 14th with no one from the public attending.

Chairman Ken Vaughn opened the public hearing for public comments. No one was present to address the Commission on this application. The public hearing was closed.

Ron Williamson noted that this use has been in place for over 20 years, with no complaints from the public and staff recommends approval for an indefinite period of time. He also noted that the previous permits limited participation to Briarwood Students and recommends that this limitation be removed.

Chairman Ken Vaughn led the Commission in the following consideration of the factors for Special Use Permits and the Golden Factors:

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

The proposed special use for the day care program would be contained within an existing building, which is in compliance with the zoning regulations.

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

The proposed special use permit is an asset to the community as it utilizes an existing school facility to provide a much needed service for taking care of children after school hours.

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

The special use has been in operation for 20 years, located within an existing structure, and does not create any problems for the adjacent property in the neighborhood.

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

The proposed childcare use accommodates a smaller group of students than currently use the school facility during normal school hours. This use is an extension of the school

hours and does not have a dominating effect in the neighborhood, as it is located within an existing building.

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

The proposed day care use will use the existing off-street parking and loading areas that are currently provided by the school.

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

Since this use occupies an existing facility, utility services are already provided.

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

Adequate entrance and exit drives currently exist at the school facility and this proposed special use will use the existing drives that are already in place.

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

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

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

The proposed special use does not require any changes in the exterior architecture or style of the existing building.

GOLDEN FACTORS FOR CONSIDERATION:

- 1. The character of the neighborhood;**

The neighborhood is predominantly single-family dwellings to the north, south, east and west. The existing property is Briarwood Elementary School. The character of the immediate neighborhood is residential with single-family dwellings.

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

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

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

The use has been in existence for approximately 20 years and has not created any detrimental neighborhood issues. The renewal request is proposed to operate a day care as it has in the past.

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

The school was built in 1966 and has been used as a school since it opened.

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

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

7. City staff recommendations;

The use has been in operation for 20 years with no complaints; the use will be within an existing building with no exterior changes; the use will have minimal impact on the neighborhood; and the use will provide a needed service for children that is in demand in Prairie Village. It is recommended that it be approved for an indefinite period of time unless there are complaints from neighbors or the use changes significantly.

8. Conformance with the Comprehensive Plan.

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

Randy Kronblad moved the Planning Commission find favorably on the ordinance factors and the Golden Factors and forward PC2013-12 requesting a Special Use Permit for the operation of a child day care program at 5400 West 86th Street (Briarwood Elementary School) to the Governing Body with a recommendation for approval subject to the following conditions:

1. That the day care program be approved for use from 7:00 am to 6:00 pm on school days and from 7:00 am to 6:00 pm, Monday through Friday, during the summer.
2. That the day care center be permitted to operate subject to the licensing requirements of the Kansas Department of Health and Environment.

3. That the Special Use Permit be issued to Briarwood Elementary School for an indefinite time and renewal will not be required unless the use changes significantly or complaints are received from the neighbors, and then a new application will be need to be filed for consideration by the Planning Commission and Governing Body.
4. That the day care center be in compliance with Fire Department regulations and inspections.
5. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit, it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.

The motion was seconded by Gregory Wolf and passed unanimously.

SITE PLAN APPROVAL

Since the proposed day care center will be within an existing school building and no changes to the building or site will occur, Randy Kronblad moved the Site Plan Approval be waived. The motion was seconded by Gregory Wolf and passed unanimously.

PC2013-13 Request for Special Use Permit for Day Care Program 8301 Mission Road (Corinth Elementary School)

Rob Knaussman with Johnson County Park & Recreation District stated that the District has provided before and after school child care at Corinth Elementary School. The daycare hours are 7 to 8 a.m. and 3:10 to 6:00 p.m. for children from kindergarten through grade 6. Enrollment is on a first come, first serve basis and is about 40 to 50 students with a 1 to 12 staff/student ratio. The program uses existing classrooms, the gymnasium, cafeteria and playground.

A neighborhood meeting was held on November 14th with no one from the public attending.

Chairman Ken Vaughn opened the public hearing for public comments. No one was present to address the Commission on this application. The public hearing was closed.

Chairman Ken Vaughn led the Commission in the following consideration of the factors for Special Use Permits and the Golden Factors:

FACTORS FOR CONSIDERATION SPECIFIC TO SPECIAL USE PERMITS:

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

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

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

The child care program will be an asset to the community because it will provide a much needed service for taking care of the children within the local area. It will be located

within an existing building and will not adversely affect the welfare or convenience of the public.

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

The child care center will be located within an existing structure and use an existing parking lot therefore it should not create any problems for the adjacent property in the neighborhood.

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

The child care center will accommodate a group of 40 - 50 children, and will use the school facility before and after normal school hours. This use will not have a dominating effect in the neighborhood because it will be located within an existing building. No expansion of the building is proposed.

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

The day care center will use the existing school parking lot and driveways. The drop-off and pick-up times will be before and after normal school hours and the parking and driveways should be adequate to handle the traffic.

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

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

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

Adequate entrance and exit drives currently exist at the facility and this proposed special use will utilize the existing infrastructure that is already in place.

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

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

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

The special use will not require any changes in the exterior architecture or style of the existing building.

GOLDEN FACTORS FOR CONSIDERATION:

- 1. The character of the neighborhood;**

The neighborhood contains a mix of uses. There are single-family dwellings to the south and east; apartments and offices to the north; and apartments, offices and commercial to the west. The day care center fits well in the higher density use of the surrounding area.

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

North: C-0 Office Building District - Offices
RP-3 Planned Garden Apartment District - Apartments
East: RP-3 Planned Single-Family- Single-Family Dwellings
R-1A Single-Family District - Single-Family Dwellings
South: R-1A Single-Family District - Single-Family Dwellings
CP-2 Planned General Business - Offices and Retail
West: C-0 Office Building District - Offices
R-3 Garden Apartment District - Apartments

- 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 and is developed for an elementary school that was rebuilt in 1996 and expanded in 2007. The proposed day care center is a practical and reasonable use of the existing school.

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

The use has been in existence for several years and has not created any detrimental effects on neighboring property. The day care center is an excellent use of an existing facility and provides a highly needed service to the community.

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

The property was first developed as an elementary school in 1858 to serve Leawood and Prairie Village residents. The school has been rebuilt several times and the site has never really been vacant.

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

The proposed day care center is within an existing building that will not have any exterior modifications. The applicant will be able to utilize the property for a needed community service and no hardship will be created for adjacent property owners.

7. City staff recommendations;

The use has been in operation for several years with no complaints; the use will be within an existing building with no exterior changes; the use will have minimal impact on the neighborhood; and the use will provide a needed day care service for children that is in demand in Prairie Village. It is recommended that it be approved for an indefinite period of time unless neighborhood issues cause concerns that would require reevaluation.

8. Conformance with the Comprehensive Plan.

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

Randy Kronblad moved the Planning Commission find favorably on the ordinance factors and the Golden Factors and forward PC2013-13 requesting a Special Use Permit for the operation of a child day care program at 8301 Mission Road (Corinth Elementary School) to the Governing Body with a recommendation for approval subject to the following conditions:

1. That the child care center be approved from 7:00 to 8:00 am and 3:00 to 6:00 pm during the school year, and 7:00 am to 6:00 pm in the summer.
2. That the child care center be subject to the licensing requirements by the Kansas Department of Health and Environment.
3. That the Special Use Permit be issued for the child care center for an indefinite period unless it creates issues in the neighborhood, and then they shall file a new application for reconsideration by the Planning Commission and Governing Body.
4. That the day care center be in compliance with Fire Department regulations and inspections.
5. If this permit is found not to be in compliance with the terms of the approval of the Special Use Permit it will become null and void within 90 days of notification of noncompliance unless noncompliance is corrected.

The motion was seconded by Gregory Wolf and passed unanimously.

SITE PLAN APPROVAL

Since the proposed day care center will be within an existing school building and no changes to the building or site will occur, Randy Kronblad moved that the Site Plan Approval be waived. The motion was seconded by Gregory Wolf and passed unanimously.

NON PUBLIC HEARINGS

PC2013-128 Site Plan Approval for Wall in Front Yard 6330 Granada

Chairman Ken Vaughn announced that this application has been continued to the February 4th Planning Commission meeting at the applicant's request.

PC2014-101 Request for approval of Monument Sign 3520 West 75th Street

Todd Brendon, Chief Operating Officer for Big Industrial, 3500 West 75th Street, stated they are requesting approval for a monument sign for the Continental Building located at 3520 West 75th Street. The sign standards for this building were approved at the November meeting of the Planning Commission. The proposed sign will be identical to the existing sign for the Windsor Building which is located immediately adjacent to the east of this building.

Randy Kronblad confirmed the masonry in the monument sign will match the masonry of the office building.

Ron Williamson noted the applicant could have a double faced sign that would typically be perpendicular to the street, but is proposing a wall with two 20 sq. ft. sign panels. The design presented appears to be a good solution and complements the sign at the Windsor Building.

The proposed sign would be placed parallel to 75th Street on the west end of the building. The sign would be set back approximately 20 feet from the back of the curb exceeding the required 12 foot setback required by code and is on private property.

The proposed sign would be a translucent acrylic face in an aluminum cabinet and attached to a brick screen wall. The brick of the screen wall would match the new accent trim being added to the facade of the building. The sign boxes will be internally illuminated.

The proposed height of the sign is 4 feet 6 inches, which is in accordance with the maximum 5-foot height requirement permitted by the ordinance. The ordinance requires that monument signs not exceed 20 square feet in area per face and each face of this sign appears to have the actual signage square footage of 20 square feet. Therefore, it does meet the minimum requirement of the ordinance. The two sign panels are separated by a brick panel.

The applicant has submitted a landscape plan. The ordinance requires the landscaping to be three feet on all sides of the sign so there will need to be additional plantings in front to extend the planting bed to three feet. The additional plantings could be annuals to add color to the planting beds.

Gregory Wolf moved the Planning Commission approve PC2014-101 for a monument sign at 3520 West 75th Street submitted to the following conditions:

1. That the applicant increase the width of the landscape planting bed to three feet and submit a revised landscape plan to Staff for review and approval.

The motion was seconded by Bob Lindeblad and passed unanimously.

PC2014-102 Site Plan Approval - Westlake Ace Hardware 4049 Somerset Drive

Bob Massengill, Store Manager, Jenna Bobrukiewicz, Westlake corporate offices, and Kylie Stock with Lega C. Properties, LLC appeared before the Commission to present the application for Site Plan Approval to build a permanent garden center structure in the parking lot where they currently sell annuals, potting soil, rock, etc.

The proposed structure is 12' deep by 64' in width. There is a concrete area in front approximately 13' deep by 72' in width that will have stone columns and a wrought iron fence to provide a safe space for those entering and leaving the outdoor garden center. A shade house structure will be attached to the garden structure and is approximately 20' deep by 64' wide. The total structure is 22' deep by 64' wide for an area of 1,408 sq. ft. The entire garden center area is 69' x 120' or 8,280 sq. ft. In addition to the permanent area of the garden center, the 13 parking spaces along the west side will be used from April 1st to June 30th, as well as a strip 8 foot in width along the north side of the garden center. Ten parking spaces on the north side of the lot will be used from February 15th to October 15th for pallet goods.

Ron Williamson stated that since the pallet goods area will be used for eight months of the year, these 10 spaces should be removed from the available parking calculation for the center. The proposed garden center eliminates 26 parking spaces so the total reduction in permanent parking spaces is 36. The 13 parking spaces on the west side are only used for three months in the spring so they can be counted. The garden center, which is 8,280 sq. ft.; the 10 parking spaces on the north, 1,440 sq. ft.; and the 8' strip on the north side, 552 sq. ft.; for a total of 9,720 sq. ft., that will count as retail space for which parking will need to be provided.

Mr. Williamson noted in January 2011, the Planning Commission approved a Site Plan for an outdoor sales area for lawn, garden, nursery, and landscape products. The purpose of this approval was to improve the appearance of the area and better organize the merchandise. The approval was for 7,350 sq. ft., which is about 2,370 sq. ft. less than this request with the following conditions:

1. That any lighting used to illuminate the outdoor area be installed in such a way as to not create any glare off the site and be in accordance with the outdoor lighting regulations of the zoning ordinance.
2. That a minimum 48-inch wide accessible walkway be maintained either under or in front of the canopy on the north side of the store.

3. That the Site Plan approval be for the permanent outdoor sales area approximately 65' x 112' as shown on the plan submitted and that the shelving of racks be installed generally in accordance with that plan.
4. That signage be permitted only in accordance with the sign standards approved for Corinth Square.
5. That the temporary outdoor sales area immediately east of the permanent area designated for sales from April 1st to June 4th be approved with the provision that all materials and equipment will be removed within 7 days after June 4th and the area will be restored to its normal condition.
6. That the proposed temporary sales area designated from April 23rd to May 13th will be subject to annual approval of a short-term permit by the City Council or its designee.

The applicant conducted a neighborhood meeting on December 30, 2013, in accordance with the Planning Commission Citizen Participation Policy. Three residents appeared and no issues were identified.

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

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

The garden center has been operated at this location for several years. The existing drives will be utilized and are unaffected by the proposed facility. The proposed garden center will remove 36 parking spaces from the off-street parking count. Also, the proposed use is 9,720 sq. ft. and at 3.5 spaces per 1,000 sq. ft. it will require 32 parking spaces. The information submitted by the Center currently has 1,232 parking spaces and is required to have 1,067 by ordinance. Staff is in the process of verifying this information.

Staff feels there needs to be four permanent trees installed as part of this project. They could be internal to the garden center or outside. Two tree wells will be removed.

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

Utilities are currently in place serving the Corinth Square Center and are adequate to serve this area. Water and power will be extended from Westlake Hardware and the lines should be installed under the pavement.

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

There will be no increase in impervious surface so stormwater is not an issue.

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

The proposed site will utilize existing driveways and the general circulation of the Center will not be changed. Adequate pedestrian safety measures will need to be maintained in the crosswalk between the garden center and Westlake Hardware store.

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

The use has been at this location for many years and has not been as well maintained as it could be. The installation of a permanent structure should improve the appearance and provide a more orderly operation.

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

The design of the proposed facility shows the use of timber columns for the structure and stone columns for the fence. These are materials used in the center. The proposed materials description is as follows. There are only four sections that have wall panels and they would be clear polycarbonate material like the gable ends. The roof panels are an "opal" or white translucent polycarbonate panel. The trim and flashing components are aluminum extrusions and galvanized metal. All the uprights and truss assemblies are hot dipped galvanized square tube stock and will be manufactured per a structural, stamped drawing. This engineering drawing was referenced when the concrete area was poured so the thickened slab with rebar reinforcements could be positioned correctly. Timbers have been rough cedar 8 x 12 stock milled down to a smooth finish and stained with a preservative sealer. This would be color matched to the shopping center. The standing seam panels have been a Firestone "Silver Metallic" and will form a continuous band around the structure to hide the horizontal framing and the gutter/downspout assemblies. This color should be specified as bronze or earth-tone to match the shopping center. Interior lighting is provided by three T-5 weatherproof light fixtures that are positioned behind the standing seam material to provide good area lighting and a soft glow to the gable ends. The oval sign will be built to match the look of the three existing storefront signs with the gooseneck lighting.

Staff recommends that the standing seam panels, aluminum extrusions, trim, and structural components be an earth-tone or bronze color to match the shopping center. The lighting needs to be the same as what is used in the center and needs to comply with the outdoor lighting ordinance. The applicant needs to submit final plans of the building, a materials palette, and an outdoor lighting plan for Staff review and approval.

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

One of the principles of the Village Vision was to focus on redevelopment and reinvestment in the community. These issues have become primary goals for the City and this project represents a step in that direction. This is the opportunity to enhance and intensify the use of the center that will generate additional revenues for the City.

Ron Williamson reviewed the conditions of approval noting that #9 and #10 can be combined.

Bob Massengill requested that condition #2 of approval in the staff recommendation be removed. He noted the difficulty they have experienced with maintaining trees in the past and added the garden center itself would provide significant plants and foliage. Mr. Williamson responded the area was very barren and noted two tree wells were being removed for the project. He would like to see tree wells added on the northwest and northeast corners.

Bob Lindeblad noted the trees would intrude on the driving area.

Nancy Vennard stated there would be times when the center is not being used for plant materials. She would like to see planter boxes similar to those next to the large columns in the corners of the main shopping center. She added they could be native grasses.

Kylie Stock felt that would be a good solution and that it could be done. Mrs. Vennard stated she would like to see permanent planters, like those outside of Spin Pizza, so there would be plant material all year.

Bob Lindeblad stated he would prefer big planters that could be moved around and would provide more flexibility. Mrs. Vennard stated she was ok with moveable planters.

Randy Kronblad confirmed the signage would be as presented on the plan. Mr. Williamson replied the proposed signage meets the approved sign standards following the same pattern as found on the Westlake storefront.

Bob confirmed that they would not be adding any additional outdoor lighting. Mr. Massengill replied all of the lighting would be beneath the canopy. He agreed to meet with staff to ensure the lighting is the same as found elsewhere in the center.

Ken Vaughn noted there are ten spaces designated for pallets almost year-round.

Ron Williamson noted the proposed structure would add approximately 9,720 additional square feet of retail space.

Randy Kronblad confirmed the revisions to the site plan would be presented to staff for approval and would not be coming back before the Planning Commission.

Bob Lindeblad moved the Planning Commission approve the Site Plan for the Westlake Ace Hardware Garden Center subject to the following conditions:

- 1) That all lighting used to illuminate the outdoor area be installed in such a way as to not create any glare off the site, be the same design and color of lights used in the center, meet the outdoor lighting regulations, and a lighting plan be submitted to Staff for review and approval.
- 2) That the applicant install a minimum of two portable planters and submit the locations and plant material to Staff for review and approval.
- 3) That the proposed "Temporary Expansion Area" which includes the 8 foot strip on the north side, designated for use from April 1st to June 30th be approved

- provided that all materials are removed from that area within seven (7) days after June 30th.
- 4) That the 10 spaces on the north that are designated as the pallet goods area only be used from February 16th to October 15th and all materials and goods will be removed by October 15th.
 - 5) That the applicant submit a Final Plan labeling all materials and colors on the permanent structure for review and approval by Staff.
 - 6) That the 9,720 sq. ft. allocated to the garden center be counted as retail space and off-street parking be provided for that area.
 - 7) That all utilities serving the proposed use be installed underground.
 - 8) That a safe pedestrian crosswalk be maintained between the Westlake Ace Hardware store and the proposed garden center.
 - 9) That the applicant submit three copies of the revised plan that includes all the information on materials, lighting, landscaping, etc. to the City.
 - 10) That prior to the applicant obtaining a building permit for the proposed Garden Center, Corinth Square Shopping Center shall submit revised drawings and tabulations to the City for the required off-street parking calculation.

The motion was seconded by Gregory Wolf and passed unanimously.

**PC2014-104 Request for Building Line Modification from 45' to 30'
6641 Mission Road - Village Presbyterian Church**

Matt Schlicht with Engineering Solutions stated this property has a 45-foot platted front yard setback along Mission Road. The proposed addition will be on the west side of the existing church building and will set back approximately 35 feet from the Mission Road right-of-way. Therefore, the applicant is requesting a setback modification from the platted 45-foot setback to 30 feet. They are requesting a modification to 30 feet in order to give them additional area in case there are changes in the final plans. The closest point of the existing building sets back approximately 60 feet from Mission Road.

They met with the adjacent homeowners on November 25, 2013 and reviewed the plans with the four persons that attended. No one expressed any opposition to the proposed setback modification. The questions primarily dealt with the noise of the cooling tower, parking, storm drainage, and landscaping.

Ron Williamson stated the proposed location for the expansion is the best location on the site because it will not affect parking and he does not see any negative impact. Although the proposed building extends to 35 feet, he recommends a modification be grant to 30 feet in compliance with city code.

Nancy Vennard confirmed not the entire area of the expansion would extend to the revised building line.

Randy Kronblad confirmed the trees presently shown along Mission Road would be lost. Mr. Schlicht stated they would be replacing 14-15 trees along Mission Road.

Chairman Ken Vaughn led the Commission in the following review of the required factors:

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

This is the most logical area for expansion of the church. It works well with the internal use of the church and it does not reduce any of the existing parking areas. It should also be pointed out that the church is the only use of the east side of Mission Road from 66th Street south to Tomahawk Drive.

2. The building line modification is necessary for reasonable and acceptable development of the property in question;

The proposed location is the most logical direction for expansion in order to keep the church compact and to have a minimum impact on the parking areas.

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

The proposed addition will not be detrimental to the public or adversely affect adjacent property because it will still set back at least 30 feet from Mission Road, which is the same as the zoning setback requirement of 30 feet. Also, as previously pointed out there are no houses or buildings in that block on the east side of Mission Road.

Bob Lindeblad stated the proposed building line modifications meets all of the required factors and is in compliance with city code.

Gregory Wolf moved the Planning Commission find favorably on the three factors and approve the front yard building setback modification from 45' to 30' for only that portion of the building as shown on the plans dated December 27, 2013. The motion was seconded by Randy Kronblad and passed unanimously.

**PC2014-113 Request for Site Plan Approval
Village Presbyterian Church
6641 Mission Road**

Matt Schlicht with Engineering Solutions briefly reviewed the proposed site plan for the proposed expansion of Village Church. The expansion will be located on the northwest corner of the existing building. The proposed addition will be two-story with 7,790 sq. ft. on the first floor and 6,700 sq. ft. on the second floor. The addition will include a two-story fellowship foyer, café, offices, chancel storage, elevators and restrooms. The existing steeple will be removed and replaced with a new steeple on the southwest corner of the addition. The proposed steeple is 99 ft. in height as it was approved by the Board of Zoning Appeals. The applicant has requested a variance to allow the 99 ft. height. A new north entrance is also proposed with a portico for dropping off and picking up visitors. The north entrance will provide better access to the church from the north parking lot. The addition will be similar in character to the existing building. There are no significant grade changes proposed. The plan retains the interior courtyard area.

Mr. Schlicht noted the church would close access to the Church from Mission Road on Sundays with all traffic entering off 68th Street with one-way traffic.

The applicant held a neighborhood meeting on November 25, 2013 in accordance with the Planning Commission Citizen Participation Policy. Four neighbors attended and the questions primarily dealt with the noise of the cooling tower, parking, storm drainage, and landscaping.

Bob Lindeblad noted the neighborhood comments regarding the noise from the cooling units and asked how they would be addressed.

Brian Rathsam, architect for the project, further reviewed the site plan drawings. He noted the focus of the project is to address accessibility issues both in entering the church and within the church. The materials match the existing building. The brick corners that set off the building are the same style and profile as the current structure.

He stated that during the engineering process a review was made of the capacity of the existing HVAC unit and it was found that the existing unit can meet the needs of the expanded structure. They will not have to get a larger unit, nor should the existing unit be required to run any more than it currently runs.

The existing unit is approximately 15 years old and the church is looking at getting an upgraded HVAC system as an alternate for the project bid.

Nancy Vennard confirmed, if replaced, the location would be the same.

Bob Lindeblad asked what the maximum decibels of noise at the property line is allowed by city code. Ron Williamson responded there is no decibel restriction on noise in the City Code. Danielle Dulin added "noise" is addressed in Chapter 8 of the City Code and that language does not reference specific decibel levels.

Mr. Lindeblad asked if the city had any documentation on the actual decibels for the unit on the church. Mr. Williamson replied no reading has been taken at the property line. He noted direct sound control is difficult because of the location being so close to Brush Creek and on the property line. Mr. Williamson asked if a new tower would be smaller and allow some noise control. Mr. Rathsam responded he did not have information at this time on other cooling towers. The Church is aware of the issue and trying to address it as best they can.

Mr. Williamson said based on the decibel levels, Mr. Nearing gives in his information, the noise level is high, but not high enough to cause hearing damage. It is, however, a serious annoyance and adversely affects their quality of life.

Gregory Wolf asked what the estimated cost of a new unit would be. Mr. Rathsam responded just under \$200,000.

Nancy Vennard noted that if it is not replaced in conjunction with this project, it will probably be replaced in a few years - possibly 3 to 5 years.

Bob Lindeblad stated he was more concerned with the lack of specific decibel level requirements at a residential property line. Mr. Williamson stated that such regulations would have to be outside the zoning regulations or any existing applications would be grandfathered. Mr. Williamson asked the estimated cost of the proposed project. Mr. Rathsam responded seven to eight million dollars.

Bob Lindeblad moved to continue this application to the next meeting. The motion was seconded by Gregory Wolf.

Mr. Rathsam questioned if the HVAC unit was not part of the project or requiring additional usage, why the application was being held up.

Ron Williamson stated this has been a problem for years and could go on for another five years. Bob Lindeblad stated he felt the Commission needs to be proactive in resolving this issue.

Gregory Wolf asked what options were available to reduce the sound. Mr. Rathsam and Mr. Williamson reviewed options. Mr. Wolf asked if there was any way to get a current noise level reading at the property line and what should that level be.

Danielle Dulin stated most other cities restrict noise at residential property lines to 65 to 75 decibels. Ken Vaughn stated the lack of specific regulations is an issue the Commission needs to look into.

Ron Williamson advised Mr. Rathsam that the variance and building line has been approved with the only site plan issue being noise. He believes the applicant can proceed based on that action. Mr. Rathsam stated it is not their practice to proceed without full approval.

The motion was voted on and passed unanimously.

OLD BUSINESS

Consider proposed amendment to add reapplication waiting period

Ron Williamson stated at its regular meeting on October 21, 2013, the City Council discussed amending the zoning regulations to include a reapplication waiting period for Special Use Permits and Rezoning Applications. The discussion ranged from leaving the ordinance as it currently is to having a one-year reapplication waiting period. On a 6 to 5 vote, the Council requested the Planning Commission evaluate the issue and consider authorizing a public hearing.

Staff has researched the other communities in Johnson County and the following is a summary of their requirements:

Zoning	Special Use
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City	Reapplication Waiting Period	Permit Reapplication Waiting Period
Leawood	6 months	6 months
Olathe	1 year	1 year
Shawnee	none	none
Overland Park	6 months	none
Lenexa	1 year	none
Mission	6 months	none

The concern with having no waiting period is that controversial applications require significant Staff, Planning Commission, and City Council time, as well as, numerous meetings for interested or affected citizens. Prairie Village has a small staff and repetitive applications take staff away from other responsibilities. It appears that the most common waiting period is six (6) months and that might be a good starting point. Another question is whether the reapplication waiting period applies to the same Special Use Permit or Rezoning, or if a different request is made should the waiting period not apply.

Mr. Williamson presented proposed language for rezoning applications as an addition of a new Section 19.52.055 Reapplication Waiting Period would be added to Chapter 19.52 PROCEDURAL PROVISIONS.

19.52.055 Reapplication Waiting Period

In the case of denial of an application by the Governing Body, the applicant must wait a period of 6 months before reapplying for approval of a new development plan or zoning change on the same property, unless the application is for a more restrictive use than the original or that reapplication is approved by the Governing Body upon a showing of changed circumstances.

Fewer cities have a reapplication waiting period for Special Use Permits. Since case law has determined that Special Use Permits are a change in land use and are subject to the “Golden Criteria” it would appear logical to treat them the same as rezoning applications.

A new Section 19.28.075 Reapplication Waiting Period would be added to Chapter 19.28 SPECIAL USE PERMITS. Suggested wording is as follows:

19.28.075 Reapplication Waiting Period

In the case of denial of an application by the Governing Body, the applicant must wait a period of 6 months before reapplying for approval of a Special Use Permit on the same property, unless the new application is for a Special Use Permit that is a different use than the original or that reapplication is approved by the Governing Body upon a showing of changed circumstances.

Bob Lindeblad stated the biggest issue he sees is the neighborhoods feeling like their being harassed.

Ken Vaughn noted that now is a good time, between significant applications, to consider this issue.

Randy Kronblad noted that perhaps if it was known that there was a waiting period for reapplication, that the applicant's would submit their best proposal with the initial application.

Ron Williamson noted the ordinance needs to carefully identify what would be considered a change.

Bob Lindeblad stated he felt a reapplication would be for the same legal description and for the same use. If the legal description changed or the proposed use changed, the waiting period would not apply.

Randy Kronblad moved the Planning Commission authorize a public hearing on language requiring a waiting period for the reapplication of rezoning and special use permit applications. The motion was seconded by Nancy Vennard and passed unanimously.

NEXT MEETING

The February 4, 2014 meeting will be held in the Council Chambers of the Municipal Building. There will also be a BZA meeting for a lot depth variance to allow for a lot split. Returning to the Commission will be the plats for Mission Chateau; the plat & final development plan for Chadwick Court, the continued site plan for Village Presbyterian and the continued site plan for the wall.

ADJOURNMENT

With no further business to come before the Commission, Chairman Ken Vaughn adjourned the meeting at 8:30 p.m.

Ken Vaughn
Chairman

LOCHNER

MEMORANDUM

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
SUBJECT: Proposed Amendment to include a Reapplication Waiting Period for Special Use Permits and Rezoning
DATE: January 7, 2014

Project # 000005977

COMMENTS:

At its regular meeting on October 21, 2013, the City Council discussed amending the zoning regulations to include a reapplication waiting period for Special Use Permits and Rezoning. The discussion ranged from leaving the ordinance as it currently is to having a one-year reapplication waiting period. On a 6 to 5 vote, the Council requested the Planning Commission evaluate the issue and consider authorizing a public hearing.

Staff has researched the other communities in Johnson County and the following is a summary of their requirements:

<u>City</u>	<u>Zoning Reapplication Waiting Period</u>	<u>Special Use Permit Reapplication Waiting Period</u>
Leawood	6 months	6 months
Olathe	1 year	1 year
Shawnee	none	none
Overland Park	6 months	none
Lenexa	1 year	none
Mission	6 months	none

The concern with having no waiting period is that controversial applications require significant Staff, Planning Commission, and City Council time, as well as, numerous meetings for interested or affected citizens. Prairie Village has a small staff and repetitive applications take staff away from other responsibilities. It appears that the most common waiting period is six (6) months and that might be a good starting point. Another question is whether the reapplication waiting period applies to the same Special Use Permit or Rezoning, or if a different request is made should the waiting period not apply.

REZONING APPLICATIONS

For rezonings, a new Section 19.52.055 Reapplication Waiting Period would be added to Chapter 19.52 PROCEDURAL PROVISIONS. Suggested wording is as follows:

19.52.055 Reapplication Waiting Period

In the case of denial of an application by the Governing Body, the applicant must wait a period of 6 months before reapplying for approval of a new development plan or zoning change on the same property, unless the application is for a more restrictive use than the original or that reapplication is approved by the Governing Body upon a showing of changed circumstances.

SPECIAL USE PERMITS

Fewer cities have a reapplication waiting period for Special Use Permits. Since case law has determined that Special Use Permits are a change in land use and are subject to the "Golden Criteria" it would appear logical to treat them the same as rezonings.

A new Section 19.28.075 Reapplication Waiting Period would be added to Chapter 19.28 SPECIAL USE PERMITS. Suggested wording is as follows:

19.28.075 Reapplication Waiting Period

In the case of denial of an application by the Governing Body, the applicant must wait a period of 6 months before reapplying for approval of a Special Use Permit on the same property, unless the new application is for a Special Use Permit that is a different use than the original or that reapplication is approved by the Governing Body upon a showing of changed circumstances.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission decide on an appropriate reapplication waiting period and authorize a public hearing to consider the matter for both Rezonings and Special Use Permits.

It should be pointed out that the waiting period selected for the Public Hearing Notice can be changed to a longer or shorter period when the Planning Commission makes its recommendation to change the ordinance.

LOCHNER

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: February 4, 2014, Planning Commission Meeting

Project # 000009686

Application: PC 2014-105

Request: Lot Split

Property Address: 5015 W. 67th Street

Applicant: James Porter

Current Zoning and Land Use: R-1a Single-Family Residential – Single-Family Dwellings

Surrounding Zoning and Land Use: **North:** R-1a Single-Family Residential – Single-Family Dwellings
East: R-1a Single-Family Residential – Single-Family Dwellings
South: R-1a Single-Family Residential – Single-Family Dwellings
West: R-1a Single-Family Residential – Single-Family Dwellings

Legal Description: Prairie Woods, Lot 4

Property Area: 33,402 sq. ft.

Related Case Files: BZA 2014-02 Variance of Lot Depth from 125 ft. to 108.9 ft.

Attachments: Drawings, Photos

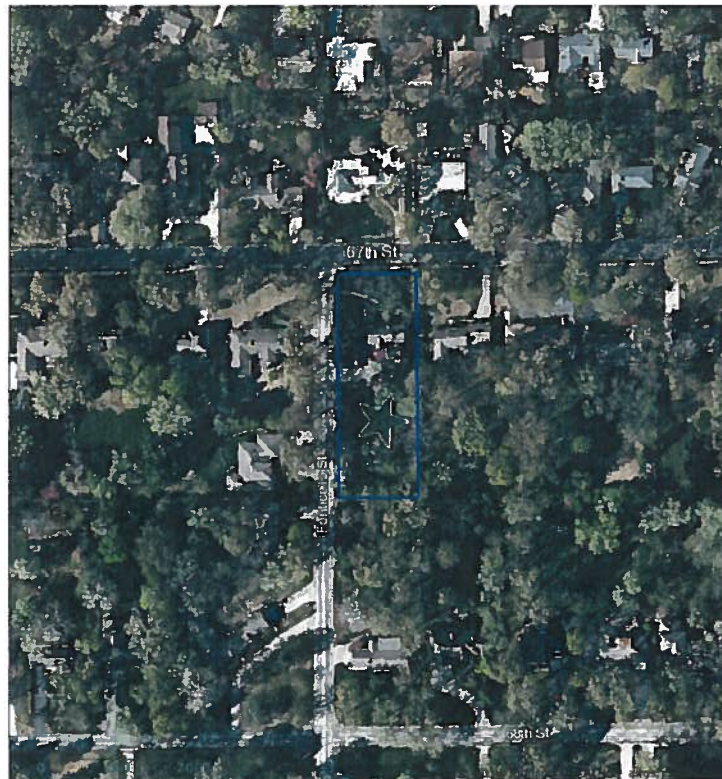
LOCHNER

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 owns a large corner lot that faces on 67th St. and sides on Fonticello St.; and is proposing a lot split to sell off the south 100 ft. of the original lot. The proposed lot is only 108.9 ft. deep, where the ordinance requires a depth of 125 ft. The applicant has requested a variance of the rear yard depth so this application is predicated on the granting of the variance. If the variance is not granted, this application will need to be denied.

It should be noted that several of the large lots along Fonticello St., between 67th St. and 69th St., have either been replatted or have used the lot split procedure.

The proposed lot will be 100 ft. in width, 108.9 ft. in depth and will have 10,890 sq. ft., which is greater than the minimum of 10,000 sq. ft. required by the Zoning Ordinance. The two lots across the street are 15,000 sq. ft. each. If the lot width on Fonticello St. were increased to 135 ft. the lot would be 14,701 sq. ft., which would be similar in size to those across the street. It should be pointed out that two lots on the west side of Fonticello St., between 68th Terr. and 69th St., are only 10,160 sq. ft. which is slightly smaller than this lot.

Because the lot depth needed to be addressed by the Board of Zoning Appeals and the lot width and area need to be addressed by the Planning Commission, the applicant will need to submit the required certificate of survey for Staff review and approval based upon the final decisions of both bodies.

State statutes require that subdivision regulations provide for the issuance of building permits on platted lots divided into not more than two tracts without having to replat such lots. The subdivision regulations contain a lot split procedure and the lot split must be approved by the Planning Commission.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the lot split subject to the following conditions:

1. That the applicant increase the lot width adjacent to Fonticello St. to 135 ft. so that the lot will be similar in size to the lots directly across the street.
 2. That the applicant submit a certificate of survey to Staff for their review and approval containing the following information:
 - a. The location of existing buildings on the site.
 - b. The dimension and location of the lots, including a metes and bounds description of each lot.
 - c. The location and character of all proposed and existing public utility lines, including sewers (storm and sanitary), water, gas, telecommunications, cable TV, and power lines.
 - d. Any platted building setback lines with dimensions.
 - e. Indication of location of proposed or existing streets and driveways providing access to said lots.
 - f. Topography (unless specifically waived by the City Planning Commission) with contour intervals not more than five feet, and including the locations of water courses, ravines, and proposed drainage systems. (Staff recommends waiver of topography)
 - g. Said certificate of survey shall include the certification by a registered engineer or surveyor that the details contained on the survey are correct.
 3. That the applicant record the approved lot split with the register of deeds and provide a copy of the recorded document to the Secretary of the Planning Commission.
-



West Side of Fonticello



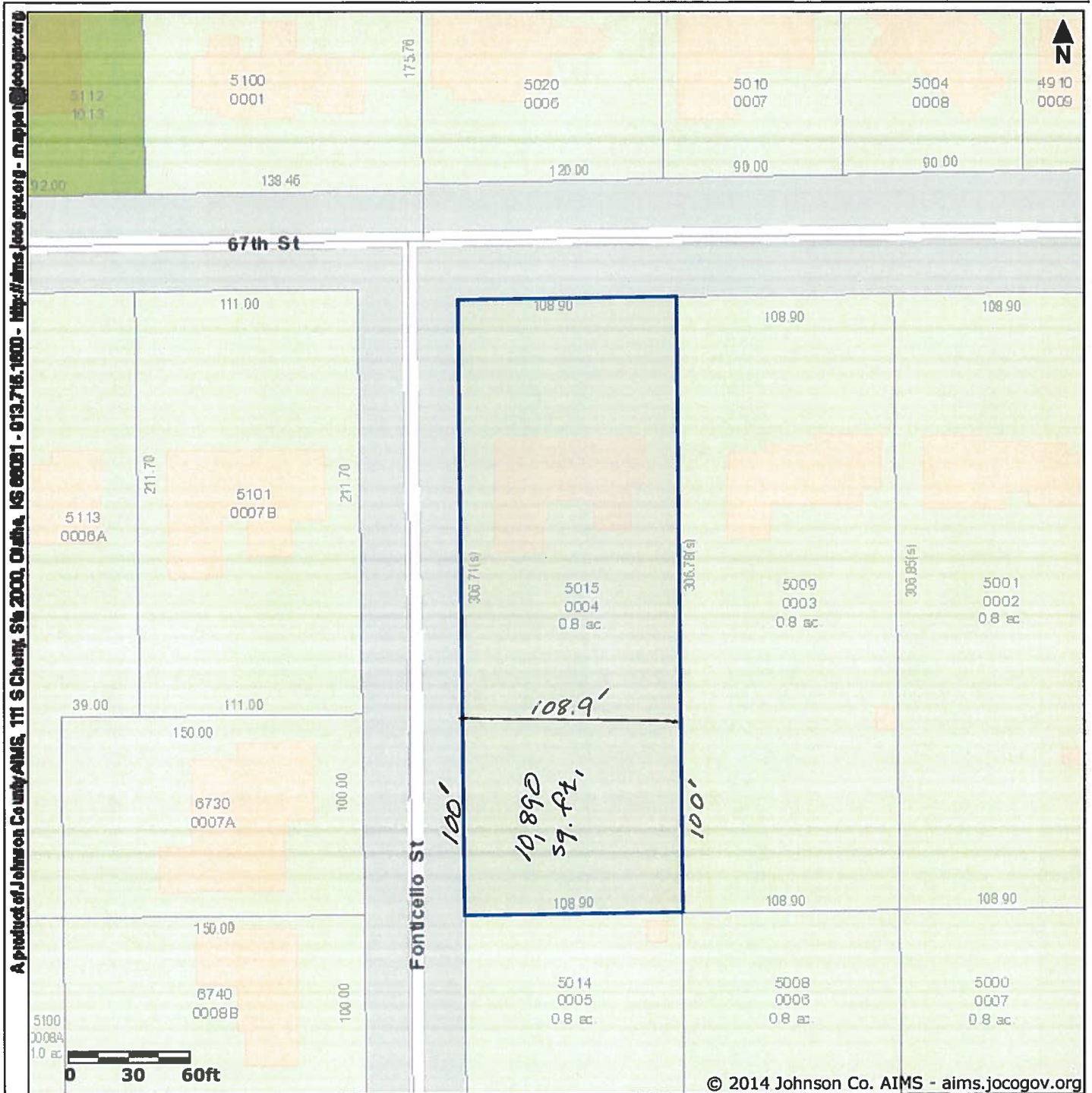
West Side of Fonticello



Proposed Lot



Existing Residence



Johnson Co AIMS Map

LEGEND

Building Foot Prints

Building Courtyard

+ Address Point

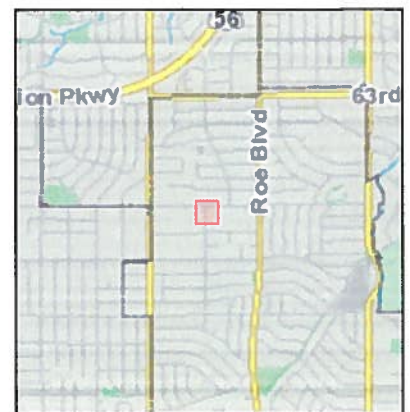
Building/Structure

Property

Untaxed Common Interest

Vertical Platted

Unplatted Right-of-way



Joyce Hagen Mundy

From: James H. Porter [jhporter42@hotmail.com]
Sent: Wednesday, January 29, 2014 9:57 AM
To: Ron Williamson
Cc: Joyce Hagen Mundy
Subject: Lot-Split Summary 5015 W. 67th St.

Ron- There are 16 owners within 200' of my property. I have been unable to reach 2 of them via phone calls and dropping by their homes. These are William Skelly at 5112 W. 67th, & Robert and Diane young at 5004 W. 67th. I have visited personally with 7 owners and visited via phone with the other 7 owners. An absentee owner, 2 doors to the east at 5001 W. 67th (Dorothy Seitz) would like to see a cul-de-sac someday so would not be in favor of my lot-split. Also, my next door neighbor on my east (Bobbie Perkins) said she did not want to sell any of her property to me as it would make her realign her fence. The 12 others have been supportive. I would like to point out the lot split in the next block south at 6804 & 6808 Fonticello, with homes built in 1988 has fewer square footage (10,173' & 10,170.7') than my lot with the variance which would offer 10,890'. Molly & I look forward to the Feb 4th Board of Zoning Appeals Hearing. Respectfully- Jim Porter

CITY OF PRAIRIE VILLAGE

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Danielle Dulin, Assistant to the City Administrator
APPLICATION: **PC 2013-128: Request for Site Plan Approval**
DATE: January 7, 2014 Planning Commission Meeting

Application: PC 2013-128

Request: Site Plan Approval

Property Address: 6330 Granada Street

Applicant: Emily Eckles

Current Zoning and Land Use: R-1A—Single-family residential

Surrounding Zoning and Land Use:

North:	R-1A	Single-family residential
East:	R-1A	Single-family residential
South:	R-1A	Single-family residential
West:	R-1A	Single-family residential

Legal Description: **16-12-25 BEG 440' S NW COR NW 1/4 NE 1/4 & 2209.5' N SW COR SW 1/4 NE 1/4 E 240' TO BEG E 230' X S 230' 1.21 ACRES PVC-0421B**

Property Area: 1.23 acres

Related Case Files:

Attachments: Photographs, site plan



General Location Map



Aerial Map

STAFF COMMENTS:

When the fence regulations were amended, a provision was included that allows application to the Planning Commission for site plan approval for a fence that is unique and does not have the location or design characteristics as set out in the regulations. The specific language is as follows:

Section 19.44.025

- 1) As a part of the site plan approval process as set out in Section 19.32 Site Plan Approval, the Planning Commission may approve solid walls or make adjustments to the height and location of fences, solid wall and retaining walls provided that it results in a project that is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site.
- 2) An application may be made to the Planning Commission for site plan approval of a solid wall, retaining wall or a fence that is unique and does not have the location or design characteristics set out in these regulations. (Ord. 2117, Sec. 2, 2006)

The applicant is requesting site plan approval to allow construction of a brick wall that is located in the front yard. The proposed brick wall will match the existing brick on the house and will have a 12' painted wood gate for entry. According to the plans submitted, the proposed wall is 4' in height including the brick cap and 47' 4" in length across the existing driveway. It extends approximately 20' past the front plane of the house, but is set back approximately 75' from the property line. The purpose of the wall is to create a motor court screening the garage and parked cars in the driveway from view of the street. Staff believes that the request meets the criteria set out in the ordinance cited above.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the proposed brick wall for 6330 Granada Street subject to the plans dated October 16, 2013.



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2013-128</u>
Filing Fee: <u>\$100</u>
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date: <u>1/7/14</u>

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: EMILY ECKLES Phone Number: 913-707-3886
 Address: 6330 Granada Dr. E-Mail emeckles@yahoo.com
 Owner: EMILY + MATT ECKLES Phone Number: 913-707-3886
 Address: 6330 Granada Dr. Zip: 66208
 Location of Property: Prairie Village
 Legal Description: See "LEGAL DESCRIPTION" at the very top of 1/AS-101

Applicant requests consideration of the following: (Describe proposal/request in detail) Variance to build a 4'-0" max. brick site wall in the front yard.

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 6330 Granada Dr. brick wall.

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.

Emily Eckles 10-30-13
Applicant's Signature/Date

Emily Eckles 10-30-13
Owner's Signature/Date

Planning Commission: Attached is our application for an addition of a 4' 6" brick site wall in front of our garage. I wanted to attach pictures of the house, as well as sets of the architectural plans. You'll notice that the wall would be set back from the street quite a bit. We are hoping to add the wall to create a "motor court" so that you don't see the garage right when you pull in the driveway. We also are anticipating having a few teenage drivers in the near future and don't want our driveway to turn into a parking lot. With the addition of the brick wall, I think we'll be able to park our family's cars behind it, and out of view from the street.

If you have any questions, please feel free to call me or email me.

You can also contact our contractor, Rick Moseley, with any questions.

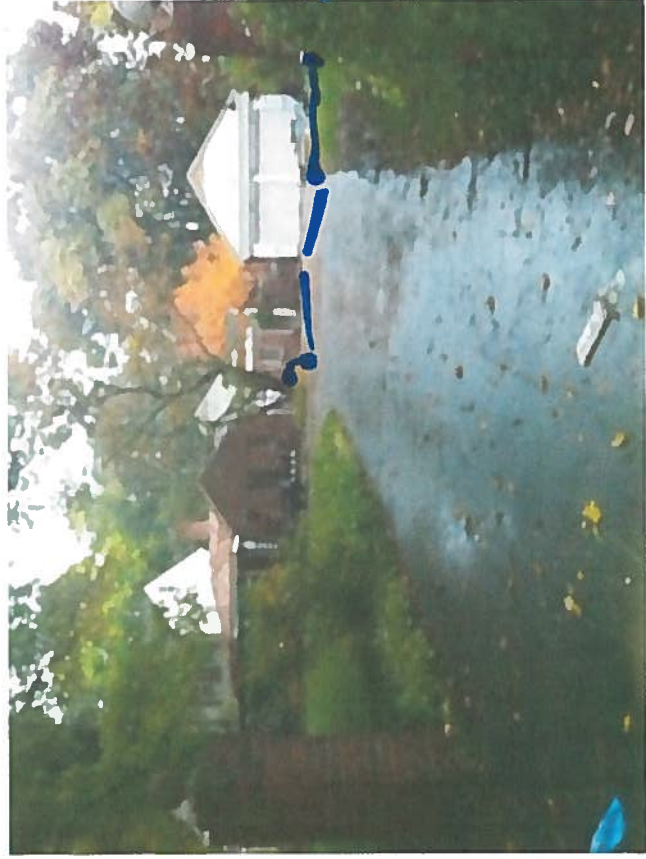
Thank you for your consideration.

Emily Eckles

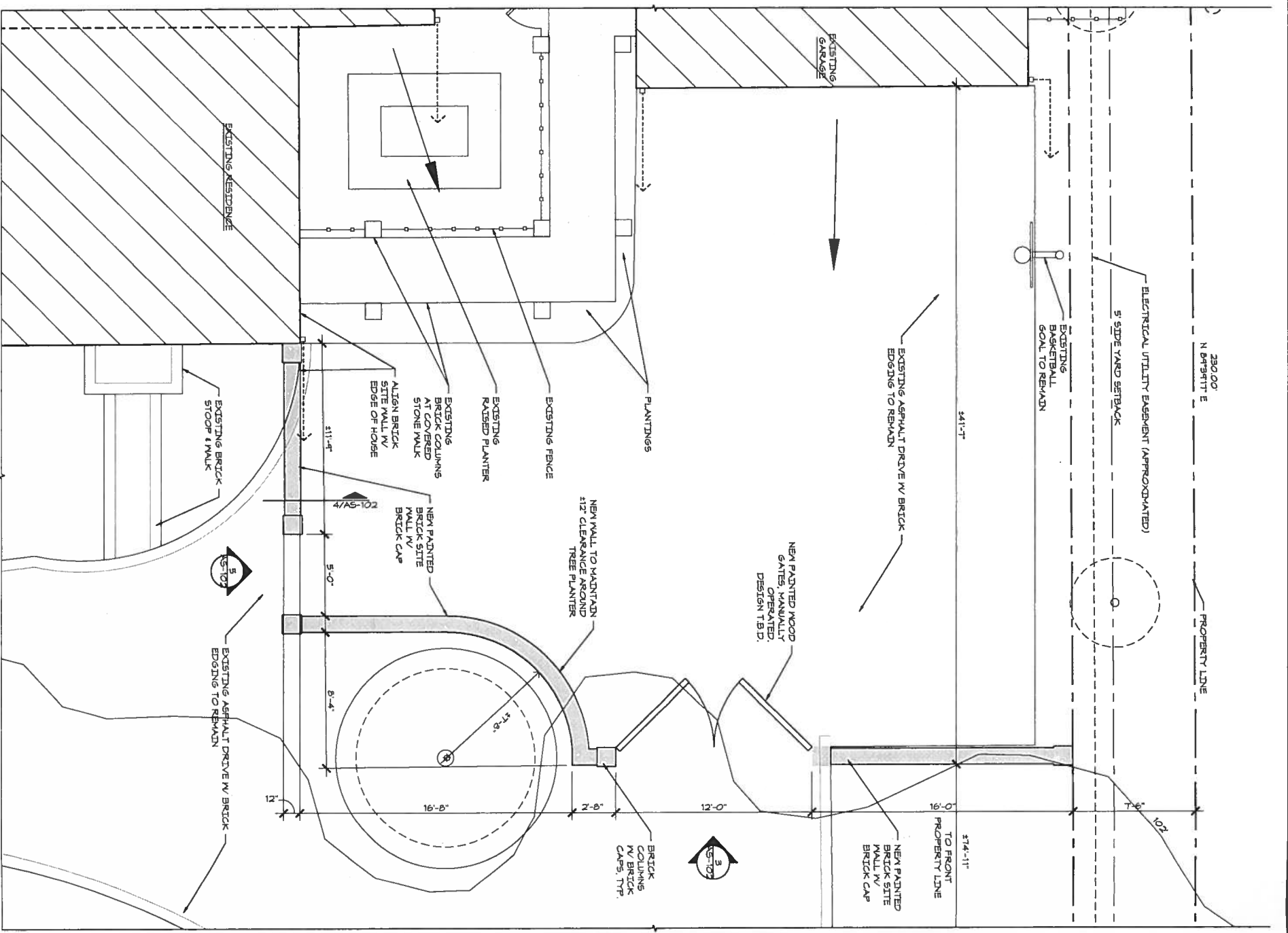
913.707.3886

emeckles@yahoo.com

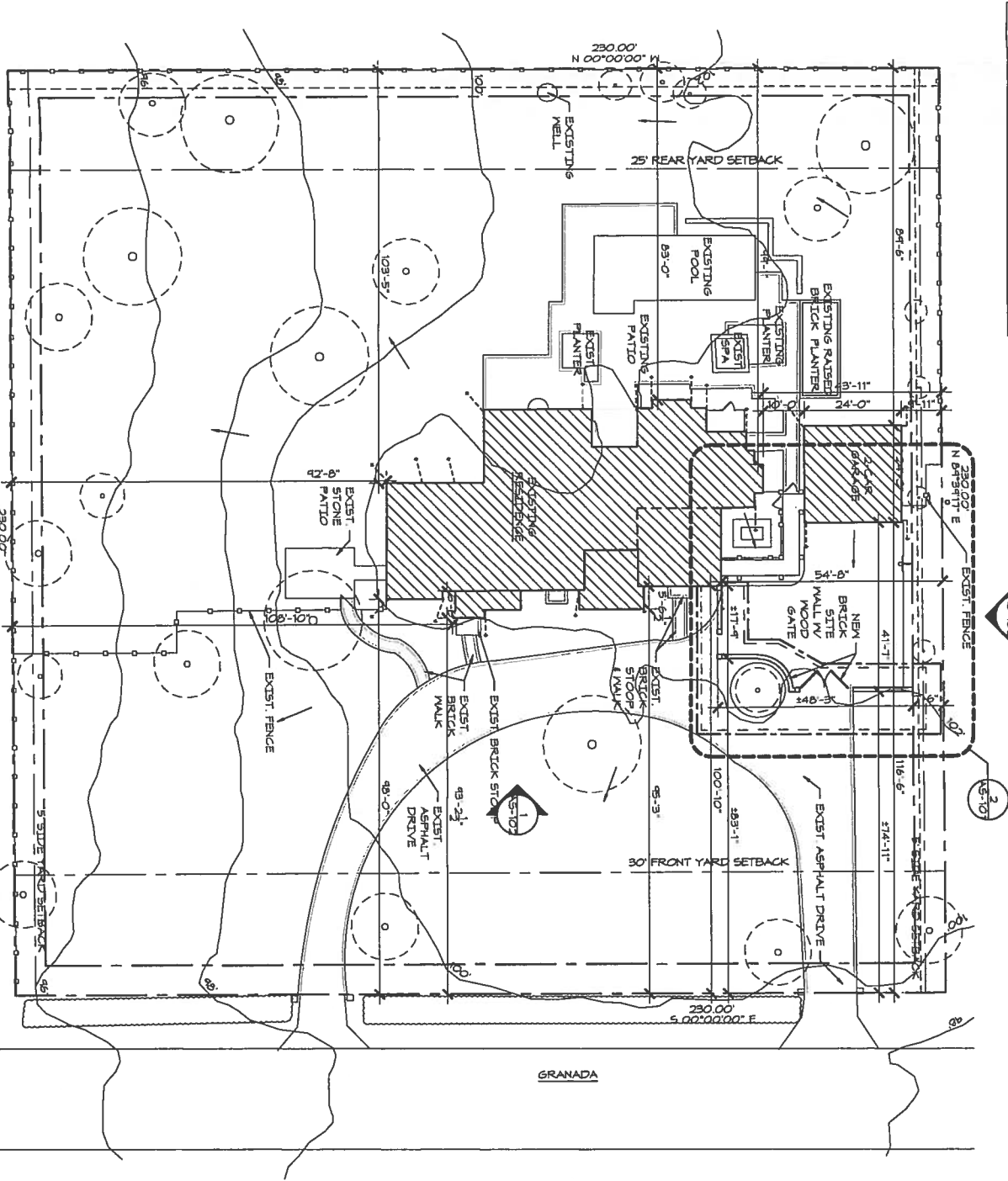
Rick Moseley: 913.208.6928



location of proposed
site wall



2 ENLARGED SITE PLAN



1 ARCHITECTURAL SITE PLAN

LEGAL DESCRIPTION:
 PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 12, RANGE 25, IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 440 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE EAST 240 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 200 FEET; THENCE SOUTH 200 FEET; THENCE WEST 200 FEET; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING.
 ABOVE DESCRIPTION TAKEN FROM APPRAISER'S INFORMATION.

PROPOSED ELEVATIONS

FINISHED FLOOR:	
EXISTING HOUSE AT FIRST FLOOR:	102'-4" F.V. AND 102'-3.5" F.V.
EXISTING GARAGE:	102'-3" F.V. AT O.H. DOORS
EXISTING BUILDING HEIGHTS:	1-STORY HOUSE RIDGE = 12'-5" ABOVE FIN. GRADE
EXISTING HOUSE RIDGE:	12'-5" ABOVE FIN. GRADE
EXISTING GARAGE RIDGE:	10'-9" A.F.F.

PROPOSED:
 NEW SITE WALL = 16 SQ. FT. (ADD)
 WALL BUILT ON EXISTING DRIVEWAY
 LOT COVERAGE EXISTING = 16%
 LOT COVERAGE PROPOSED = NO CHANGE

LOT COVERAGE
 LOT AREA = 53,418 SQ. FT. (PER AD16)

EXISTING:
 HOUSE = 9,310 SQ. FT.
 DETACHED GARAGE = 975 SQ. FT.
 DRIVEWAY = 5,298 SQ. FT.
 SIDEWALKS, PATIO & POOL = 3,888 SQ. FT.

FLOOD PLAN:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE X NOT A HAZARD ZONE PER FIRM MAP NO. 2009100204G, DATED AUGUST 3, 2004.

ZONING DISTRICT:
 R-1A SINGLE FAMILY RESIDENCE

BEST MANAGEMENT PRACTICES (BMP):
 NONE PROPOSED

ROOF AREAS

LOCATION	S.F.
MAIN HOUSE - 2 STORY	1572
MAIN HOUSE - 1 STORY	2708
COVERED WALK/CONNECTOR	384
DETACHED GARAGE	1860
TOTAL	5024

SYMBOLS LEGEND:

- EXISTING RESIDENCE
- NEW SITE WALL ADDITION
- NEW PAVEMENT
- EXISTING TREE TO REMAIN
- EXISTING 4 PROPOSED DOWN SPOUTS
- DIRECTION OF DRAINAGE FLOW PATTERNS
- FENCE
- TEMPORARY S/LT FENCE (POSITION CONTROL MEASURE) (3 1/4" SQ. FT.)
- OUTLINE OF LAND DISTURBED (3 1/4" SQ. FT.)

NOTES:
 1. SITE PLAN INFORMATION TAKEN FROM SITE SURVEY BY JOHN RENNER.
 2. TREE LOCATIONS APPROXIMATED FROM AD15 MAPPING.

ECKLES RESIDENCE

ADDITION & RENOVATION

6330 GRANADA STREET PRAIRIE VILLAGE, KANSAS

ARCHITECT:
 PIPER-WIND ARCHITECTS, INC.
 2171 CENTRAL STREET, SUITE 143
 LAWRENCE, KANSAS 66044
 TEL: (785) 842-4350
 FAX: (785) 842-3051

STRUCTURAL ENGINEER:
 BOB D. CAMPBELL & CO., INC.
 4318 SULLY DRIVE
 LAWRENCE, KANSAS 66044
 TEL: (785) 833-4144
 FAX: (785) 833-8722

PLANNING COMMISSION NOT FOR CONSTRUCTION

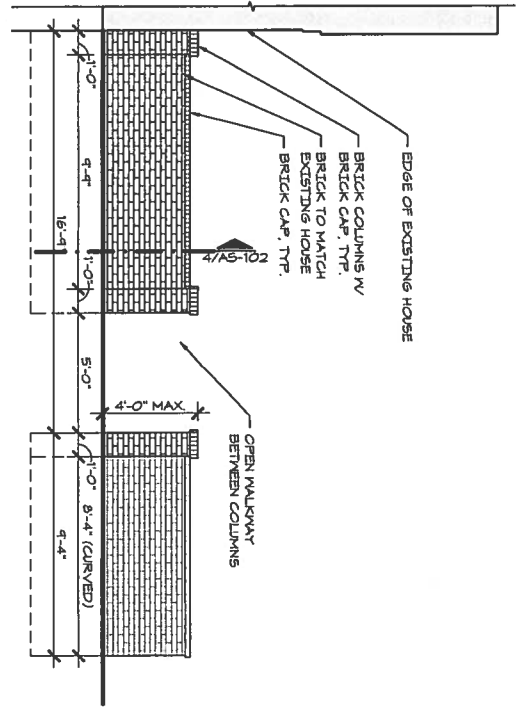
PROJECT NO. 3812

DATE	10/16/2013
DRAWN BY	MM
CHECKED BY	MM
REVISION DATE	DESCRIPTION

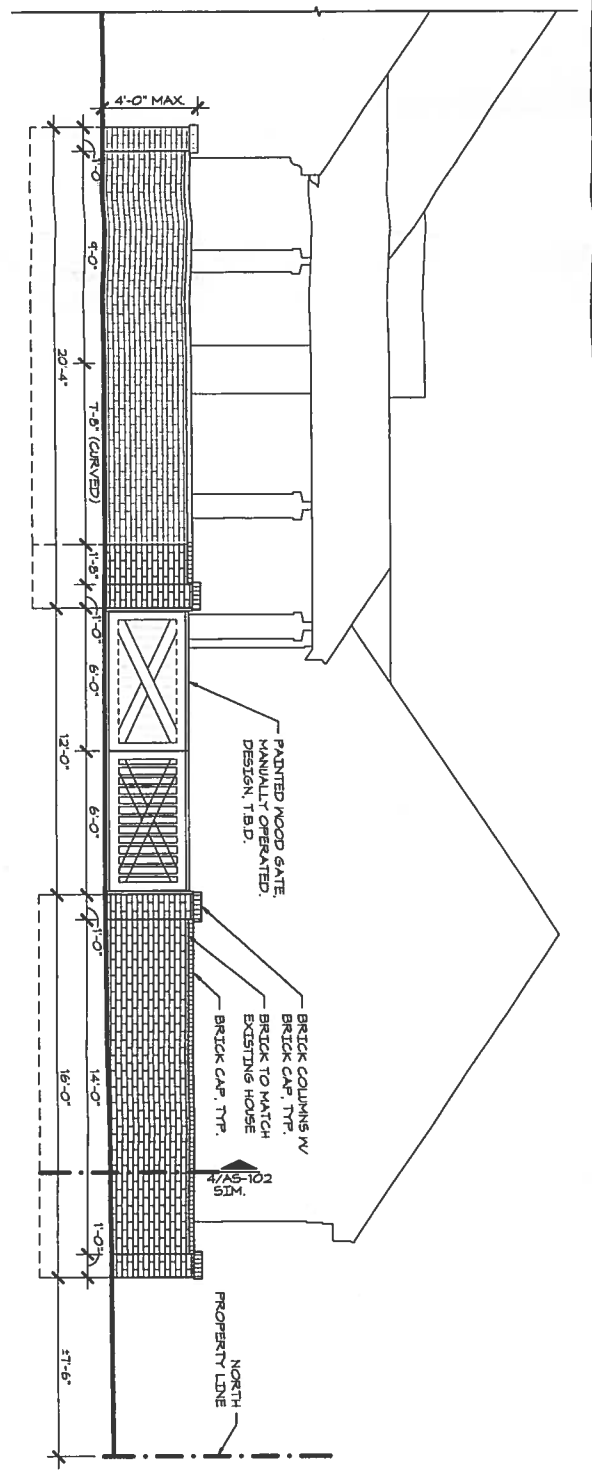
SHEET TITLE & NUMBER
 SITE PLAN

COPYRIGHT © 2013
 PIPER-WIND ARCHITECTS, INC.

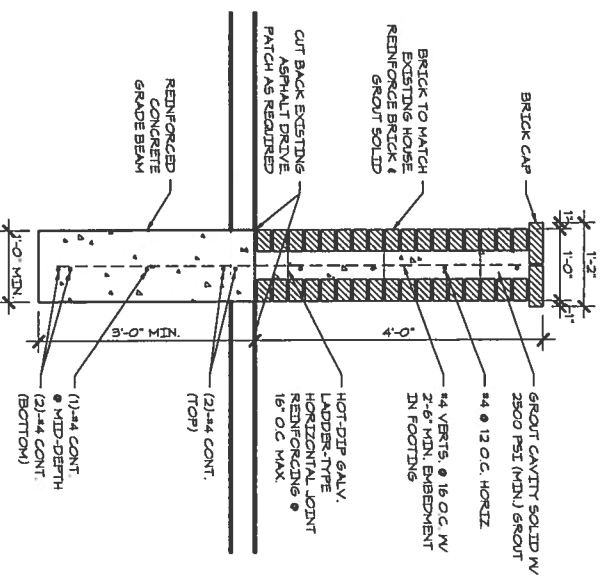
AS-101



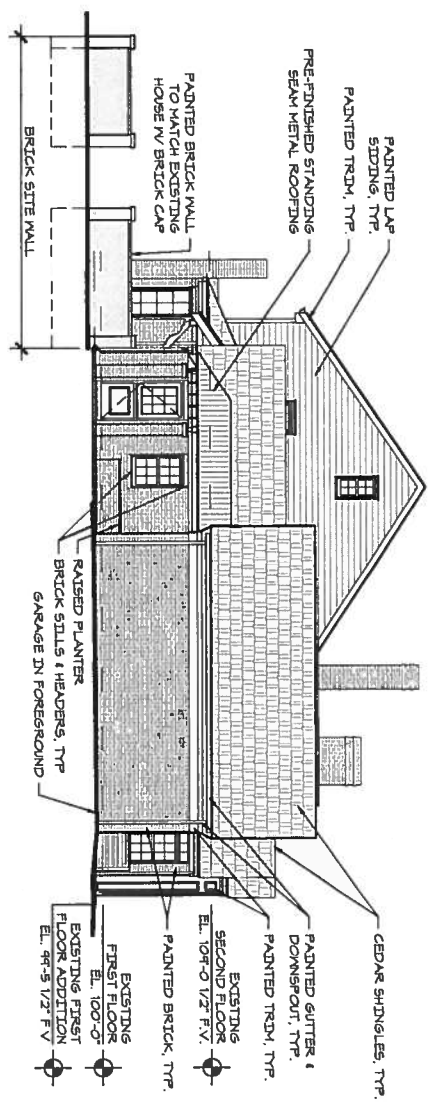
5 SITE WALL - SOUTH ELEVATION



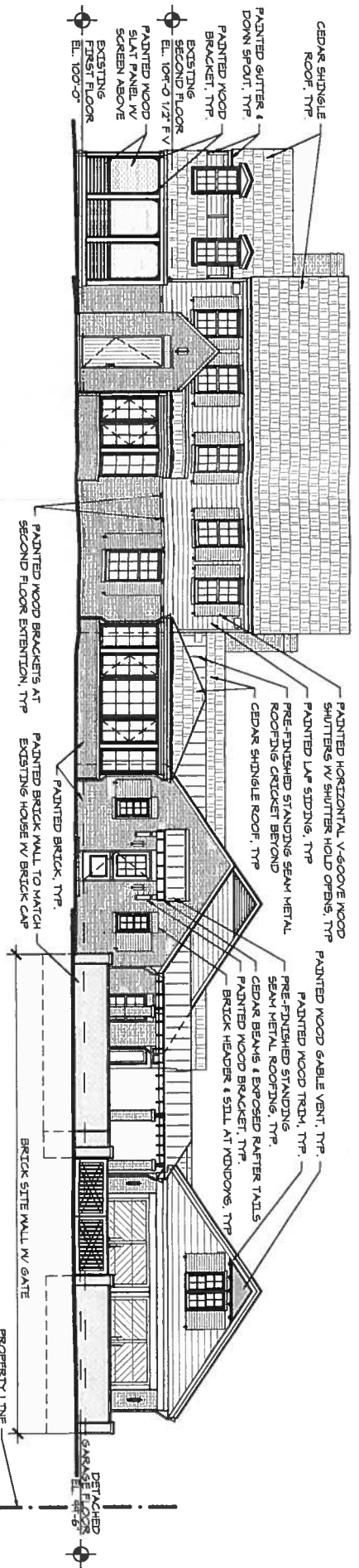
3 SITE WALL - EAST ELEVATION



4 SITE WALL DETAIL



2 NORTH ELEVATION



1 EAST ELEVATION

ECKLES RESIDENCE

ADDITION & RENOVATION

6330 GRANADA STREET PRAIRIE VILLAGE, KANSAS

PLANNING
COMMISSION
NOT FOR
CONSTRUCTION

PROJECT NO.	2412
DATE	10.16.2012
DESIGN BY	AWA
CHECKED BY	AWA
APPROVED DATE	02/28/2013
APPROVED BY	AWA
SHEET TITLE & NUMBER	
SITE WALL PLAN & DETAILS	

COPYRIGHT © 2013
PIPER-WIND ARCHITECTS, INC.

AS-102

ARCHITECT:
PIPER-WIND ARCHITECTS, INC.
200 WEST 10TH STREET
KANSAS CITY, MISSOURI 64105
TEL. (816) 774-3050
FAX. (816) 774-3051

517 R4L ENGINEER
BOB D. CAMPBELL & CO., INC.
438 BELLEVUE
KANSAS CITY, MO 64111
TEL. 816 314 4384
FAX. 816 314 4384

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: February 4, 2014, Planning Commission Meeting

Project # 000009686

Application: PC 2013-08

Request: Final Development Plan

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

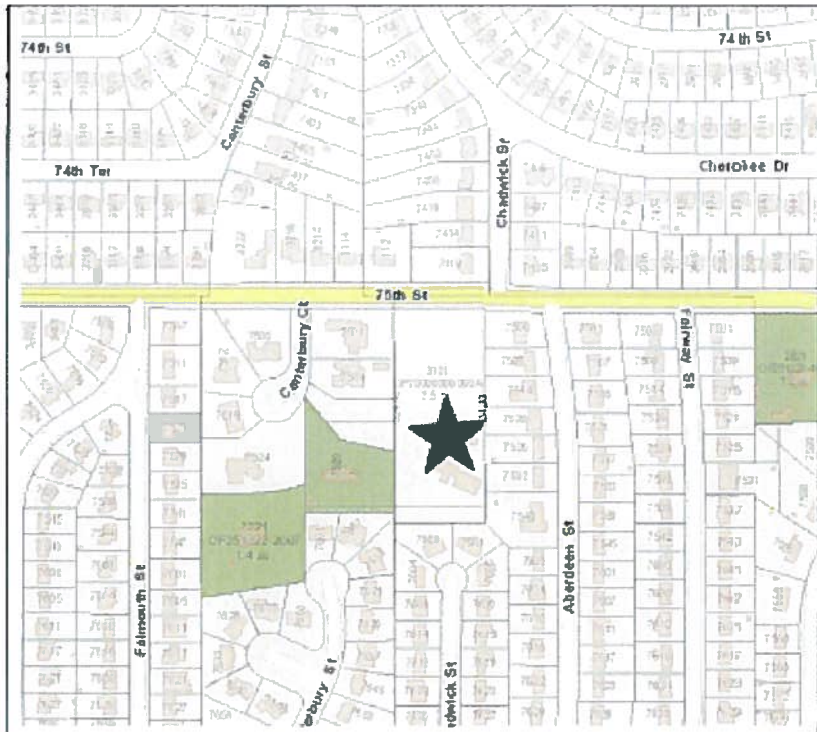
Legal Description: Unplatted – Metes & Bounds

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

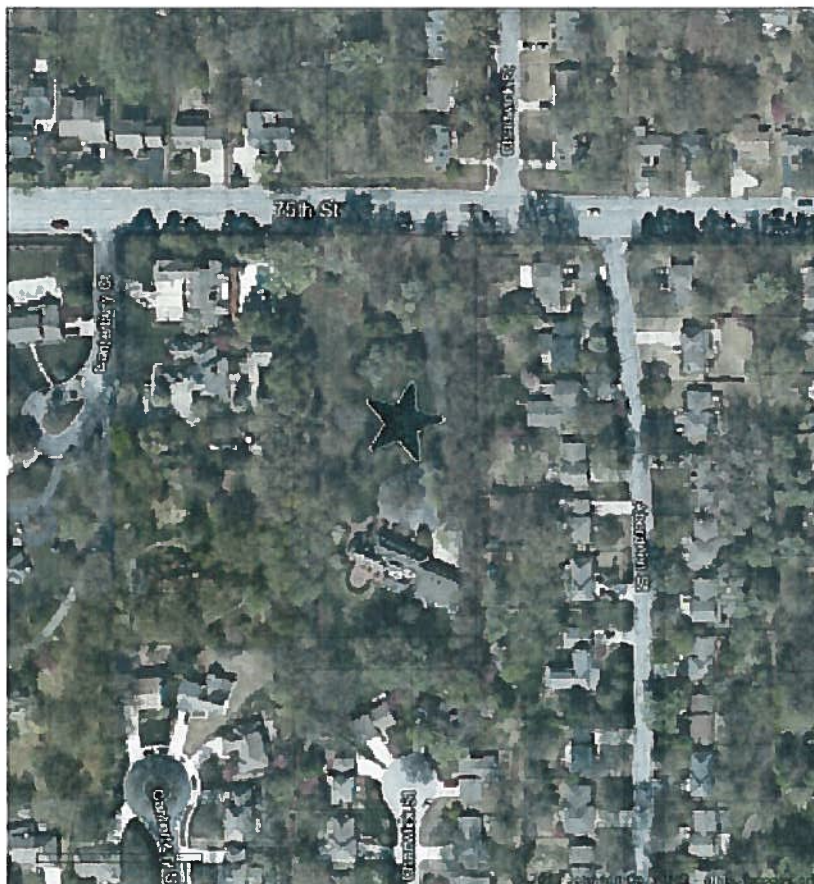
Related Case Files: PC 2007-114 Preliminary Plat of Mogren's Subdivision
PC 2013-120 Preliminary Plat of Chadwick Court

Attachments: Plans and Photos

General Location Map



Aerial Map



COMMENTS:

The Planning Commission held a public hearing on September 10, 2013 for the rezoning of the property from R-1A to RP-1B. The applicant requested four deviations as follows:

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.

The Planning Commission recommended approval of the rezoning and deviations #1 and #4.

On October 7, 2013, the Governing Body considered the request and returned the application to the Planning Commission to reconsider deviations #2 and #3.

On November 5, 2013, the Planning Commission reconsidered deviations #2 and #3 and recommended favorably on #3, but not #2.

On December 2, 2013, the Governing Body approved the rezoning, Preliminary Development Plan, and all four deviations.

The applicant cannot obtain permits for construction until such time as the Planning Commission has approved a Final Development Plan. The Final Development Plan must conform closely to the Preliminary Plan that has been approved and the Final Plan shall not be approved if one or more of the following conditions in the judgment of the Commission exist:

- A. Final Plans vary substantially from the concept of the Development Plan presented and agreed to at the time of rezoning;
- B. The Final Plans would increase the density of intensity of residential uses more than 5 percent;
- C. The Final Plans would increase the floor area of nonresidential building by more than 10 percent;
- D. The Final Plans would increase by more than 10 percent the ground covered by buildings or paved areas;
- E. The Final Plans would increase the height of a building by one or more stories, or four or more feet;
- F. The Final Plans involve changes in ownership patterns or stages of construction that will lead to a different development concept, less architectural harmony or quality, or impose substantially greater loads on streets and neighborhood facilities;
- G. The Final Plans vary from specific development criteria that may have been adopted by the Planning Commission or City Council at the time the Preliminary Development Plan and rezoning were approved.

Staff has reviewed the Final Development Plan compared to the approved Preliminary Development Plan and none of the items A through G exist. Therefore, the Planning Commission can consider the approval of the Final Development Plan.

The Governing Body approved the rezoning and Preliminary Development Plan 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 35%.
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.

The applicant has revised the Preliminary Development Plan as required by the Planning Commission and is now labeled as the Final Development Plan, dated 1-20-14.

The applicant has also added more detail to the building elevations and labeled the materials. Staff met with the applicant and he has made some revisions to the elevations, however, Staff still has a few comments:

1. The Front Elevation Lots 1, 3, 4 & 6 has some good detail but the vast majority of the façade is stucco. The houses to the west in Canterbury Court also use stucco but have incorporated brick and stone to add interest and aesthetics to the facades. These will be high-end residences and the addition of masonry would improve their appearance
 2. The Back Elevation Lots 1, 3, 4 & 6 is fairly plain and needs additional aesthetic treatment. The roof over the covered deck does not appear to be in proportion to the building. It needs to be lengthened. A 6 foot by 12 foot covered outdoor space does not seem to be adequate for a residence of this size.
 3. The elevation for Lots 2 & 5 include stone accents on the windows and garages which helps break up the stucco facades. The comments on the Back Elevation are the same as for Lots 1, 3, 4 & 6.
 4. Staff anticipated that the dwellings would use the same materials, but each dwelling would be unique in design making a cohesive yet different enclave.
 5. The plans specify stone or stucco for the chimneys and Staff recommends they be stone.
-

The applicant submitted a landscape plan which shows a variety of trees, which is good. However, they are all ornamentals and no shade trees. There are trees in the detention area and ornamentals on 75th Street. The applicant needs to work with Staff to revise the landscape plan.

The applicant needs to prepare homeowners association documents to guarantee the maintenance and funding for the common areas and street. The applicant is preparing this document and it will be submitted with the Final Plat.

The applicant is working with the Public Works Department on the storm drainage and street design and will resolve the details prior to approval of the Final Plat.

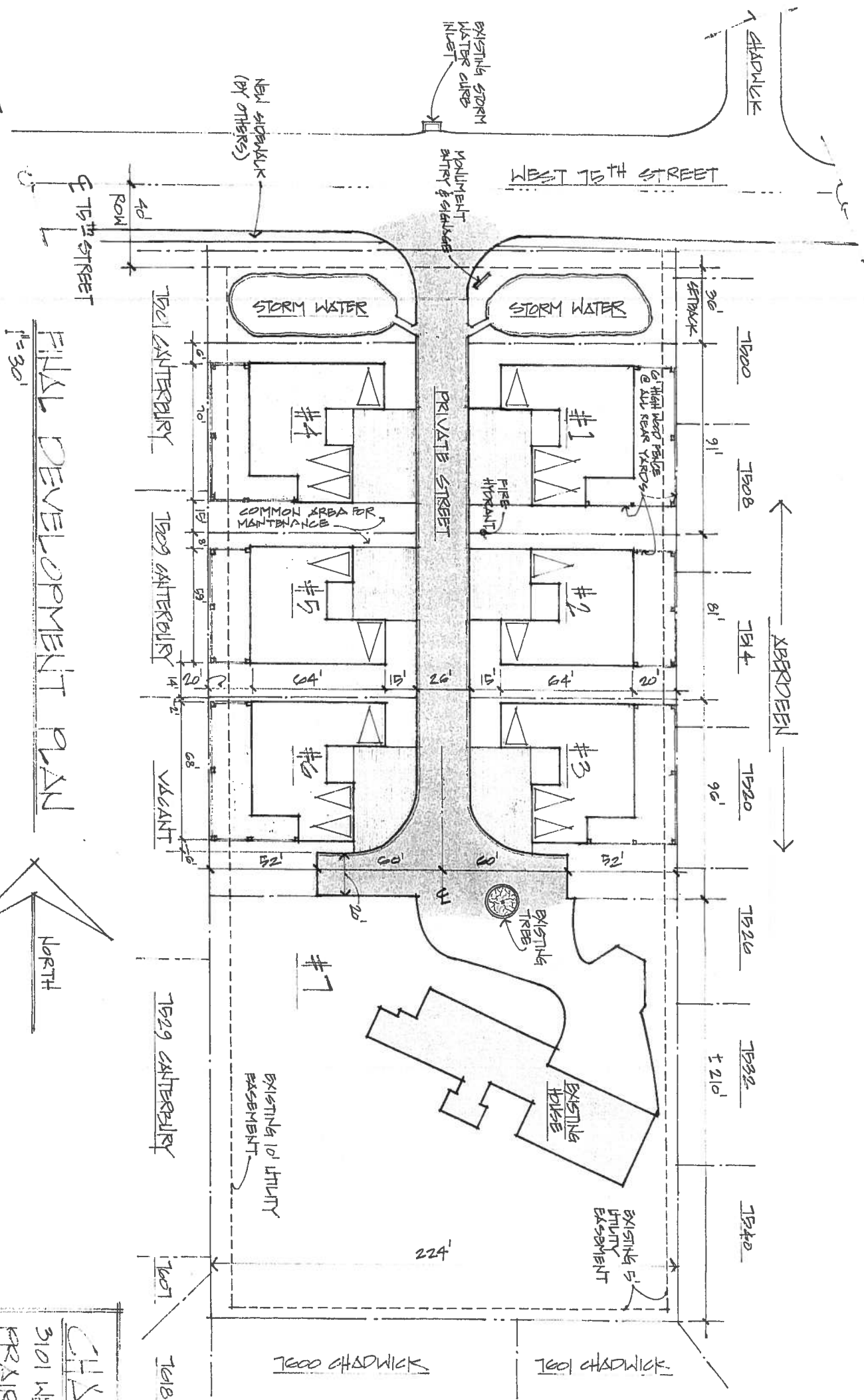
A fence design is shown on the landscape plan.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the Final Development Plan for Chadwick Court subject to the following conditions:

1. That the applicant obtain approval of the stormwater design and plans from Public Works prior to submitting the Final Plat.
 2. That the applicant obtain approval of the private street plans and specifications prior to submitting the Final Plat.
 3. That the applicant work with Staff on the tree planting and submit the landscape plan to the Tree Board for review and approval.
 4. That the applicant prepare the homes association document to maintain the common areas and street and submit them with the Final Plat.
 5. That the applicant use stone or brick to improve the aesthetics of the Front Elevation on Lots 1, 3, 4 & 6.
 6. That the applicant design a deck cover for the Back Elevations of all the buildings that is more in scale with the dwelling.
 7. That the chimneys be stone, not stucco.
 8. That the applicant revise the plans if changed by the Planning Commission and submit three copies to the City for the record.
-

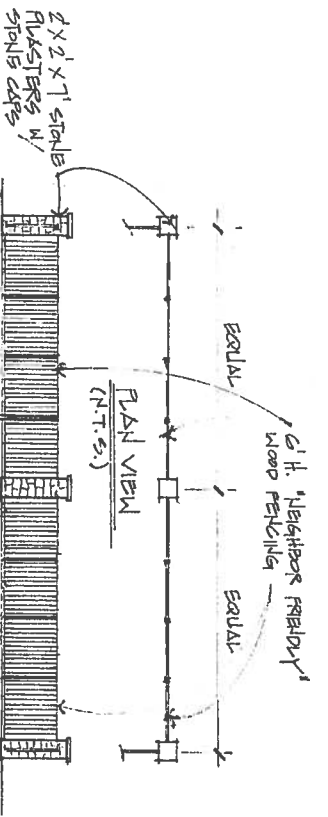
LOT SUMMARY			
LOT #	SIZE	35% BUILDING FOOTPRINT	65% OPEN SPACE
1	9,009 #	3,153 #	5,856 #
2	8,019 #	2,807 #	5,212 #
3	9,504 #	3,326 #	6,178 #
4	9,009 #	3,153 #	5,856 #
5	8,019 #	2,807 #	5,212 #
6	9,504 #	3,326 #	6,178 #



FINAL DEVELOPMENT PLAN
1" = 30'

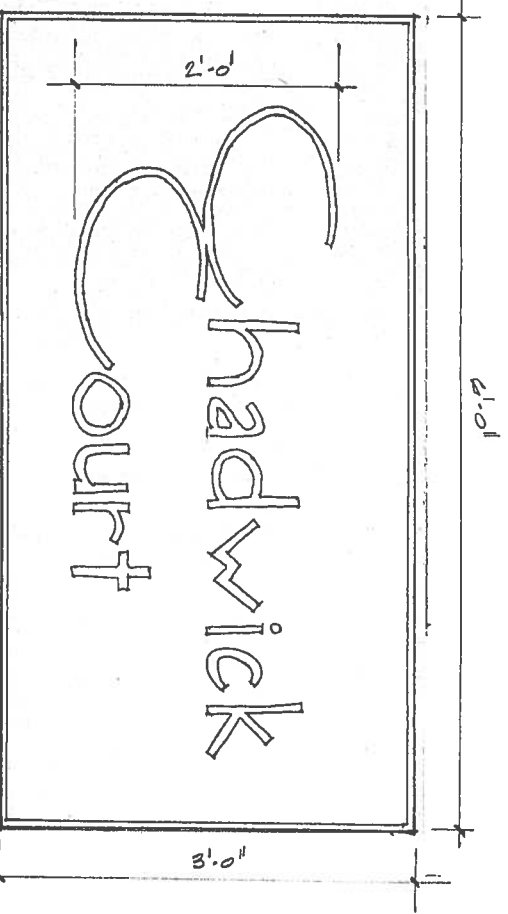
- NOTE:**
- MAXIMUM LOT COVERAGE = 35%
 - MINIMUM DISTANCE BETWEEN HOUSES = 10'-0"

CHADWICK COURT
3101 WEST 15TH STREET
PRAIRIE VILLAGES, KANSAS
12-15-13
1-20-14
ZONING - RP-1B

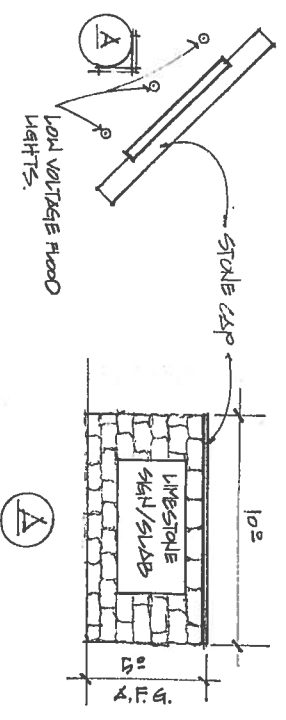


REAR COURTYARD FENCING AND PLANTERS - TYPICAL ALL 6 LOTS

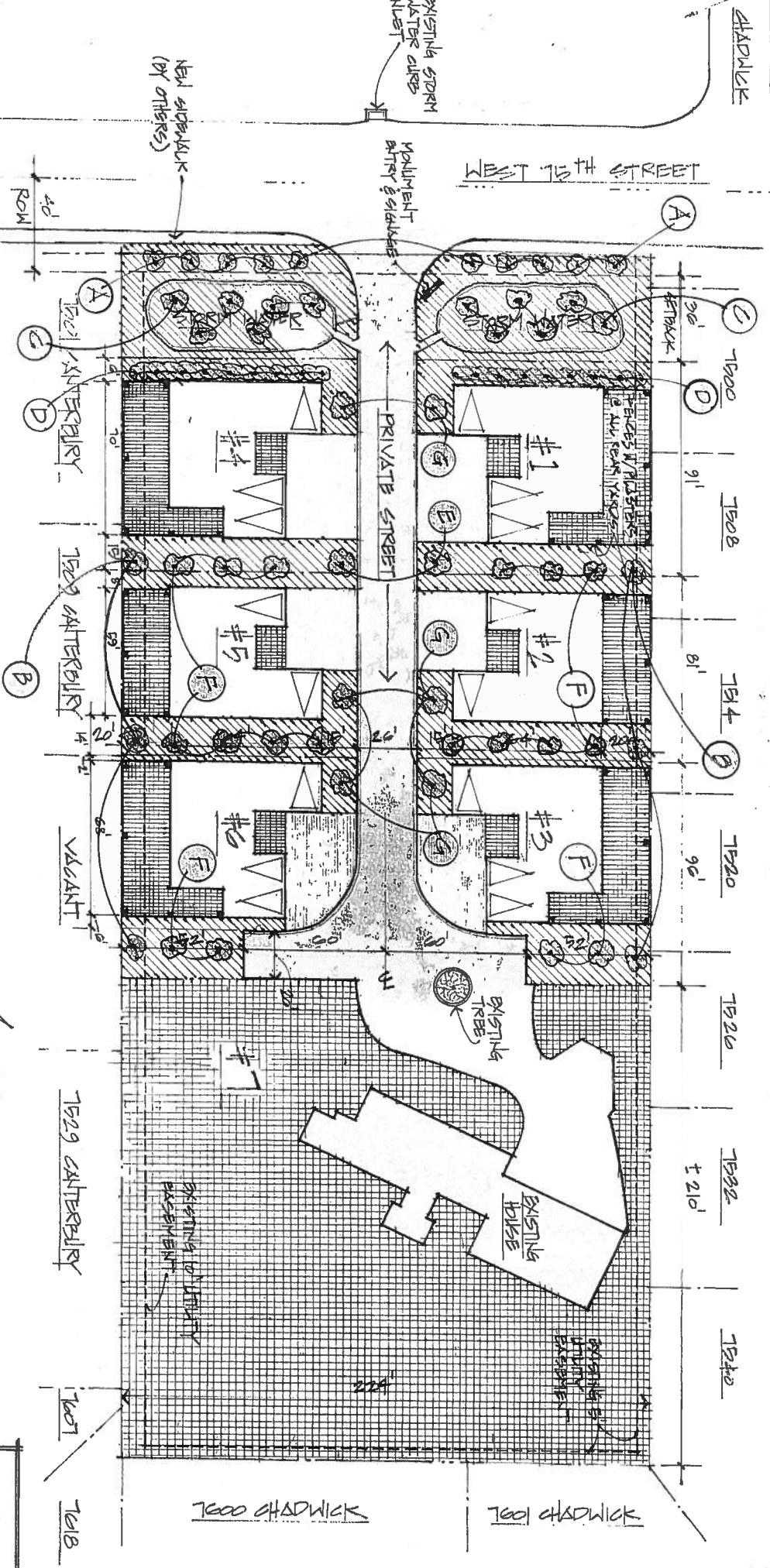
- LANDSCAPE PLANTINGS:**
- A - FLOWERING GRAB TREES (10 EA)
 - B - FLOWERING DOGWOOD (6 EA)
 - C - REDWOOD (12 EA)
 - D - LEATHERLEAF VIBURNUM (18 EA)
 - E - PN OAK (2 EA)
 - F - MAGNOLIA (18 EA)
 - G - JAPANESE MAPLE (6 EA)
- TURF GRASS TO BE PLANTED/SCODDED IN ALL COMMON AREAS (± 20,900 S.F.)



LIMESTONE SIGN/SLAB (6'x3') SET ON STONE WALL



MONUMENT ENTRY/SIGNAGE:
 STONE WALL (52 FT. X 10' L.) LOCATED ON EAST SIDE OF ENTRANCE. SIGN TO BE ILLUMINATED WITH LOW VOLTAGE GROUND MOUNTED FLOOD LIGHTING.



LANDSCAPE PLAN
 1" = 30'

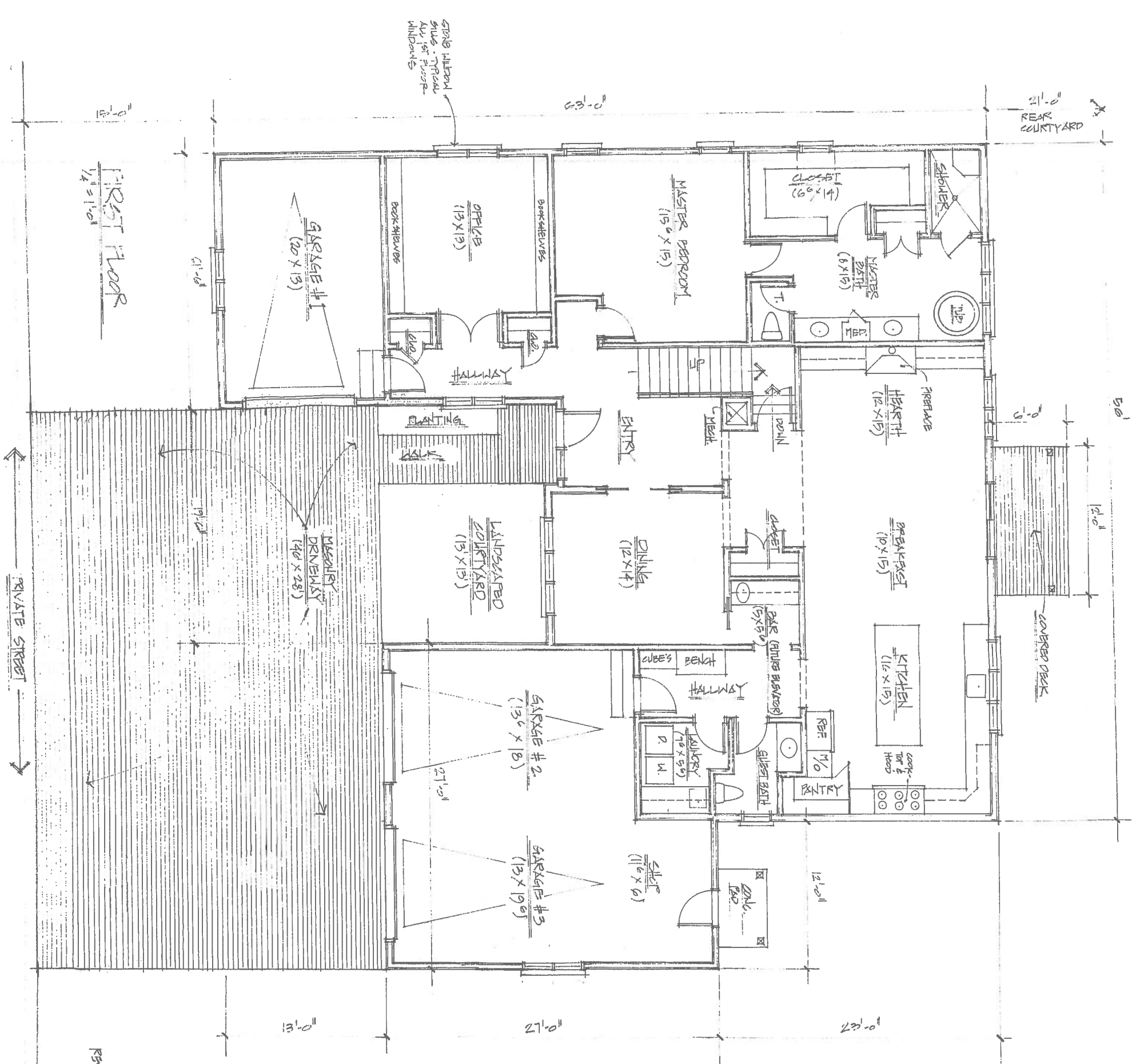
LANDSCAPE NOTES:

INDICATES COMMON AREAS (INCLUDING TREES, PLANT MATERIALS & TURF GRASS) TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION. INDICATES AREAS TO BE MAINTAINED (AND PAINTED) BY RESPECTIVE HOMEOWNER.

NO STREET LIGHTING WILL BE INSTALLED; HOWEVER HOA DOCUMENTS WILL REQUIRE THAT EACH OF THE SIX NEW HOMES HAVE DECORATIVE LIGHTING ABOVE EACH GARAGE DOOR. SAID LIGHTING SHALL BE CONTROLLED BY A PHOTOCELL AND MAINTAINED FOR CONTINUED USE. NO FLOOD LIGHTING ON HOUSES WILL BE PERMITTED.

SCHADWICK COURT
 3101 WEST 75TH STREET
 PRAIRIE VILLAGES, KANSAS
 1-20-14
 RWR

ZONING - RP-1b

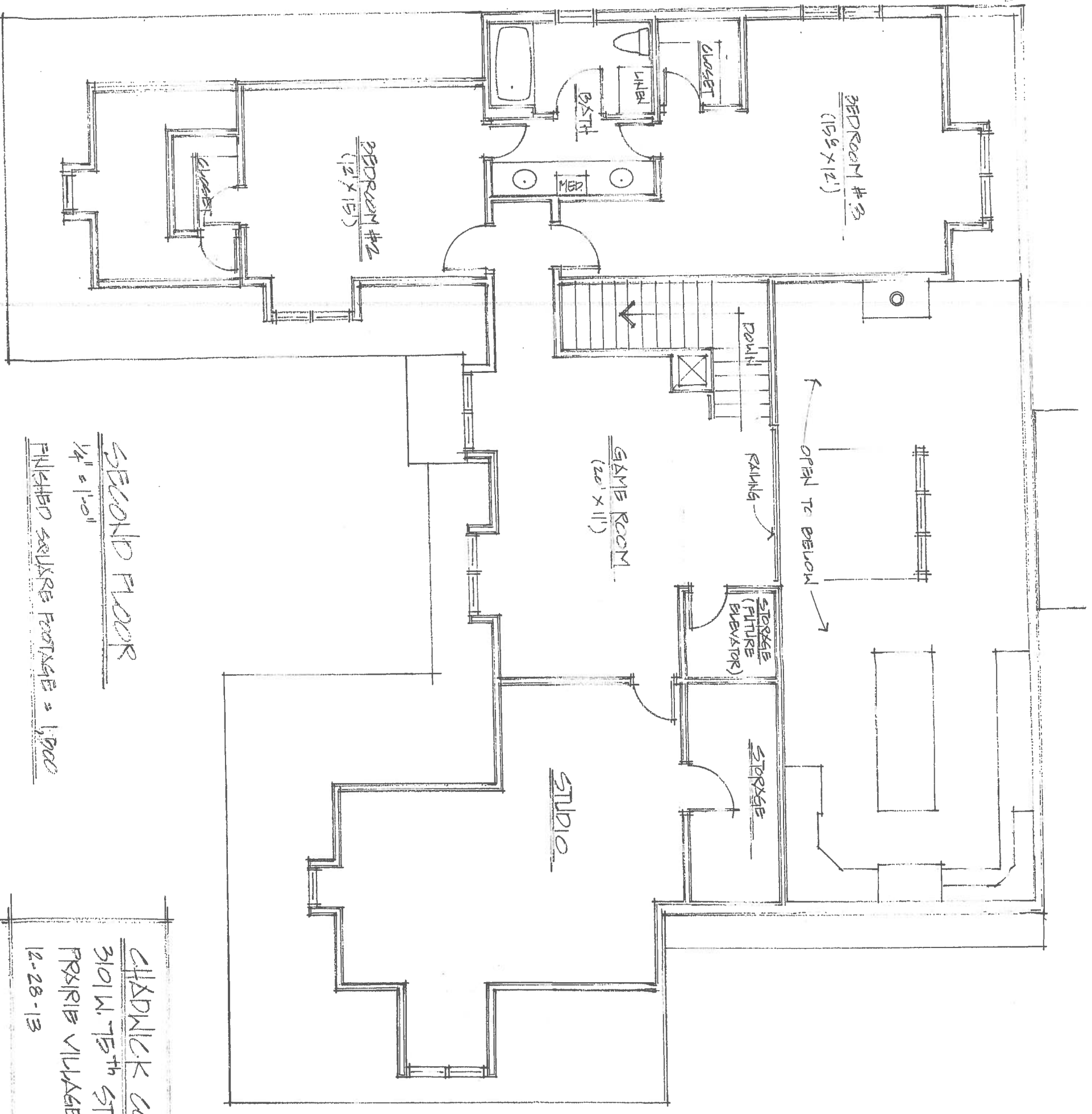


FIRST FLOOR
1/4" = 1'-0"

EXISTS FOOTPRINT:
FIRST FLOOR FINISHED = 2,262
SECOND FLOOR FINISHED = 1,900
TOTAL FINISHED A.F. = 3,762

BUILDING FOOTPRINT:
1ST FLOOR HEATED = 2,262
GARAGES = 812
TOTAL 1ST FLOOR = 3,134 S.F.

SHAWNEEK COURT
3101 W. 75TH STREET
PRAIRIE VILLAGE, KS
RMR
REV. 1-10-14
1-7-14
1-22-14



SECOND FLOOR

1/4" = 1'-0"

FINISHED SQUARE FOOTAGE = 1,900

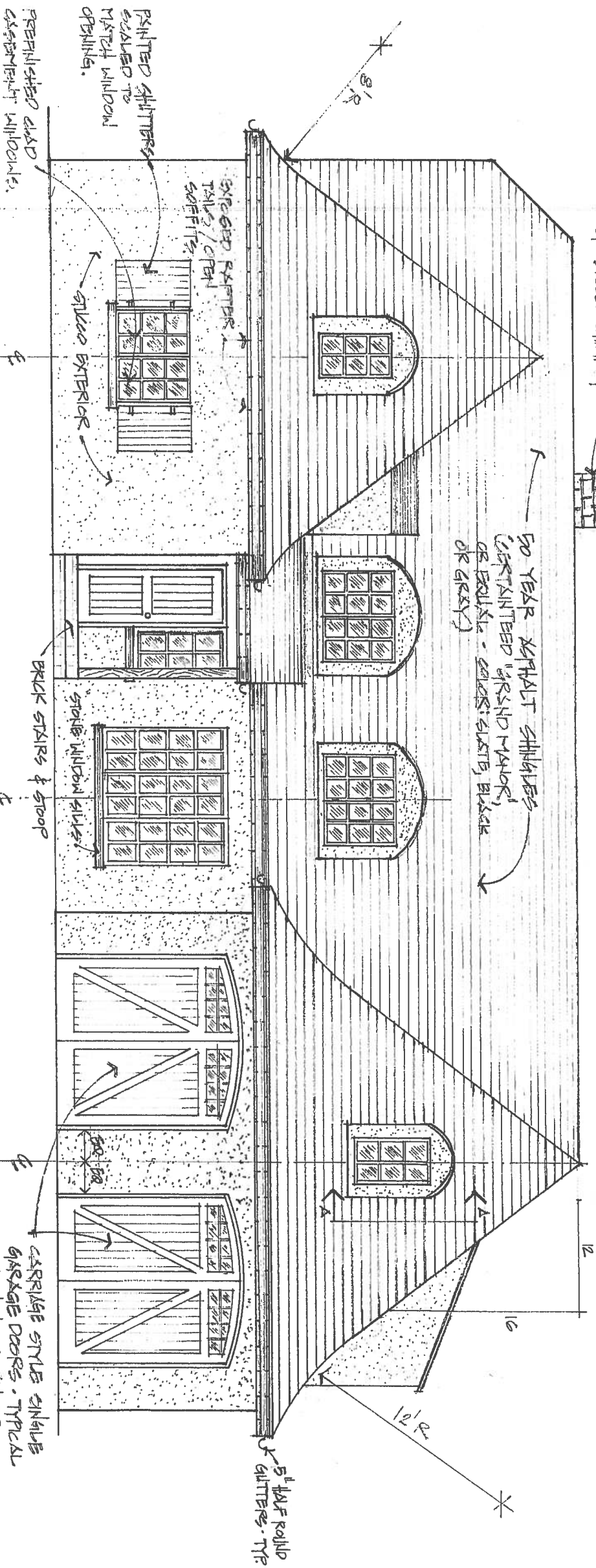
CHADWICK COURT
 3101 W. 75TH STREET
 PRISIB VILLAGE, KS
 12-28-13 RMR

REV: 1-10-14
 1-28-14

DECORATIVE CHIMNEY
CAP
STONE VENEER AND/
OR STUCCO CHIMNEY

METAL/SILOX
ARCHED DORMER
STUCCO DORMER -
(FRONT & SIDES)

A. BIRREL DORMER - TYPICAL RAFFLE



FRONT ELEVATION
LOTS 1, 3, 4 & 8

EXTERIOR MATERIALS:

- SIDING - CEMENTITIOUS STUCCO, BRICK, STONE - OR ANY COMBINATION THERE OF. VENEER MASSURY PRODUCTS ARE ACCEPTABLE, HOWEVER NO MANUFACTURED PRODUCTS WILL BE ALLOWED.
- ROOFING - CERTAINTED ASPHALT SHINGLES (GRAND MAJOR OR EQUAL), WOOD, SLATE OR APPROVED ARCHITECTURAL COMPOSITION, DIMENSIONAL SHINGLE.
- GUTTERS - 5" D COFFER OR ALUMINUM (REFINISHED). ROLL UP DOWNSPOUTS IN SAME MATERIAL.
- WOOD TRIM - PAINTED OR STAINED DECK.
- WINDOWS - CLAD REFINISHED CASSEMENT WINDOWS.
- WINDOW SILLS - CUT Limestone OR PRECAST CONCRETE.

1/4" = 1'-0"

CARRIAGE STYLE SINGLE GARAGE DOORS - TYPICAL ALL HOUSERS. (WOOD PAINTED - NO METAL DOORS)

CHADWICK COURT

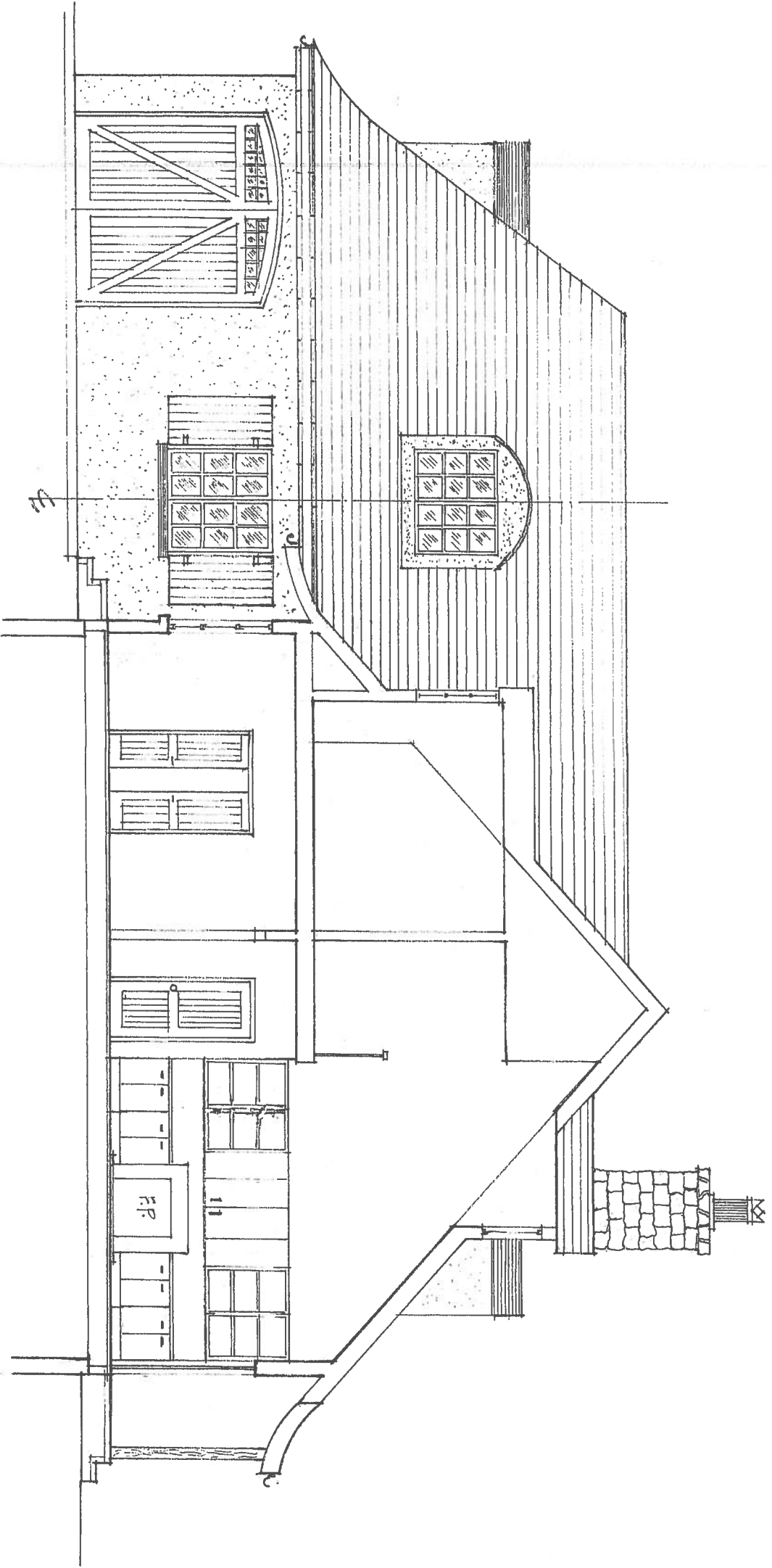
3101 N. 75TH STREET

PRairie VILLAGE, KS

12-27-13

RWR

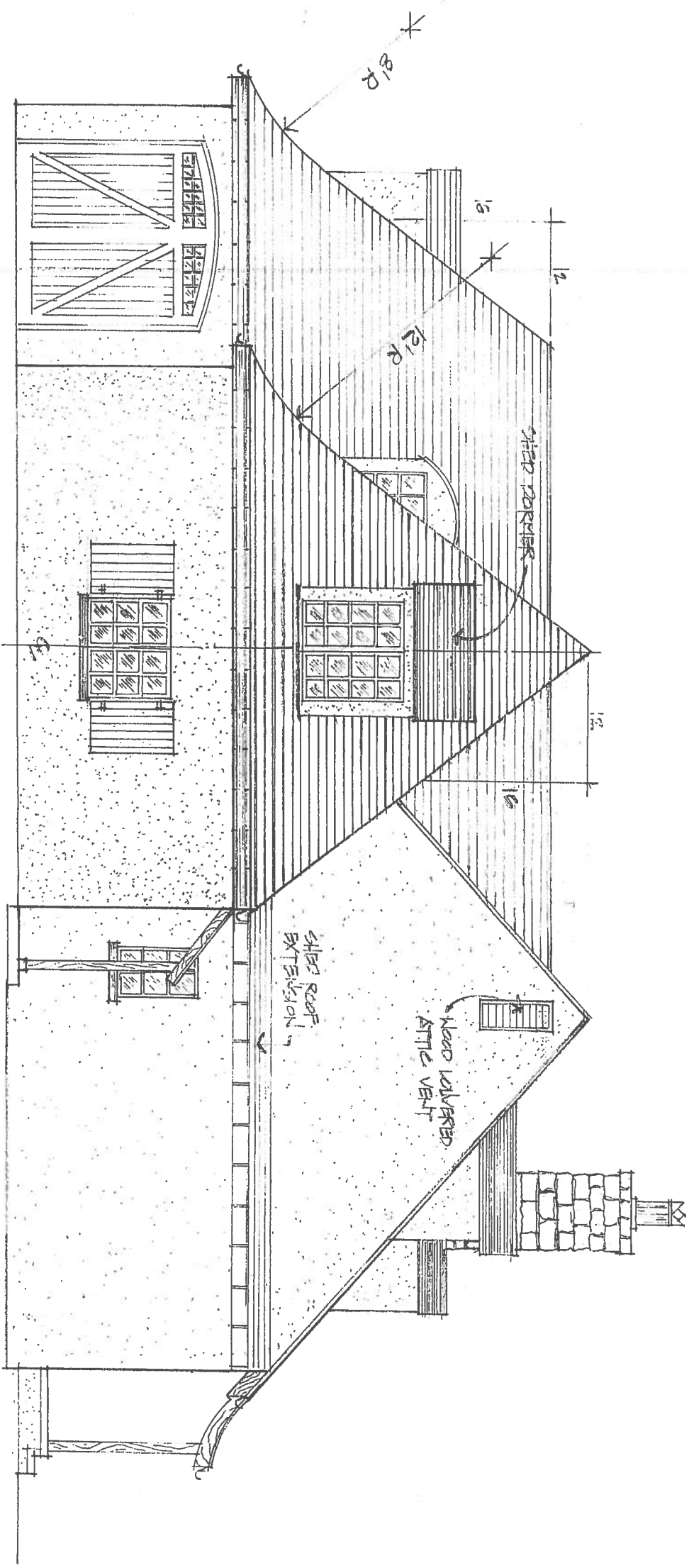
REV. 1-10-14
1-22-14



1/4" = 1'-0"
PARTIAL SOUTH ELEVATION - LOTS 1, 3, 4 & 5

CHADWICK COLRT
3101 W. 75 th STREET
PRAIRIE VILLAGE, KS
1-2-14
RMR

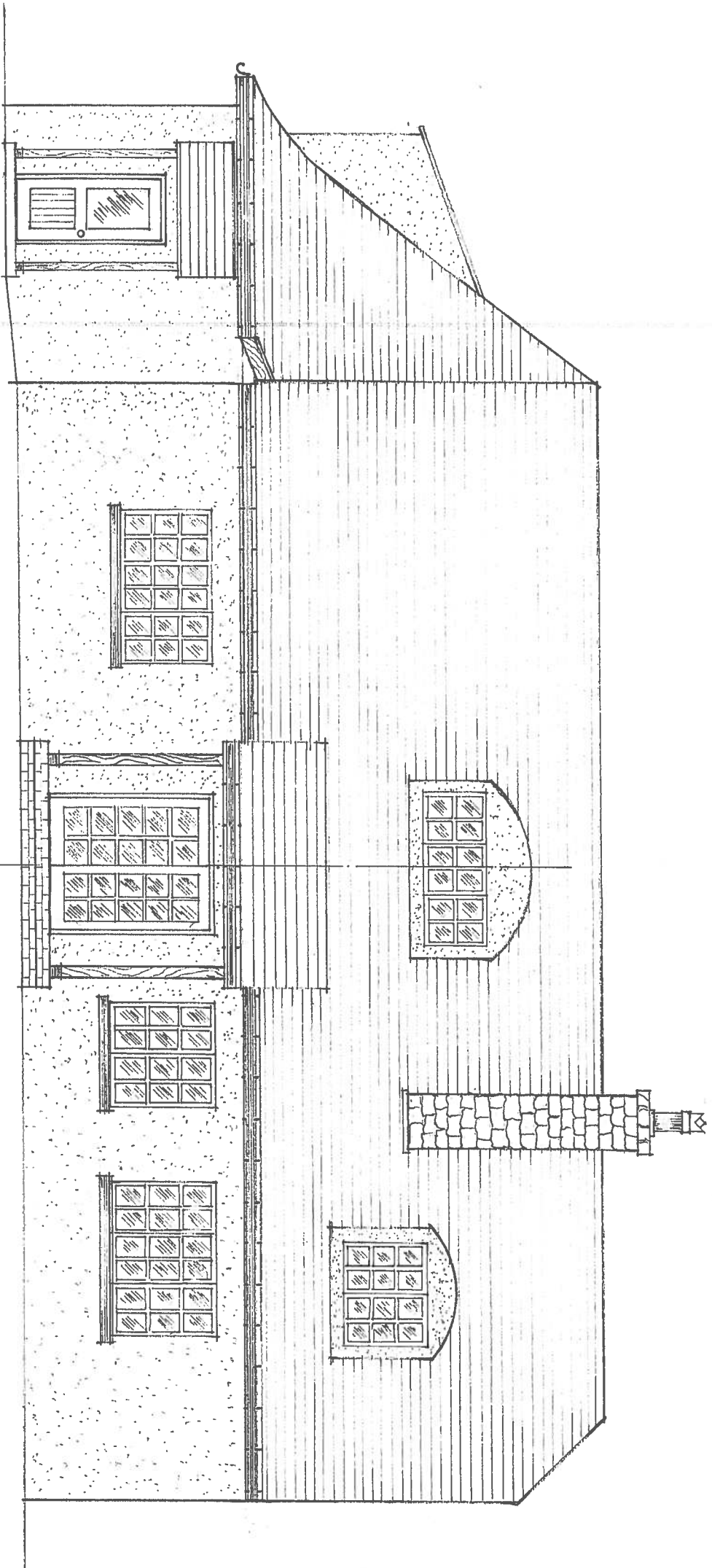
REV. 1-20-14



SOUTH ELEVATION - LOTS 1, 3, 4 & 6
 1/4" = 1'-0"

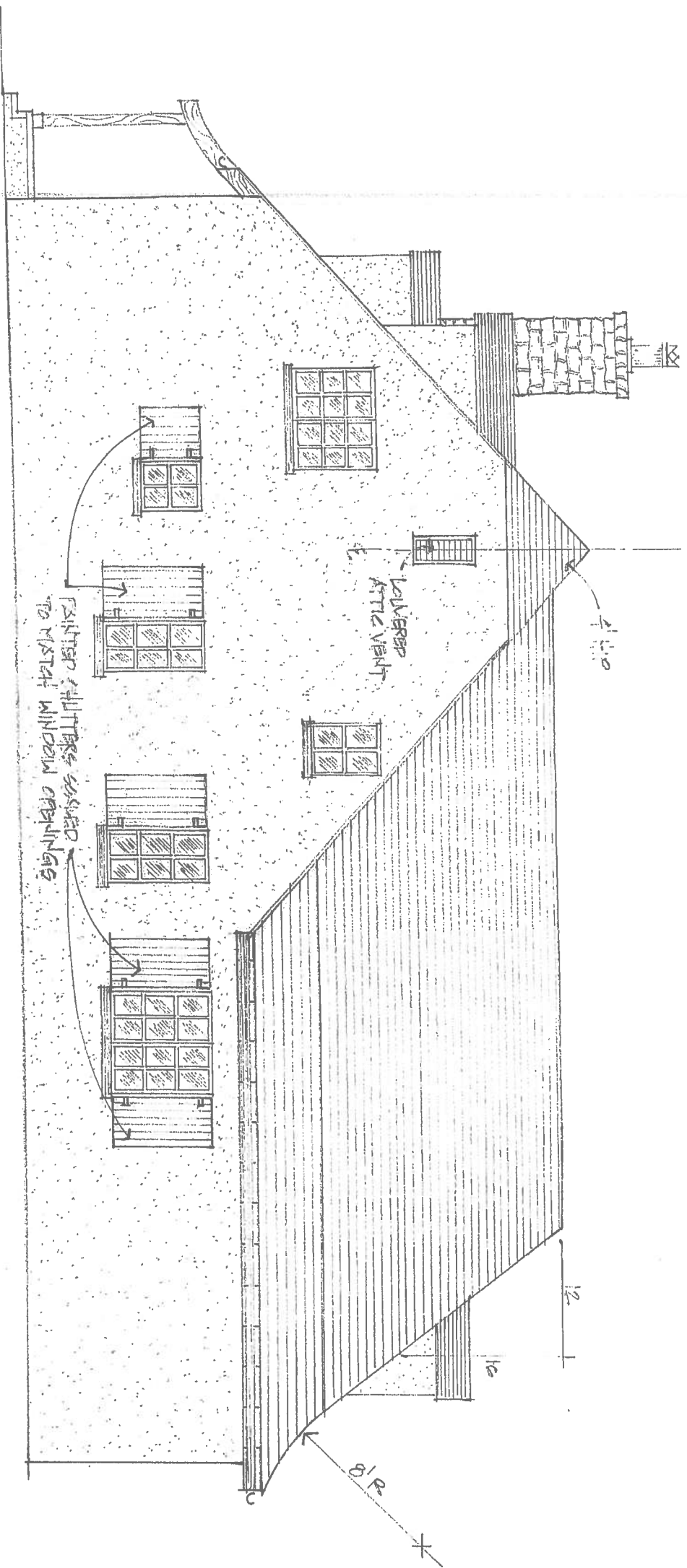
CHADWICK COURT
 3101 W 75th STREET
 PRAIRIE VILLAGE, KS
 1-7-14
 RMR

REV. 1-20-14



BACK ELEVATION
1/4" = 1'-0"
LOTS 1, 3, 4 & 6

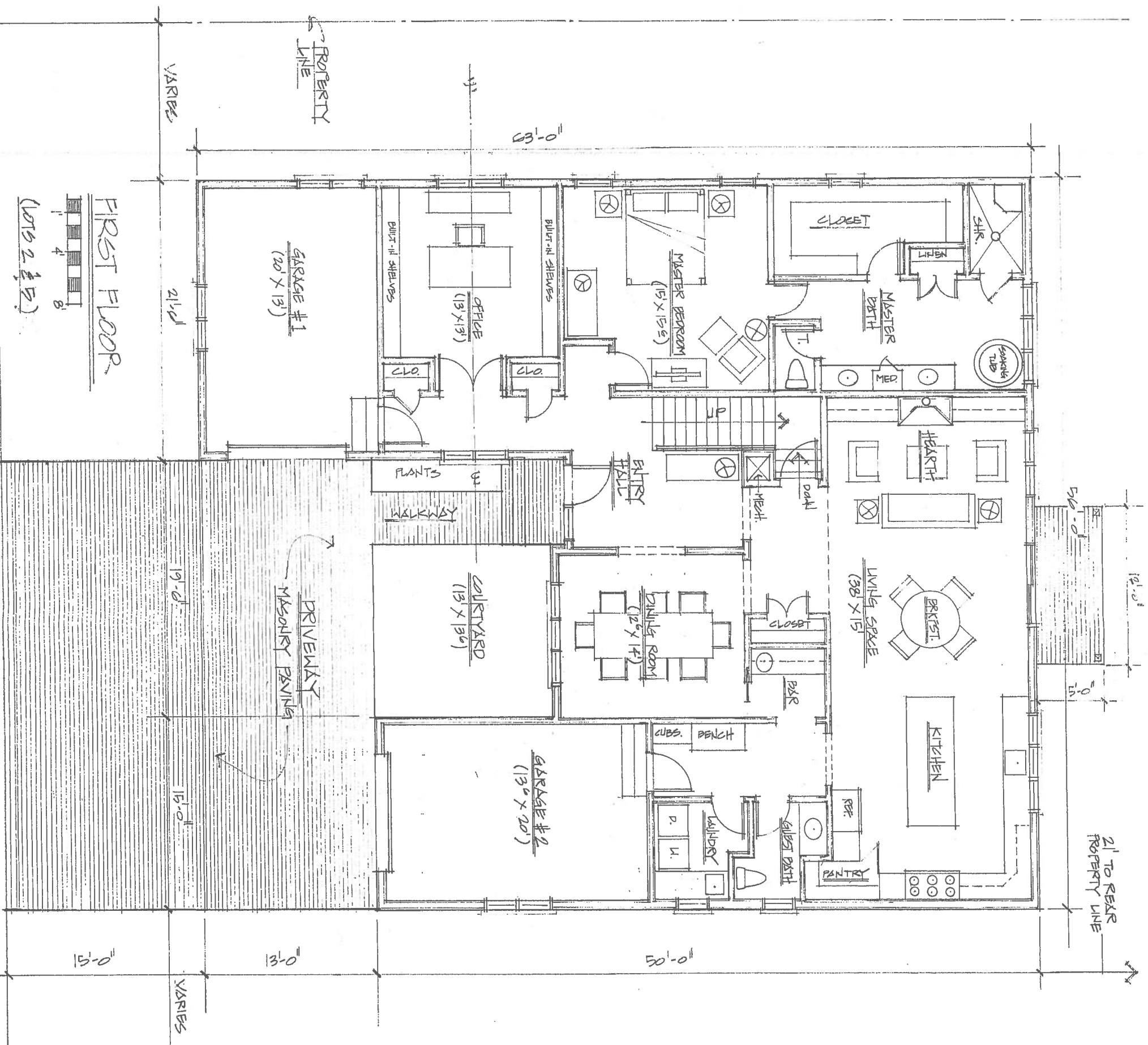
CHADWICK COURT
3101 W. 75TH STREET
PRAIRIE VILLAGES, KS
1-2-14
RWR
REV. 1-10-14
1-20-14



NORTH ELEVATION - LOTS 1, 3, 4 & 5
 1/4" = 1'-0"

CHADWICK COURT 301 W. 75 TH STREET PRAIRIE VILLAGE, KS 1-7-14 RWR
--

REV. 1-28-14



FIRST FLOOR FULL SIZED = 2,262 SF
 SECOND FLOOR FULL SIZED = 1,150 SF
 TOTAL FULL SIZED = 3,418 SF

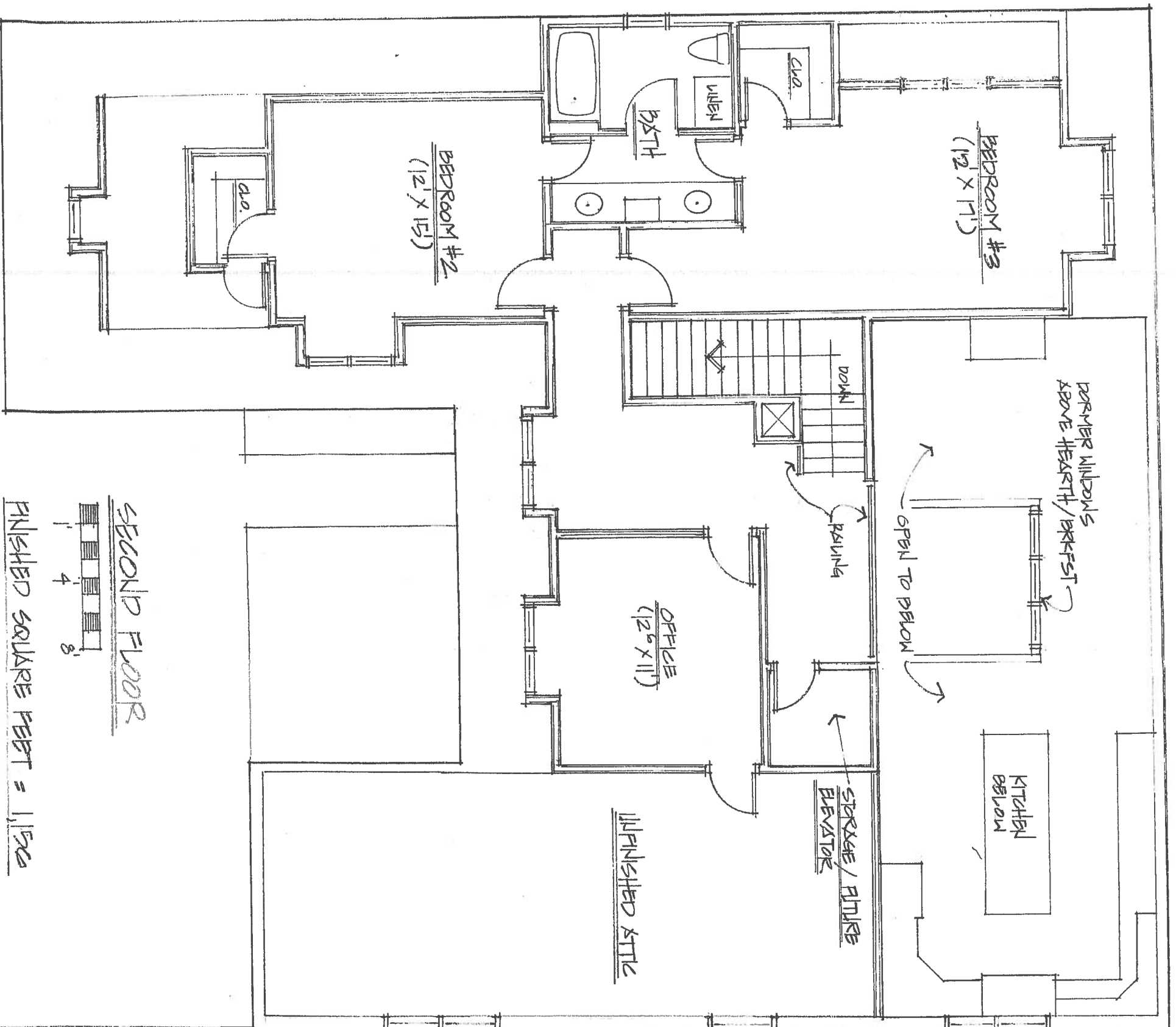
HEATED SQ. FT. = 2,262
 GARAGE SQ. FT. = 948
 TOTAL 1ST FLOOR = 2,810 SQ. FT.

LOT SIZE = 8,019 SQ. FT. (81' x 99')
 FOOTPRINT = 2,810 SQ. FT.
 RATIO OF HOLDS TO LOT = 35%
 OPEN SPACE = 65%

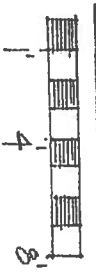
PROPERTY LINE
 CHADWICK COURT
 3101 WEST 75TH STREET
 PRAIRIE VILLAGE, KANSAS
 9-20-13
 REV. 10-31-13
 1-1-14
 1-20-14

FIRST FLOOR
 (LOTS 2 & 5)

EDGE OF PRIVATE STREET

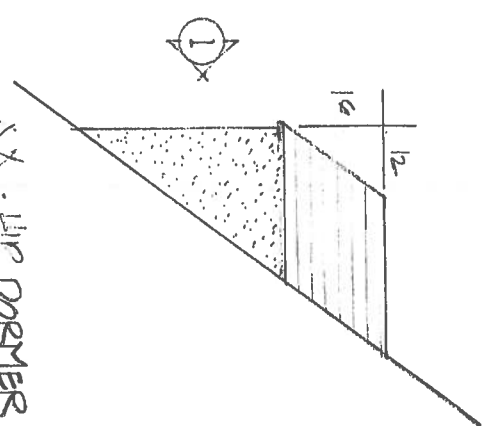


SECOND FLOOR

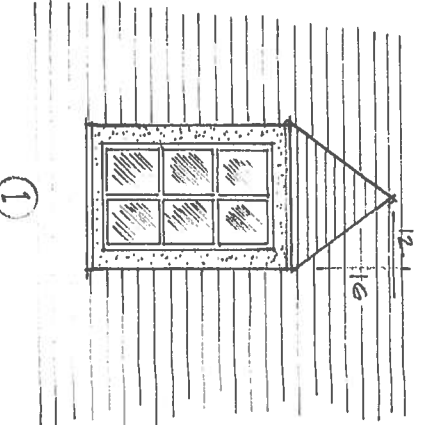


FINISHED SQUARE FEET = 1,150

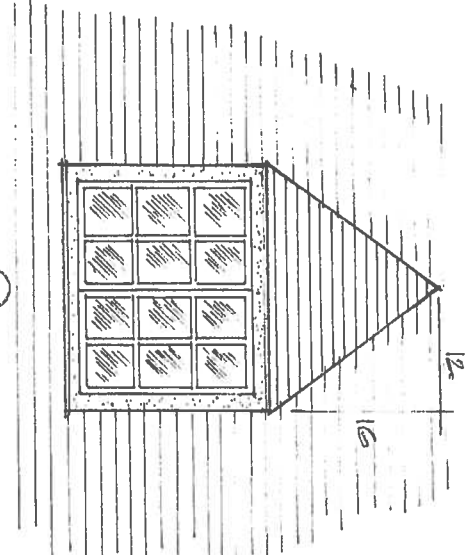
CHADWICK COLBERT
 3101 WEST 75TH STREET
 PRAIRIE VILLAGE, ILLINOIS
 9-20-13
 RMR
 REV. 1-20-14



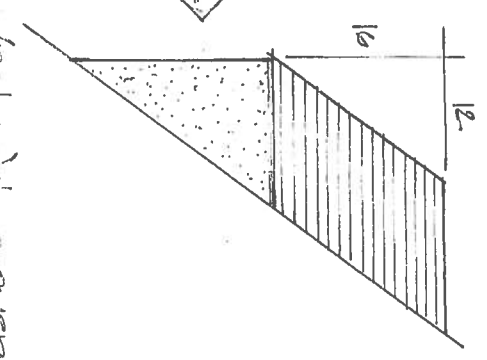
AA - SIDE HIP DORMER



1

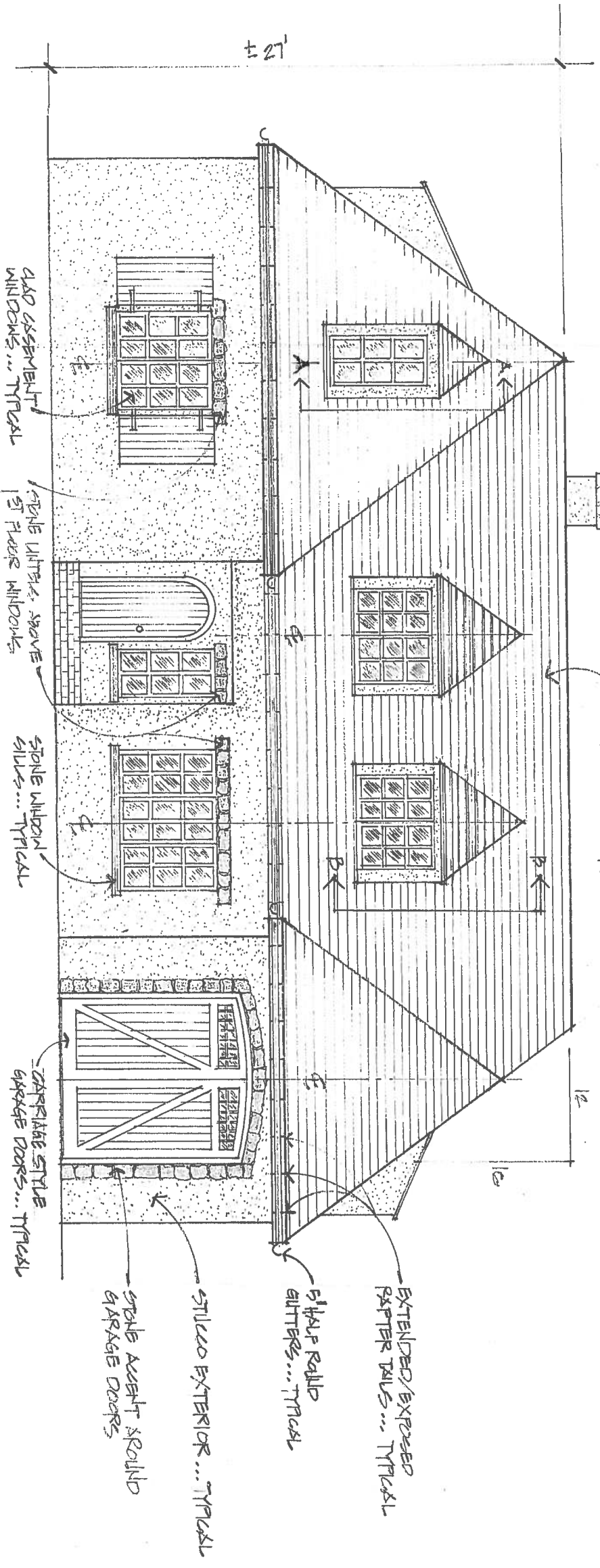


2



BB - DOUBLE SIDE HIP DORMER

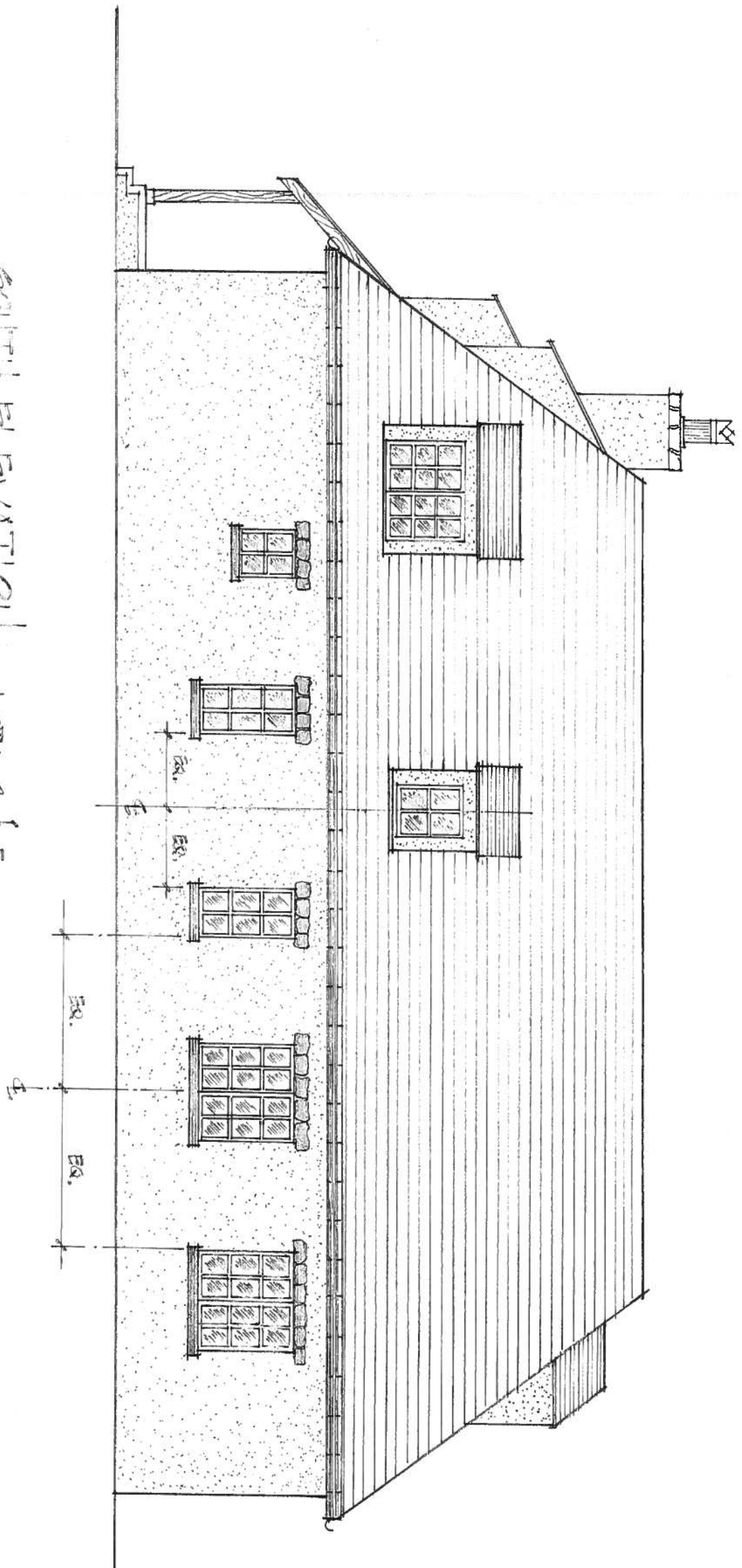
50 YEAR ASPHALT SHINGLES... TYPICAL



FRONT ELEVATION - LOTS 2 & 5
1/4" = 1'-0"

CHADWICK COURT
3101 WEST 75TH STREET
PEXIDE VILLAGE, KS
1-12-14
RMR

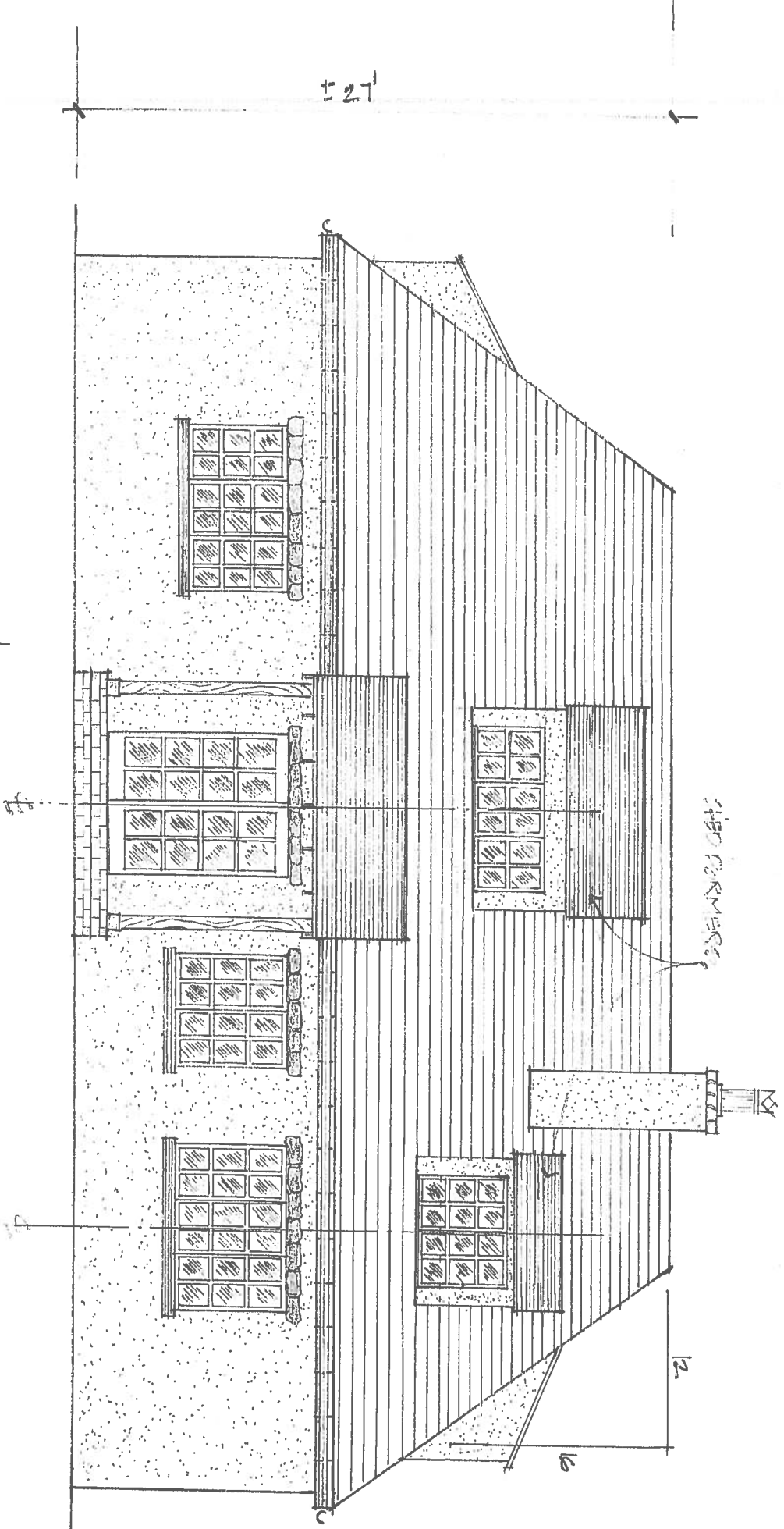
REV 1-20-14



SOUTH ELEVATION - LOTS 2 & 5
 1/4" = 1'-0"

CHADWICK COLRT 3101 WEST 75TH STREET PRAIRIE VILLAGE, KS 1-12-14 PMR
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REV 1-20-14

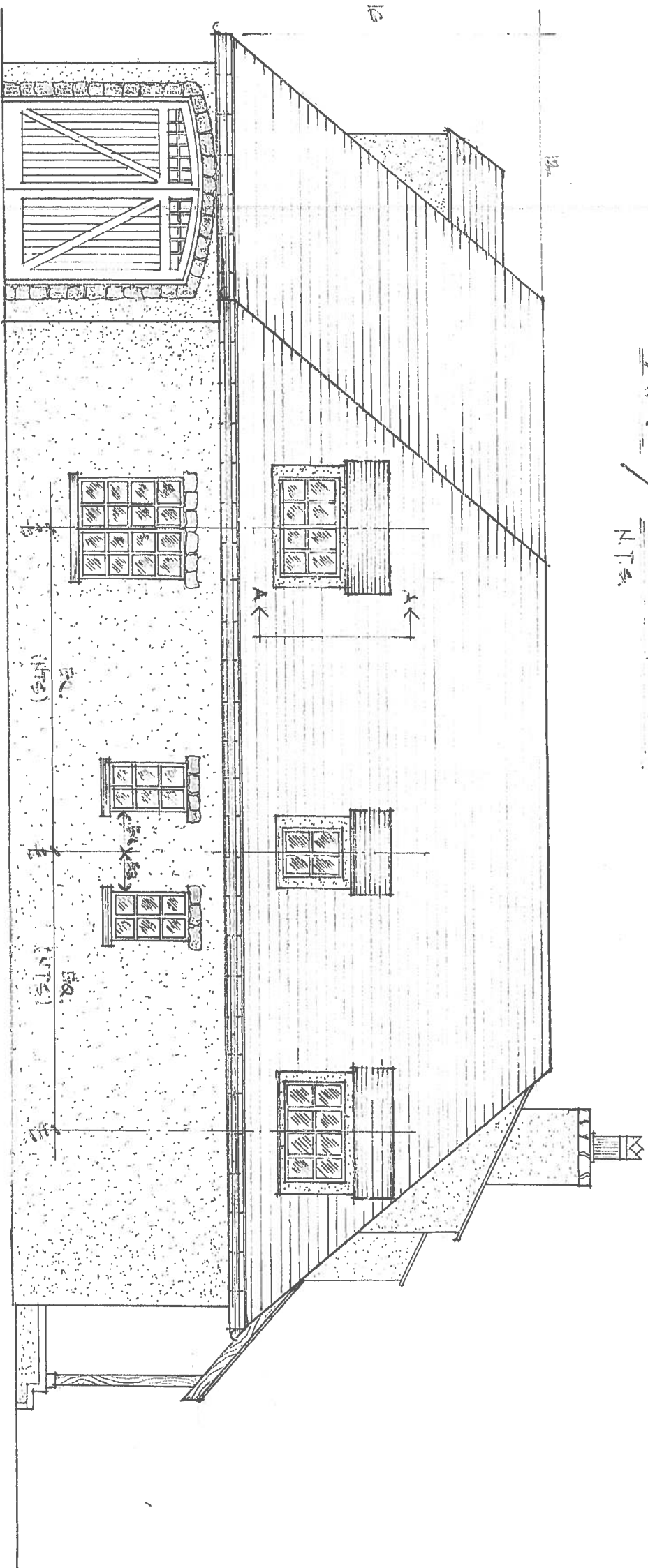
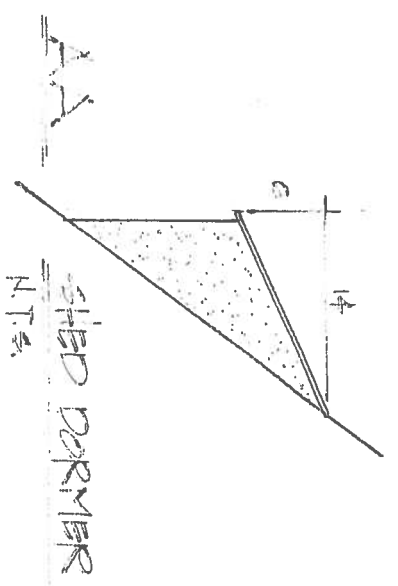


BACK ELEVATION - LOTS 2 & 5
 1/4" = 1'-0"

SHED ROOF

CHADWICK COURT
 3101 WEST 75th STREET
 PRAIRIE VILLAGE, KS
 1-12-14
 RMR

REV 1-20-14



HOPTON ELEVATION - 10/13/2011
1/4" = 1'-0"

CHADWICK COURT
3101 WEST 75TH STREET
PRAIRIE VILLAGE, KS
1-12-14
RMR
KEN 1-20-14

LOCHNER

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: February 4, 2014, Planning Commission Meeting

Project # 000009686

Application: PC 2013-120

Request: Preliminary Plat Approval for Chadwick Court

Property Address: 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 2013-08 Rezoning from R-1A to RP-1B

Attachments:

LOCHNER

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

COMMENTS:

The Preliminary Plat for Chadwick Court was first submitted to the Planning Commission at its September 10, 2013 meeting. The plat is a part of a request for an RP-1B Planned Zoning District. The applicant requested several deviations on the Development Plan and the Preliminary Plat was continued to the November 5, 2013 Planning Commission Meeting. The applicant had not had its final meeting with the Governing Body so the Preliminary Plat was continued until such time as the Governing Body approved the RP-1B Zoning and Preliminary Development Plan. The Governing Body approved the Preliminary Development Plan on December 2, 2013 and as a result, the size of the lots changed which changed the data on the Preliminary Plat. The applicant has not met all subdivision requirements for the Preliminary Plat; particularly in the areas of the stormwater management plan, street design, and grading plan. Staff needs more time to analyze technical aspects of the proposal.

RECOMMENDATION

Staff recommends the Preliminary Plat of Chadwick Court be continued until the March 4, 2014 Planning Commission Meeting in order for the applicant to resolve the issues previously discussed.

LOCHNER

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: February 5, 2014 Planning Commission Meeting Project # 000005977

Application: PC 2013-127

Request: Preliminary Plat for Mission Chateau

Property Address: 8500 Mission Road

Applicant: The Tutera Group

Current Zoning and Land Use: R-1A Single-Family District – Vacant Middle School

Surrounding Zoning and Land Use: **North:** R-3 Garden Apartment District - Apartments
West: R-3 Garden Apartment District – Apartments
South: R-1A Single-Family Residential District – Single Family Dwellings and vacant
East: R-1A Single-Family Residential District – Single Family Dwellings
(Leawood) R-1 Single-Family Residential – Single Family Dwellings

Legal Description: Meadowbrook Junior High School BLK 1 plus tract – Metes and Bounds

Property Area: 18.43 Acres or 803,077 sq. ft.

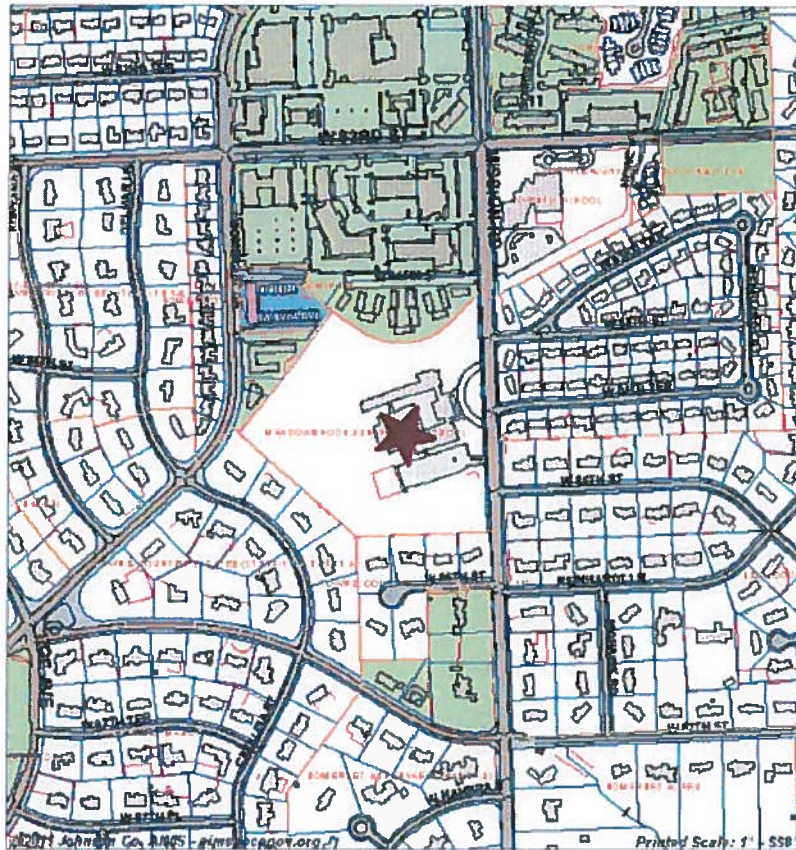
Related Case Files: PC 2013-126 Site Plan Approval for Adult Senior Dwellings
PC 2013-11 Special Use Permit for Adult Senior Dwellings
PC 2013-05 Special Use Permit for Adult Senior Dwellings
PC 2013-114 Site Plan Approval for Adult Senior Dwellings
PC 2004 Monument Sign
PC 1995-104 Site Plan Approval for Expansion of Mission Valley Middle School

Attachments: Application, Photos, Plans

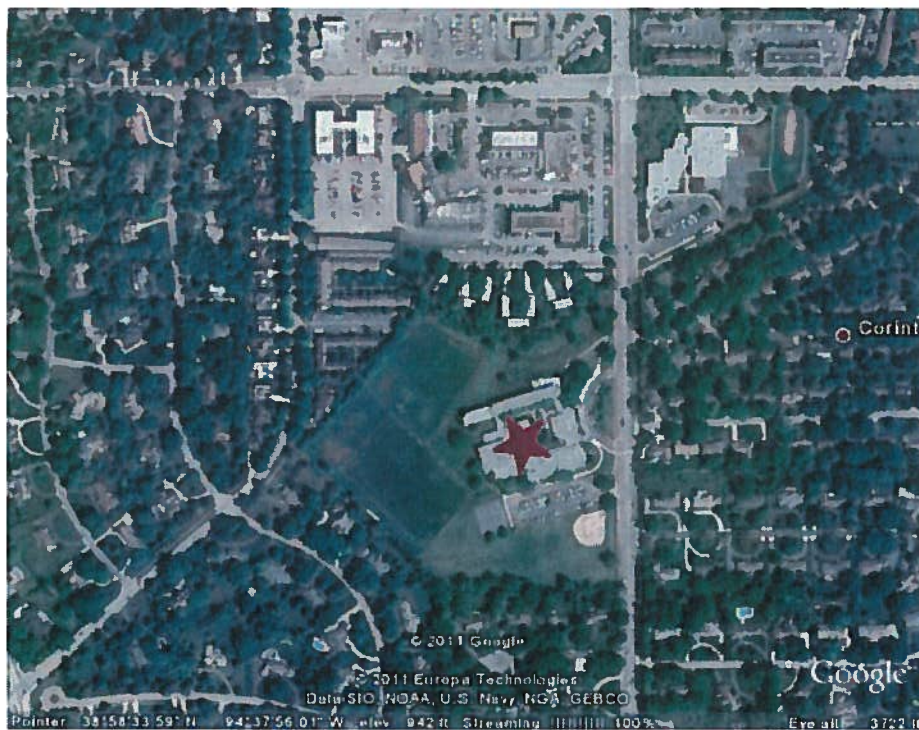
LOCHNER

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 proposed Preliminary Plat of Mission Chateau is a 10 lot plat that includes nine single-family lots, a public street, and one large lot for the proposed Senior Housing Community. The nine single-family lots vary in size from 17,483 sq. ft. to 30,590 sq. ft. and the average for the nine lots is 20,292 sq. ft. In the R-1A Single-Family District, the minimum lot size is 10,000 sq. ft. and all the lots exceed that minimum by a significant amount. The proposed public street, 85th Circle, is a cul-de-sac and will serve the single-family lots, as well as provide two access points for the Senior Housing Community.

The Governing Body approved the Special Use Permit as recommended by the Planning Commission and, therefore, the Preliminary Plat can now be acted upon.

STREETS

Access from Lot 10 to Mission Road will be one driveway and the plat should show access control on the rest of the Mission Road frontage. No additional right-of-way is needed for Mission Road.

The proposed cul-de-sac, 85th Circle, is approximately 1,020 feet in length. The subdivision Regulations state that cul-de-sacs shall generally not exceed 500 feet in length and loop streets are encouraged. A private loop street is provided for the Senior Housing Community approximately 240 feet from the end of the cul-de-sac. Access to this private drive needs to be a condition of approval of the plat. The cul-de-sac turnaround is required to have a minimum diameter of 80 feet to the gutter. The proposed turnaround has a right-of-way diameter of 102 feet which should be adequate to accommodate the required pavement. The proposed right-of-way width of 85th Circle is 58 feet. The applicant proposed an 8-foot wide median to be landscaped. This will also provide some screening between the single-family dwellings and the Senior Housing Community. The City does not want to maintain the median so a Home Owners Association will need to be created to provide for long term funding for maintenance.

SIDEWALKS

A sidewalk will be required on the south side of 85th Circle as well as along Mission Road. The applicant will construct the sidewalk adjacent to Lot 10 as approved on the Site Plan and will construct a sidewalk adjacent to Lot 1 on Mission Road.

When the previous application was submitted for the Senior Housing Community it included the entire site and pedestrian access was provided to Somerset Drive. The proposed Preliminary Plat eliminates that connection. Consideration should be given to providing a 10-foot wide pedestrian easement along the west side of Lot 9 to provide pedestrian access.

UTILITIES

Since the site was developed as a middle school, utilities are available at the site. The applicant has worked with the various utilities and adequate capacity is available to serve the development. The applicant will need to work with the Fire Department to ensure that fire hydrants are properly located.

STORM DRAINAGE

The applicant has prepared a preliminary Stormwater Management Plan which has been reviewed by the City's Consultant and Public Works and is consistent with the requirements of the City's Stormwater Management code. The original Stormwater Management Plan was prepared based on the previous plan and used 8.6 acres of impervious area. The impervious area on the proposed plan is 6.35 acres not including the single-family lots. The applicant will need to work with Public Works in the final design of the system.

BUILDING SETBACK LINES

Building setback lines for the Senior Housing Community buildings on Lot 10 shall be as approved on the Site Plan. Front building setback lines for Lots 1 – 9 are 30 feet and shall be shown on the plat. The side yard setback for Lot 1 adjacent to Mission Road is 15 feet and shall be shown on the plat.

TREES

Preserving existing trees and vegetation is important, particularly along the south and southwest property lines, which includes Lots 1 – 9. Landscaping on Lot 10 is addressed as part of the Site Plan.

Street trees will also be required along Mission Road, 85th Circle, and the medians. The variety, size and spacing will be subject to the approval of the Tree Board.

EXISTING IMPROVEMENTS

There are a number of existing items such as fencing, bleachers, etc. located in the single-family and 85th Circle area. All these items will need to be removed prior to recording of the Final Plat.

The applicant held a neighborhood meeting for the revised plan on October 22, 2013 and approximately 60 people were in attendance. The concerns expressed were the height of the buildings, the size, traffic, parking, flooding, green space, compatibility with the neighborhood, density, public safety, and construction disruption. A summary provided by the applicant is attached.

The Planning Commission shall give due consideration to the following factors and conditions in reviewing a subdivision plat for approval:

1. The size of the lots which currently abut the proposed subdivision:

There are four single-family residential lots abutting the south property line and the average size of the four lots is 31,479 sq. ft. There are also four single-family residential lots abutting the southwest property line and the average size of those four lots is 44,512 sq. ft. which is a little larger than an acre. The average size of the combined eight single-family residential lots is 37,995 sq. ft. There are three multiple-family lots adjacent to the northwest which are 0.55 acres, 1.3 acres and 1.7 acres in area. There is one multiple-family lot of 3.3 acres adjacent to the north.

2. The average size of lots which are within 300 feet of the proposed subdivision:

For the purpose of this factor, only single-family lots are reported. The lots in Town and Country Estates to the southwest average 41,800 sq. ft. and the lots to the south average 37,703 sq. ft. The lots on the east side of Mission Road in Leawood Lanes average 30,100 sq. ft. The lots on the east side of Mission Road in Corinth Meadows average 13,445 sq. ft. The lots on the west side of Somerset Drive in Somerset Place average 10,321 sq. ft. The lots that back up to those on Delmar Lane average 37,348 sq. ft.

All the single-family lots within 300 feet in Prairie Village are zoned R-1A which requires a minimum lot area of 10,000 sq. ft. The lots in Leawood are zoned R-1 Single-Family and the minimum lot area is 15,000 sq. ft. There are a variety of lot sizes in the immediate neighborhood ranging from 10,000 sq. ft. to over an acre and the quality of development has been very high regardless of the lot size.

3. The fact that the width of the lot is more perceptible and impacts privacy more than the depth or the area of the lot:

The R-1A Single-Family District requires a minimum lot width of 80 feet and a minimum lot depth of 125 feet. All the lots are a minimum of 125 feet in width which is well above the minimum requirement. The applicant has proposed nine single-family lots that back up to eight lots on the south and southwest property line.

4. The likelihood that the style and cost of homes to be built today may be quite different from those which prevailed when nearby development took place:

The trend in Prairie Village, as well as the metro area, is to build larger homes on infill lots. It therefore can be assumed that the new homes will be larger and higher priced than other existing homes in the area on similar sized lots. Many of the homes in this area were built in the 50s and 60s so the design and amenities will be significantly different. Also people are wanting larger homes and less yard maintenance.

5. The general character of the neighborhood relative to house sizes, aging condition of structures, street and traffic conditions, terrain, and quality of necessary utilities:

The neighborhood is quite diverse in the size of its housing. The residences to the south and southwest were for the most part built in the late 50s and early 60s, and have the larger homes. The area on the west side of Somerset Drive was built in the mid-70s and the homes are smaller. The area east of Mission Road in Leawood was built in the late 50s and early 60s. The area to the north on the east side of Mission Road was built in the mid to late 50s. Most of the dwellings in the area are over fifty years in age. The size of the dwellings varies considerably from 1,500 sq. ft. to 6,000 sq. ft. The residences have been well maintained and many have undergone renovation to update them.

The street and traffic conditions are good. The terrain is relatively flat in this area. Utility services are readily available.

6. The zoning and uses of nearby property:

North: R-3 Garden Apartment District - Apartments
West: R-3 Garden Apartment District – Apartments
South: R-1A Single-Family Residential District – Single Family Dwellings and vacant
East: R-1A Single-Family Residential District – Single Family Dwellings
(Leawood) R-1 Single-Family Residential – Single Family Dwellings

7. The extent to which the proposed subdivision will, when fully developed, adversely or favorably affect nearby property:

The nine single-family lots adjacent to the south and southwest property lines will provide a transition from the existing single-family development to the Senior Housing Community. This should have a favorable impact on the existing adjacent residents.

8. The relative gain to the public health, safety, and general welfare if the subdivision is denied as compared to the hardship imposed on the applicant:

The approval of this Preliminary Plat is predicated on the approval of the Special Use Permit for the Senior Housing Community. The Special Use Permit was approved by the Governing Body for Lots and this is a logical and reasonable plat for both the neighbors and the applicant.

9. Recommendations of the City's professional staff:

After performing a detailed review of the proposed plat, it is the opinion of Staff that this is a good proposed use of this land and that the subdivision fits well and will be compatible with the existing neighborhood. It is the opinion of Staff that it should be approved subject to a number of conditions.

10. The conformance of the proposed subdivision to the policies and other findings and recommendation of the City's Comprehensive Plan:

It was not anticipated when Village Vision was proposed in 2006 that Mission Valley Middle School would be closed. As a result an amendment was prepared in 2012 to specifically address this site. The property owner, the neighbors and the community at large provided input in the development of

the amendment to Village Vision. The Planning Commission held a public meeting on May 1, 2012 and recommended adoption to the Governing Body who adopted the amendment on May 21, 2012.

The recommendations of the Plan Amendment included two sections as follows:

1. Encourage developers to obtain community input.

The proposed developer held a number of meetings with area neighbors on the original application as well as meetings open to all residents of Prairie Village. The neighbors and the applicant have not reached consensus on many issues. The neighbors countered that it is not compatible with the existing development in that it is too large and too tall and will create traffic and flooding problems. The applicant has submitted a Stormwater Management Plan and a Traffic Impact Study and has resolved these issues from a technical perspective. Both studies have been reviewed by the City's Traffic and Stormwater Management Consultants and are acceptable. The applicant has obtained input, made plan revisions; reducing the number of units, reducing the height of the buildings, and moving the buildings further north on the site, but still has not received endorsement from the neighbors. The use proposed is a senior housing development which is one of the uses identified in the plan.

2. Limit the uses to those allowed in the R-1A Single-Family District.

The plan restricted the uses to those listed in the R-1A district plus those included as Conditional Use Permits and Special Use Permits. The proposal is for a senior living development which is allowed if approved as a Special Use Permit.

One of the issues the Plan listed was density. The proposed project has 310 units on 12.8 acres of land for a density of 24.2 units per acre which is about the same as the apartments and condominiums on the northwest, but much greater than the single-family dwellings to the east, south and southwest. The applicant has proposed a public street and a row of single-family lots along the south to provide a distance buffer for the adjacent single-family residences.

The proposed developer has met with the surrounding neighbors and has discussed density, access, traffic, and stormwater runoff. Although agreement has not been reached by both parties, it appears that the applicant has addressed the issues and proposed a use that is in conformance with the Comprehensive Plan Amendment, Chapter 8 Potential Redevelopment D. Mission Valley Middle School.

Village Vision also has pointed out in several areas of the plan that more housing choices should be available to the residents, particularly in the area of senior living.

In accordance with Section 18.04.090.B., prior to approval of the Preliminary Plat, the Planning Commission shall determine that the following minimum standards shall be met if the plat is approved:

1. No single-family lot shall have less width, depth, or area than is set out in appropriate lot size regulations for District R-1A:

The proposed subdivision complies with these requirements. The minimum lot width in R-1A is 80'; lot depth is 125'; and the minimum lot area is 10,000 sq. ft. compared to the minimum lot width of 125'; lot depth of 127'; and the minimum lot area of 17,483 sq. ft. in Mission Chateau Subdivision. The proposed subdivision meets these minimum requirements.

2. Lot width and area shall generally be equal to or greater than the average of the width or area of the existing lots within 300' of the proposed subdivision provided lots or tracts of greater than 25,000 sq. ft. may, if deemed reasonable by the Planning Commission, be excluded from such average:

The average lot width is 125 feet and the average area is 20,292 sq. ft. for the nine single-family lots proposed for Mission Chateau. The average lot width is 160 feet and the average lot area is

40,153 sq. ft. for Town and Country Estates which is located adjacent to the south and southwest property lines. The average lot width is 150 feet and the average lot area is 30,100 sq. ft. for Leawood Lanes which is located on the east side of Mission Road. The average lot width is approximately 100 feet and the average lot area is 13,945 sq. ft. for Corinth Meadows which is also located on the east side of Mission Road. The average lot width is about 80 feet and the average lot area is 10,321 sq. ft. for Somerset Place which is located on the west side of Somerset Drive.

The proposed lots in Mission Chateau are larger than Somerset Place and Corinth Meadows but smaller than Town and Country Estates and Leawood Lanes. The last single-family subdivision that was platted in Prairie Village was Pine Creek at 83rd and Juniper. The average lot size for Pine Creek was 17,390 sq. ft. which is similar to Mission Chateau. These lots are more than ample to accommodate a new dwelling that meets today's market demands. It is the recommendation of Staff that the lots in excess of 25,000 sq. ft. be excluded from the average and the proposed lots be approved as submitted.

3. **The Planning Commission may require the submittal and subsequent recording of covenants to run with the land, such covenants to include such protective restrictions as minimum house floor area, general style and height of house, maintenance of any private streets, screening, preservation of existing vegetation, time allowed for completing construction or other reasonable requirements that will tend to blend the new construction into the existing neighborhood in the shortest possible time:**

The applicant will need to prepare covenants to guarantee the maintenance of the medians on 85th Circle.

RECOMMENDATION:

The Planning Commission may deny the Preliminary Plat as submitted, approve the Preliminary Plat as submitted, or approve the Preliminary Plat as submitted subject to conditions. Approval of the Preliminary Plat, either as submitted or conditionally, merely authorizes the preparation of the Final Plat. The Final Plat would then be submitted to the Planning Commission and, upon its approval, it would be forwarded to the Governing Body for its acceptance of rights-of-way and easements.

It is the recommendation of Staff that the Preliminary Plat be approved subject to the following conditions:

1. That the applicant provide a sidewalk on the south side of 85th Circle and the west side of Mission Road.
 2. That two outbound lanes be provided for 85th Circle.
 3. That the final design of 85th Circle be subject to the approval of Public Works.
 4. That the applicant pay for the construction of 85th Circle and sidewalks.
 5. That the applicant work with Public Works on the final design of the storm drainage system.
 6. That 30-foot platted front setback lines be shown on the plat and a 15-foot sidewalk be shown on Lot 1 adjacent to Mission Road.
 7. That the applicant prepare covenants to guarantee the maintenance of the medians on 85th Circle.
 8. That the applicant dedicate a 10-ft. pedestrian easement on the west side of Lot 9 to provide access to Somerset Drive.
-

9. That the applicant protect and preserve as much existing vegetation as possible along the property lines.
 10. That all existing improvements be removed from the 85th Circle right-of-way and the nine single-family lots prior to recording the Final Plat.
 11. That access control be indicated on Mission Road on the plat.
 12. That the west driveway connection from the Senior Housing Community to 85th Circle be constructed at the same time as 85th Circle.
 13. That engineering plans and specifications be prepared for streets, sidewalks and storm drainage and be submitted with the Final Plat.
 14. That three copies of the revised Preliminary Plat, including all required changes, be submitted to the City as record copies.
-

PRELIMINARY PLAT
of
Mission Chateau

a Replat of Part of Block 1, Meadowbrook Junior High School, a subdivision in the Southeast Quarter of
Section 28, Township 12 South, Range 25 East, Prairie Village, Johnson County, Kansas

NW Cor. SE 1/4, Sec 28, Twp. 12S., Rng. 25E.
Found 1" Rebar in Monument Box at
Intersection of 83rd and Rose Avenue

S89°51'41"W 2660.21'

E. 1/4 Cor., Sec 28, Twp. 12S., Rng. 25E.
Found 1" Rebar in Monument Box at
Intersection of 83rd and Mission Road

Title and Easement Information Furnished by:
First American Title Insurance Company
National Commercial Services
911 Main Street, Suite 2500
Kansas City, Missouri 64105
Tel: 816-410-7911
Commitment No: NCS-492912-KCTY
Effective Date: June 23, 2011 @ 8:00 AM
First Amendment

Description as Furnished:

All of Block 1, except the East 12 feet, thereof, Meadowbrook Junior High School, a subdivision in the City of Prairie Village, Johnson County, Kansas and all of vacated original Somerset Drive adjacent thereto, except any part used or dedicated for streets, roads or public rights of way and except the following described tracts of land being more particularly described as follows:

A part of the SE 1/4 of Section 28, Township 12, Range 25, Johnson County, Kansas, more particularly described as follows: Beginning at a point on the North line and 1150 feet West of the Northeast corner of the SE 1/4 of said section 28; thence S017°50' E, along a line parallel to and 180 feet, East of the West line of the SE 1/4 of said section 28, said line also being the centerline of Somerset Drive, as now located; a distance of 996.83 feet, to a point of curvature; thence Southwesterly, along a curve to the right having a radius of 500 feet, a distance of 18.52 feet; thence S89°10'51"E, along a radial line, to the last described curve, a distance of 40 feet, to a point on the East line of said Somerset Drive, said point being the point of beginning of the tract of land to be described herein; thence N 89° 42' 10" E, a distance of 181.43 feet, to a point on the East line of the vacated right-of-way for Somerset Drive; thence Southwesterly, along the Easterly right-of-way of said vacated Somerset Drive, said line being on a curve to the right having a radius of 5770 feet and whose initial tangent bearing is S40°28'19"W, a distance of 310.29 feet, to a point on the Southwesterly property line of the Meadowbrook Junior High School property, as now located; said line also being the Northeastly line of lot 98, Town and Country Estates, a subdivision of land now in the City of Prairie Village, Johnson County, Kansas; thence N46°25'57"W, along said property lines, a distance of 31.31 feet, to a point on the Easterly right-of-way line of Somerset Drive as now located; thence Northeastly, along the Easterly right-of-way line of said Somerset Drive, said right-of-way line being on a curve to the left having a radius of 540 feet and whose initial tangent bearing is N24°38'48"E, a distance of 215.09 feet, to the Point of Beginning.

and except
All that part of the East 1/2 of the East 1/2 of Section 28, Township 12, Range 25, in Johnson County, Kansas, more particularly described as follows: beginning at a point on a line radial to the curve of Somerset Drive as now established, said radial line passing thru a point on the centerline of said Somerset Drive, said point being 39.39 feet Northeastly of the West line of the East 1/2 of the East 1/2 of said section 28, measured along said centerline of Somerset Drive; thence Southwesterly along said radial line, a distance of 40 feet; thence Northeastly along a curve to the left, tangent to said curve being at right angles to said radial line, and having a radius of 540 feet, a distance of 192 feet, more or less, to a point on the Southwesterly line of the plat of Meadowbrook Junior High School, a subdivision of land in said county as now established; and the point of beginning of the tract to be herein described; thence continuing Northeastly along the last described curve a distance of 22 feet, more or less, to a point on the Northwesterly line of said plat; thence Southwesterly along said Northwesterly line a distance of 21 feet, more or less, to the most Westerly corner of said plat; thence Southwesterly along the Southwesterly line of said plat a distance of 9 feet, more or less, to the Point of Beginning.

and also except:
All that part of the Southeast 1/4 of Section 28, Township 12, Range 25, now in the City of Prairie Village, Johnson County, Kansas, more particularly described as follows: commencing at a point in the East-West centerline of said Section 28, which point is 1150.00 feet East of the East 1/4 corner of said Section 28, said point being the intersection of the centerlines of 83rd Street and Somerset Drive as now established; thence South along a line which is 180.00 feet East of and parallel to the West line of the Northeast 1/4 of said Southeast 1/4 section (said line being the centerline of said Somerset Drive), a distance of 996.83 feet; thence East at right angles to the last described course, a distance of 40.00 feet to a point in the Easterly line of said Somerset Drive; thence Southwesterly along a curve to the right, tangent to said curve being at right angles to the last described course, having a radius of 540.00 feet, a distance of 20.00 feet; thence Easterly along a line which deflects to the left S2°07'19" from the tangent to the last described curve, a distance of 128.47 feet to the point of beginning of the tract of land to be described herein; thence continuing Easterly along the last described course a distance of 52.96 feet; thence Northeastly along a curve to the left, tangent to said curve deflecting to the left 49°13'50" from the last described course, a distance of 376.72 feet; thence Northwesterly along a line at right angles to the tangent to the last described curve, a distance of 40.00 feet to a point on the centerline of vacated Somerset Drive; thence Southwesterly along a curve to the right, tangent to said curve being at right angles to the last described course, having a radius of 5730.00 feet, a distance of 408.69 feet to the Point of Beginning.

Schedule B Exceptions:

- 8. Easements, restrictions and setback lines as per plat, recorded in Plat Book 19, Page 28.
- 13. A right-of-way to Dykes Branch Joint Sewer District "A" in the document recorded in Book 137 Misc., Page 334 of Official Records.
- 16. An easement to Kansas City Power & Light Company in the document recorded in Book 4762, Page 730 and refilled in Book 4812, Page 252 of Official Records.
- 17. Easements as set out in Volume 1054, Page 377.

Surveyors Notes:

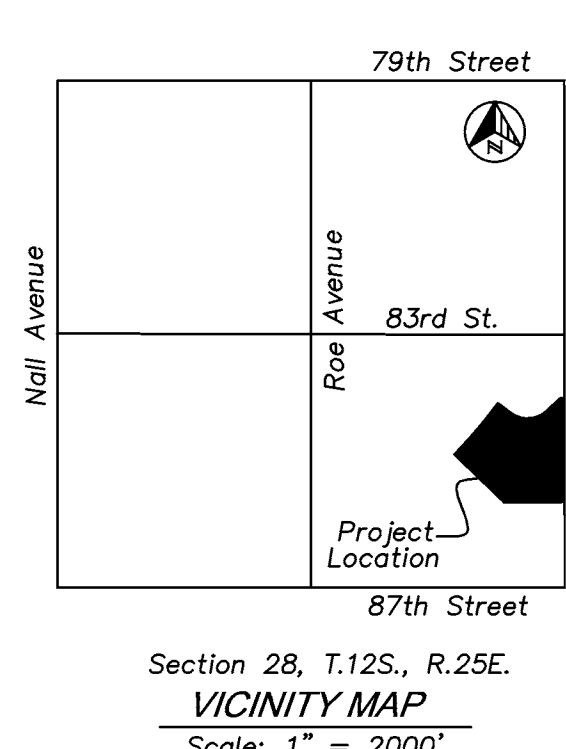
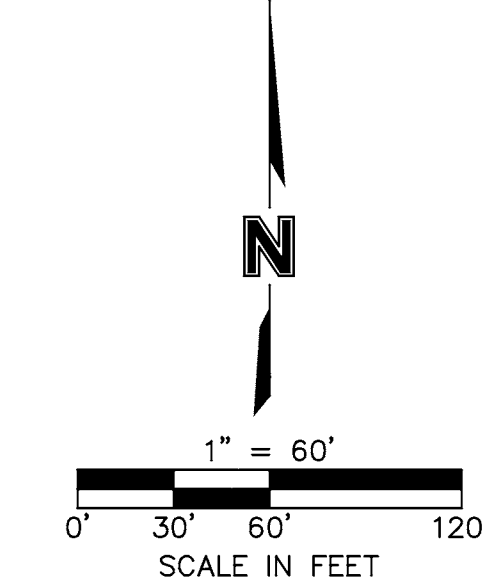
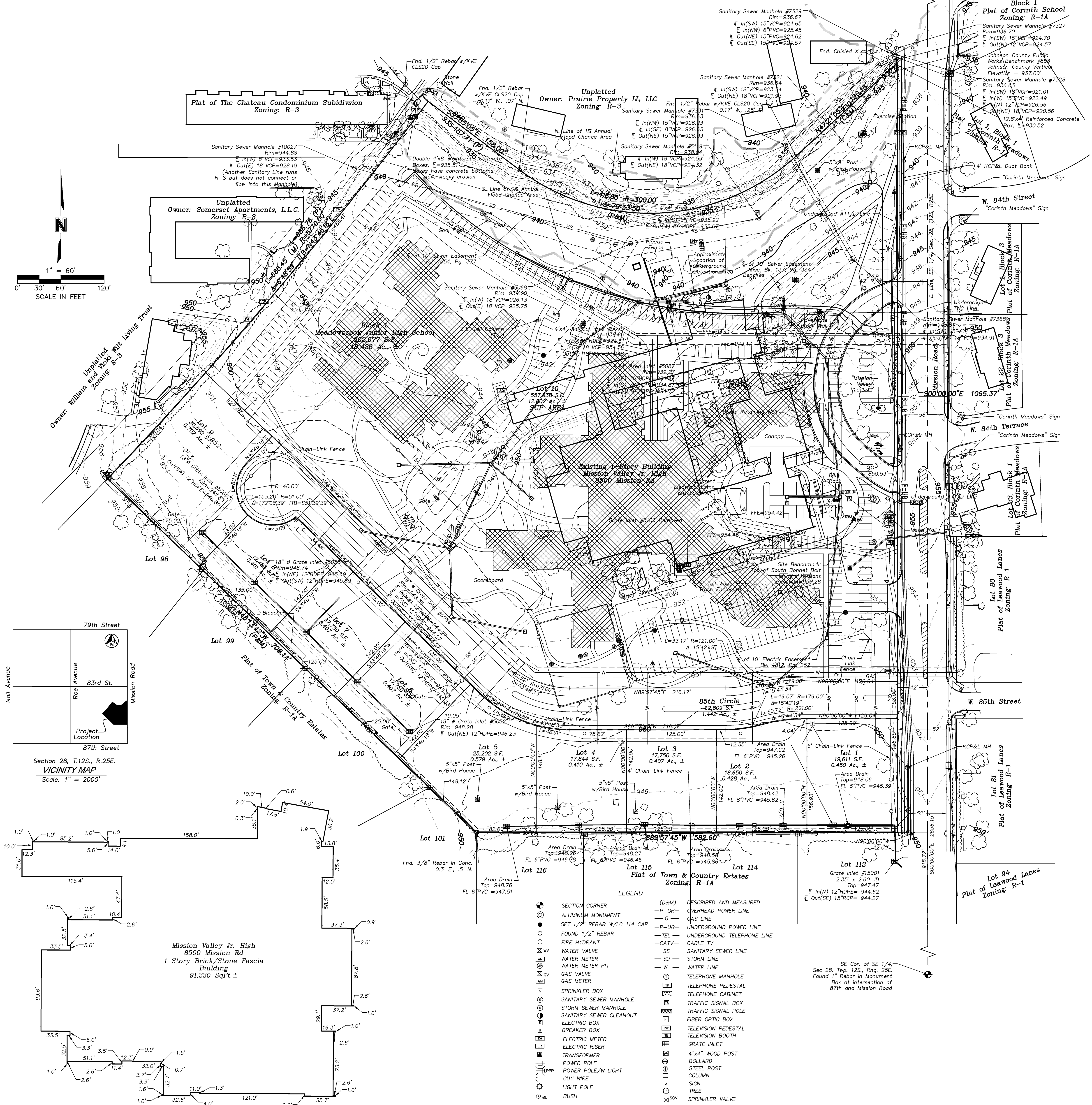
- 1. Basis of Bearings—Held East Line of SE 1/4 of Section 28, Township 12 South, Range 25 East as S00°00'00"E. (Matches plat of Meadowbrook Junior High School)
- 2. Square Footage— 803,077 square feet, or 18,436 acres, more or less.
- 3. This property lies partially within "Zone X-Shaded" Areas determined to lie within the 1% annual chance flood based on future conditions hydrology, no base flood elevation determined and Zone "X" Areas determined to lie outside the 0.2% Annual Chance Floodplain according to the FIRM Flood Insurance Rate Map, Map Number 2009IC00396, Effective Date August 3, 2009.
- 4. Property is currently Zoned R-1A, Single Family Residential District.
Bulk Restrictions:
A. Height Regulations—Maximum height shall not exceed 35 feet.
B. Front Yard Setback—30 feet.
C. Side Yard—A side yard on interior lots shall not be less than 5 feet and there shall not be less than 14 feet between a dwelling on said lot and the dwelling located on adjacent property. Side yards on the street side of corner lots shall be not less than 15 feet or not less than one half of the depth of the front yard on any adjacent lot which faces on the same street, whichever provides the greater setback.
D. Minimum Rear Yard Setback—25 feet.

This is to certify that this plat represents a survey completed on February 11, 2013 by me or under my direct supervision and furthermore meets or exceeds the minimum standards for Boundary Surveys Standard of Practice No. 1 to the best of my professional knowledge and belief.

Michael E. Bogina LS-824
Olsson Associates LC-114

Owner/Subdivider:
MVS, LLC
Attn: Joe Tutera
7611 State Line Road, Suite 301
Kansas City, MO 64114

Prepared By:
Olsson Associates
7301 West 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170



LEGEND

(Symbol)	SECTION CORNER	(Symbol)	DESCRIBED AND MEASURED
(Symbol)	ALUMINUM MONUMENT	(Symbol)	OVERHEAD POWER LINE
(Symbol)	SET 1/2" REBAR W/LC 114 CAP	(Symbol)	GAS LINE
(Symbol)	FOUND 1/2" REBAR	(Symbol)	UNDERGROUND POWER LINE
(Symbol)	FIRE HYDRANT	(Symbol)	UNDERGROUND TELEPHONE LINE
(Symbol)	WATER VALVE	(Symbol)	CABLE TV
(Symbol)	WATER METER PIT	(Symbol)	SANITARY SEWER LINE
(Symbol)	GAS VALVE	(Symbol)	STORM LINE
(Symbol)	POWER POLE/W LIGHT	(Symbol)	WATER LINE
(Symbol)	GUY WIRE	(Symbol)	TELEPHONE MANHOLE
(Symbol)	LIGHT POLE	(Symbol)	TELEPHONE PEDESTAL
(Symbol)	BUSH	(Symbol)	TELEPHONE CABINET
(Symbol)		(Symbol)	TRAFFIC SIGNAL BOX
(Symbol)		(Symbol)	TRAFFIC SIGNAL POLE
(Symbol)		(Symbol)	FIBER OPTIC BOX
(Symbol)		(Symbol)	TELEVISION PEDESTAL
(Symbol)		(Symbol)	TELEVISION BOOTH
(Symbol)		(Symbol)	GRATE INLET
(Symbol)		(Symbol)	4"x4" WOOD POST
(Symbol)		(Symbol)	ROLLARD
(Symbol)		(Symbol)	STEEL POST
(Symbol)		(Symbol)	COLUMN
(Symbol)		(Symbol)	SIGN
(Symbol)		(Symbol)	TREE
(Symbol)		(Symbol)	SPRINKLER VALVE

OLSSON ASSOCIATES
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL: 913.381.1170
FAX: 913.381.1174
www.olssonassociates.com

BY: _____
REVISIONS DESCRIPTION: _____
DATE: _____
REV. NO.: _____

2013

Preliminary Plat of
Mission Chateau

Prairie Village, Kansas

drawn by: MVB
checked by: MEB
approved by: MEB
checked by: MEB
project no.: 012-288
drawing no.: 122388_PP.dwg
date: 10/04/13

SHEET
1 of 1

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: February 4, 2014, Planning Commission Meeting

Project # 000009686

Application: PC 2014-103

Request: Site Plan Approval for Village Presbyterian Church

Property Address: 6641 Mission Road

Applicant: Village Presbyterian Church

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

Surrounding Zoning and Land Use: **North:** Single-Family - Mission Hills
East: Single-Family - Mission Hills
South: R-1A Single-Family – Church Parking Lot
West: R-1A Single-Family District – Elementary School & Single-Family Dwellings

Legal Description: Lots 6 and 7 BLK 7 Indian Hills Subdivision

Property Area: 6.59 Acres

Related Case Files: BZA 2014-01 Variance Request to Increase Height of Steeple
PC 2014-104 Request for Building Line Modification
PC 2001-104 Planning Commission Approval for Banners
PC 2001-103 Site Plan Approval for Expansion
PC 2001-05 Special Use Permit for Columbarium
PC 97-100 Signage Approval
PC 96-08 Special Use Permit for a Daycare Center
PC 80-100 Site Plan Approval for Addition

Attachments: Application, Drawings, and Photos

STAFF COMMENTS:

At its meeting on January 7, 2014, the Planning Commission continued the Site Plan approval of Village Presbyterian Church to February 4th in order for the applicant and Staff to address the cooling tower noise issue. Staff met with representatives of the applicant on January 23rd to discuss the issue. The Church has retained an Acoustical Engineer to provide solutions for the noise problem which could range from providing sound attenuation to replacing the unit. Unfortunately, only the fans can be turned on at this time of year and an accurate sound reading could not be obtained because the cooling tower would not be operating under a load. The decibel reading would probably be low. In order to allow the applicant to proceed with the project and allow enough time to test the system during warm weather under load conditions, Staff is recommending that Condition #6 of the Staff recommendation be revised to state that the noise issue will be resolved prior to the time the new addition is occupied.

Condition #4 required that a lighting plan be submitted in accordance with the outdoor lighting ordinance. Neighbors mentioned that lighting on the east side of the building was a concern. In visiting the site it did not appear that lighting on the building was an issue, but a pole on the west side of the north parking lot has two flood lights which shine on adjacent property.

Staff recommends that the conditions for approval of the Site Plan be revised as follows:

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the proposed site plan for the addition to the Village Presbyterian Church subject to the following conditions:

1. That the applicant work with Public Works for approval of the storm water management plan.
 2. That the applicant will restrict access from Mission Road and the portico for Sunday Services.
 3. That the applicant use materials similar to those being used on the existing building and submit a material palette to Staff for approval.
 4. That an outdoor lighting plan be submitted in accordance with Section 19.34.050 Outdoor Lighting of the Zoning Ordinance and specifically address lighting on the east side of the building and the area light in the north parking lot that is adjacent to Mission Road and has two flood light fixtures. The outdoor lighting plan will need to be submitted to Staff for review and approval and any required improvements be completed prior to the occupancy of the proposed addition.
 5. That the landscape plan for the area adjacent to Mission Road be submitted to Staff and the Tree Board for review and approval prior to installation.
 6. That the applicant prepare a study of the cooling tower noise and propose solutions which may range from replacement of the cooling tower to sound attenuation. The noise level shall not exceed 65 decibels at the property line at all times of the day or the decibel level established by the City Council. The solution shall be submitted to Staff for review and approval and improvements shall be completed prior to occupancy of the proposed addition. All new mechanical units shall be screened from adjacent streets and adjacent properties.
 7. That the steeple height shall be a maximum of 99 feet as approved by the Board of Zoning Appeals.
-

NSPJ

NEARING STAATS PRELOGAR & JONES AIA CHARTERED
ARCHITECTS

January 10, 2014

Prairie Village Planning Commission
C/o Danielle Dulin, Assistant to the City Administrator
7700 Mission Road
Prairie Village, KS 66208

Dear Planning Commissioners:

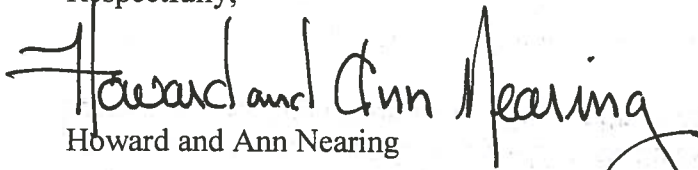
We greatly appreciate your recognition of the Village Presbyterian Church Cooling Tower nightmare, which we have struggled with over the past 12 years. The sound has presented miserable living conditions for us from March into November. The units come on at 6:00 am and go off at 10:00 pm, seven days a week. On Sundays they come on around 5:00 am. Our quality of life is negatively impacted 8 to 9 months out of every year. A recent comment from my wife was that she is dreading this coming spring because the cooling tower noise will be with us again. Not a pleasant life style.

Another issue that was promised but not resolved is the equipment screening. Small evergreens were finally planted and have now died, so the only screening has been nature's brush and seeding trees. However, the unsightliness is secondary.

We are planning to eventually put our house on the market and because of the noise factor and inappropriate screening, we expect our property value to be reduced by over \$300,000.00. Our home is sited on 1-1/4 acres in Mission Hills.

Thank you so much for the recognition of our problem and your concerns.

Respectfully,


Howard and Ann Nearing

C.c. James R. Hubbard – Hubbard, Ruzicka, Kramer & Kincaid

Joyce Hagen Mundy

From: Danielle Dulin
Sent: Friday, January 24, 2014 10:33 AM
To: Kate Gunja; Ron Williamson
Cc: Joyce Hagen Mundy
Subject: FW: Prairie Village Planning Commission

FYI.

Also, I talked to Quinn, and he thinks we would have support from Council.

From: Agnello, Joe [<mailto:JAgnello@lockton.com>]
Sent: Friday, January 24, 2014 10:31 AM
To: Danielle Dulin
Cc: Elizabeth Agnello
Subject: Prairie Village Planning Commission

Danielle,

My name is Joe Agnello. My wife and I are building a home at 6708 Cherokee Lane. Our house backs up to Presbyterian Church and I would like to voice my concern over the noise from the cooling tower. We noticed the noise when we purchased the house last year but were assured that it was being addressed. I understand that the church is considering an addition and I would like to know if at that time the cooling tower issue is being addressed.

I will try to attend the hearing on 2/4 but may have to be out of town. Please let me know if I can discuss the issue with someone.

Thanks,
Joe

Joseph M. Agnello
Executive Vice President
Lockton Companies
444 W. 47th Street, Suite 900
Kansas City, MO 64112
Tel: 816-960-9087
Cell: 913-219-3802
Fax: 816-783-9087
email: jagnello@lockton.com

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: January 7, 2014, Planning Commission Meeting Project # 000005977

Application: PC 2014-103

Request: Site Plan Approval for Village Presbyterian Church

Property Address: 6641 Mission Road

Applicant: Village Presbyterian Church

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

Surrounding Zoning and Land Use: **North:** Single-Family - Mission Hills
East: Single-Family - Mission Hills
South: R-1A Single-Family – Church Parking Lot
West: R-1A Single-Family District – Elementary School & Single-Family Dwellings

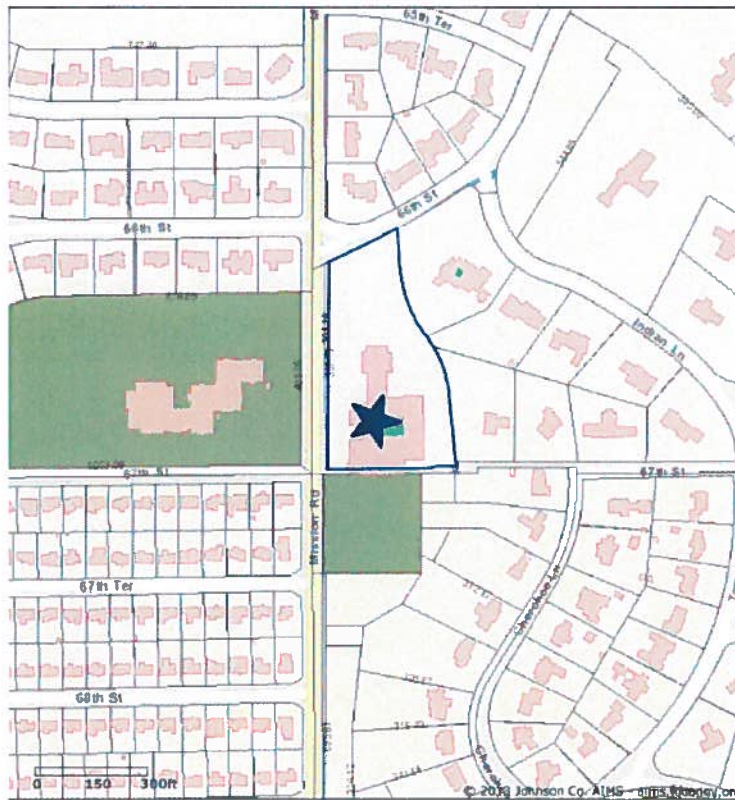
Legal Description: Lots 6 and 7 BLK 7 Indian Hills Subdivision

Property Area: 6.59 Acres

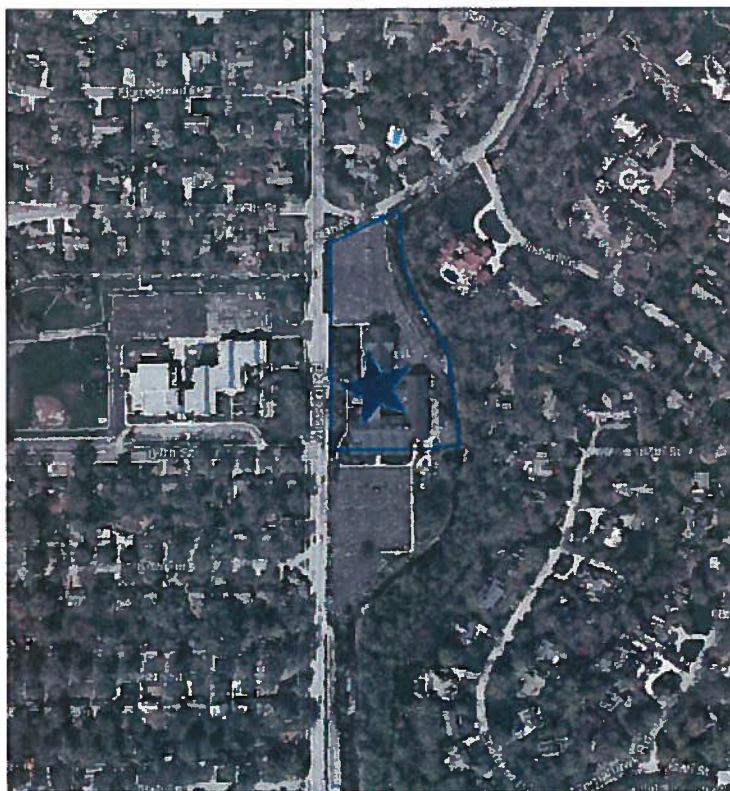
Related Case Files: BZA 2014-01 Variance Request to Increase Height of Steeple
PC 2014-104 Request for Building Line Modification
PC 2001-104 Planning Commission Approval for Banners
PC 2001-103 Site Plan Approval for Expansion
PC 2001-05 Special Use Permit for Columbarium
PC 97-100 Signage Approval
PC 96-08 Special Use Permit for a Daycare Center
PC 80-100 Site Plan Approval for Addition

Attachments: Application, Drawings, and Photos

General Location Map



Aerial Map



STAFF COMMENTS:

The Village Presbyterian Church is proposing a major expansion of the church and it will be located on the northwest corner of the existing building. The proposed addition will be two-story with 7,790 sq. ft. on the first floor and 6,700 sq. ft. on the second floor. The addition will include a two-story fellowship foyer, café, offices, chancel storage, elevators and restrooms. The existing steeple will be removed and replaced with a new steeple on the southwest corner of the addition. The proposed steeple is 100 ft. in height while the ordinance allows a maximum height of 75 ft. The applicant has requested a variance to allow the 99 ft. height. A new north entrance is also proposed with a portico for dropping off and picking up visitors. The north entrance will provide better access to the church from the north parking lot.

The applicant held a neighborhood meeting on November 25, 2013 in accordance with the Planning Commission Citizen Participation Policy. Four neighbors attended and the questions primarily dealt with the noise of the cooling tower, parking, storm drainage, and landscaping. A detailed summary of the meeting is set out in the attached meeting notes.

The Planning Commission shall give consideration to the following criteria in approving or disapproving a site plan:

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

The total site is approximately 6.59 acres and provides parking on the north and south ends of the church. The proposed addition is on the west side of the existing building, between Mission Road and the existing building; therefore, it will not impact any of the parking areas. There are 268 regular spaces and 19 accessible spaces for a total of 287 spaces. The proposed plan will have 239 regular spaces and 29 accessible spaces for a total of 268 spaces. Accessible spaces require more area than regular spaces and, therefore, account for the reduction in total parking spaces. The church has a seating capacity of 951 which requires 238 parking spaces and the church will exceed that number by 30 spaces after the proposed addition is built. The church also has an agreement to use parking at Prairie School for Sunday Services.

The area where the new addition is proposed is heavily landscaped with mature trees. Most of these will be lost due to the construction of the addition. The applicant will need to submit a new detailed landscape plan for the area along Mission Road.

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

The property is currently served with all utilities and the proposed improvements should not create the demand for additional utilities. No additional needs are contemplated for water and sewer services.

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

The applicant has proposed underground detention in the south part of the parking lot. The applicant has prepared a stormwater management plan for submittal to and approval by the Public Works Department, but it was received last week and has not been reviewed.

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

The ingress, egress and internal circulation will be essentially as it is now. The proposed portico is approximately 57 ft. from Mission Road, which means there is stacking for only three vehicles. This does not appear to be adequate. The applicant has agreed to restrict access from the Mission Road driveway and the portico for Sunday Services.

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

The location of the proposed addition works well with the existing development of the site. The overall plan appears to be adequate and is consistent with good planning and site engineering design principles. The details of the storm water management plan need to be worked out with Public Works. The plans have not addressed outdoor lighting, and if outdoor lighting will be added or changed, it will need to conform to the City's new outdoor lighting regulation.

A detailed landscape plan will need to be provided to address landscaping along Mission Road.

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

The plans indicate that the materials proposed for the addition will match the existing building. The design of the new addition is compatible with the design of the existing building.

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

One of the goals of the Village Vision is to support a high quality educational and cultural environment for the residents of Prairie Village which includes investment and upgrading of facilities. It is fortunate that the site is adequate to accommodate the proposed expansion. The proposed project is very consistent with the Comprehensive Plan.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the proposed site plan for the addition to the Village Presbyterian Church subject to the following conditions:

1. That the applicant work with Public Works for approval of the storm water management plan.
2. That the applicant will restrict access from Mission Road and the portico for Sunday Services.
3. That the applicant use materials similar to those being used on the existing building and submit a material palette to Staff for approval.
4. That an outdoor lighting plan be submitted in accordance with Section 19.34.050 Outdoor Lighting of the Zoning Ordinance if applicable.
5. That the landscape plan for the area adjacent to Mission Road be submitted to Staff and the Tree Board for review and approval prior to installation.
6. That all new mechanical units be screened from adjacent streets and adjacent properties.
7. That the steeple height be approved for a height determined by the Board of Zoning Appeals.



Meeting with Neighbors
November 25, 2013

Representing Village Church: Tom Are, Greg Maday, Bob Sperry

Neighbors in Attendance: Four (from Mission Hills)

Mr. and Mrs. Howard Nearing

Joe Agnello

Andy Weed (Mission Hills Planning Commission)

Comments/Questions from Neighbors:

- Will we lose trees with new construction
- What will the inside walls of Welcome Center look like (perhaps brick)
- Any additional parking requirements
- No parking will be lost or added
- When will construction begin
- Will there be increased light pollution at night
- Neighbor directly to our east "living in hell during the summer listening to our cooling tower"
- Will additional air conditioning systems be required with new addition
- Will cooling tower be replaced? When? Can it be variable speed instead of cycling off/on
- What about screening for cooling tower
- How will surface water run off effect Mission Hills
- When will the church be meeting with City of Prairie Village

PC2014-103

Site Plan Approval Village Presbyterian Church

PLANS INCLUDED WITH

BZA2014-01

MICRO STORM WATER DRAINAGE STUDY

Village Presbyterian Church
6641 Mission Road
Prairie Village, Johnson County, Kansas

PREPARED BY:



TABLE OF CONTENTS

- 1. Report Cover Sheet**
- 2. Table of Contents**
- 3. General Information**
- 4. Methodology**
- 5. Existing Condition Analysis**
- 6. Proposed Condition Analysis**
- 7. Conclusions & Recommendations**
- 8. Supporting Calculations**
- 9. Maps & Figures**

3. GENERAL INFORMATION

This study is to evaluate the proposed building addition located on at 6641 Mission Road. The study will evaluate the storm runoff generated by the new building addition, existing building roof area and the new courtyard area. All of these areas will be collected and conveyed by an enclosed pipe system into the proposed detention/infiltration system. The increase in storm water runoff is negligible however the detention system is being designed to control the runoff and provide a storage location for the storm water during heavier rain events. This system drains into the existing creek channel and during heavy rain events will not have the ability to release into the channel. The detention/infiltration system is designed to detain the 100 year event for 24 hours to allow for the existing creek channel to reduce the flows such that the site can drain. The infiltration system is 2 feet of clean rock placed below the detention cells to allow for a recharging of the existing ground water system

4. METHODOLOGY

Pre-Development Flow Rates

The existing evaluated site area has an overall impervious area of 32%, which is comprised of existing building, sidewalk and associated parking. Storm water runoff was evaluated utilizing the SCS method with a pre-development curve number of 88.

Post-Development Flow Rates

The proposed evaluated site area will increase the overall impervious area to 80%, which is comprised of an additional building, concrete sidewalk and parking area. The entire building drainage will be collected into an enclosed pipe system and routed to the detention facility. Storm water runoff was evaluated utilizing the SCS method with a post-development curve number of 94.

Detention Volume and Release Rates

The release rate of the detention facility was not a design criteria as the existing creek channel will not allow the site to drain until the creek channel has been reduced to low flow levels

5. Existing Condition Analysis

Pre Development Flows as Calculated by HydroFlow Hydrograph

Frequency	Site (c.f.s)
1	43.87
10	95.03
100	151.28

6. Proposed Condition Analysis

Post Development Flows as Calculated by HydroFlow Hydrograph

Frequency	Site (c.f.s.)
1	56.57
10	106.98
100	161.63

7. Conclusions & Recommendations

The detention/infiltration facility will serve the proposed building and a portion of the existing building . The infiltration basin will provide an adequate water quality system to handle the lower frequency storm events and provide a BMP element to the system

8. Supporting Calculations

Exhibits:

- **Hydroflow Hydrograph Calculations**
 - SCS Method Calculations
- **BMP Worksheets**

9. Maps & Figures

Figures:

- **Site Map**

HYDROFLOW HYDROGRAPHICAL CALCULATIONS

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Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10



Legend

Hyd. Origin	Description
1	SCS Runoff SITE RUNOFF
2	Reservoir UNDERGROUND STORAGE
3	SCS Runoff PRE-DEVELOPMENT

Hydrograph Return Period Recap

Hydroflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	---	0.984	1.205	---	1.128	1.858	2.162	2.465	2.805	SITE RUNOFF
2	Reservoir	1	0.980	1.200	---	1.123	1.803	2.063	2.346	2.670	UNDERGROUND STORAGE
3	SCS Runoff	---	0.831	1.054	---	0.976	1.721	2.032	2.342	2.690	PRE-DEVELOPMENT

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.984	1	717	2,136	---	---	---	SITE RUNOFF
2	Reservoir	0.980	1	718	2,136	1	891.83	48.5	UNDERGROUND STORAGE
3	SCS Runoff	0.831	1	717	1,719	---	---	---	PRE-DEVELOPMENT
STORM SYSTEM.gpw					Return Period: 1 Year			Friday, 12 / 27 / 2013	

Hydrograph Report

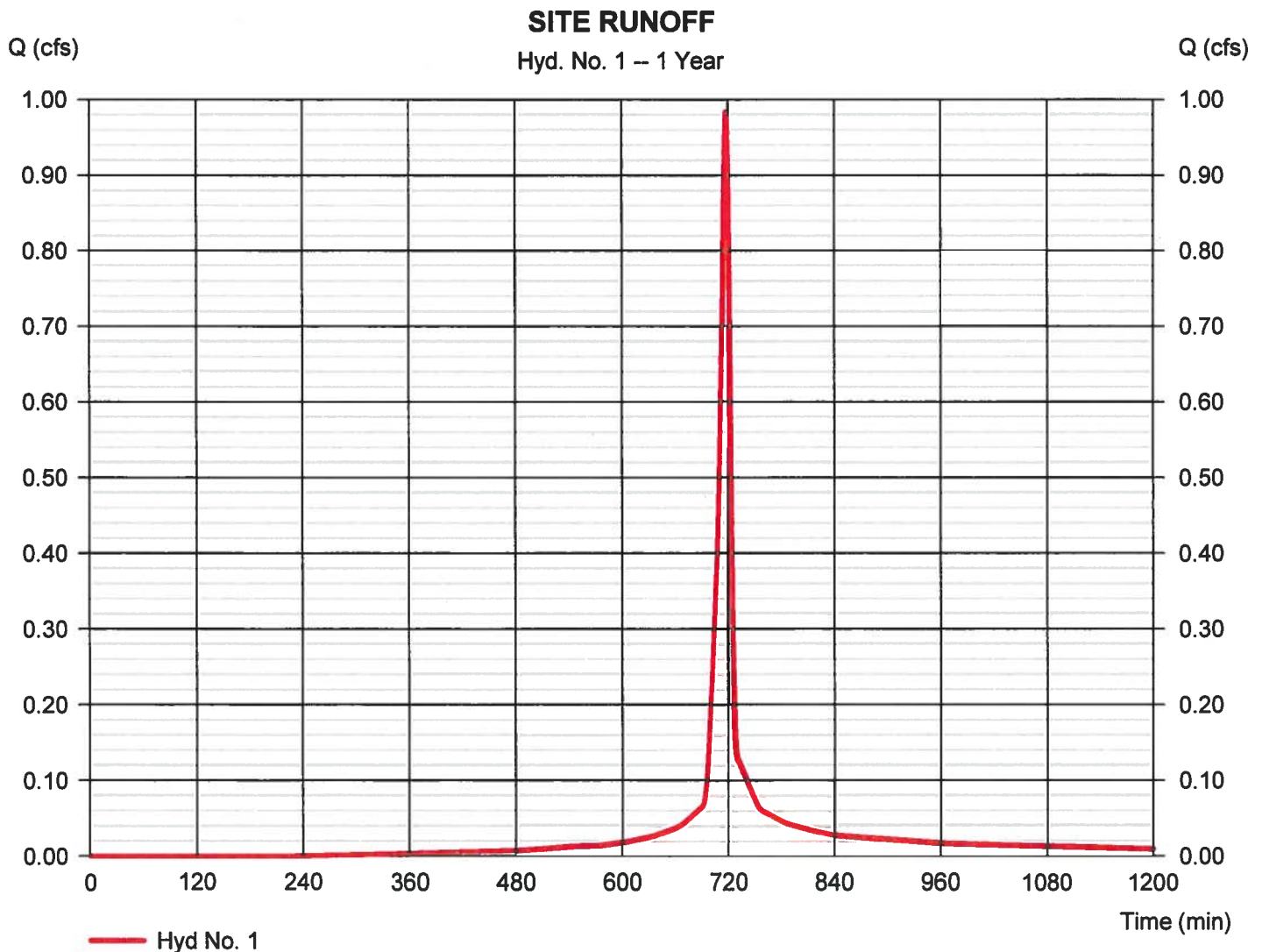
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Friday, 12 / 27 / 2013

Hyd. No. 1

SITE RUNOFF

Hydrograph type	= SCS Runoff	Peak discharge	= 0.984 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 2,136 cuft
Drainage area	= 0.250 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.93 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

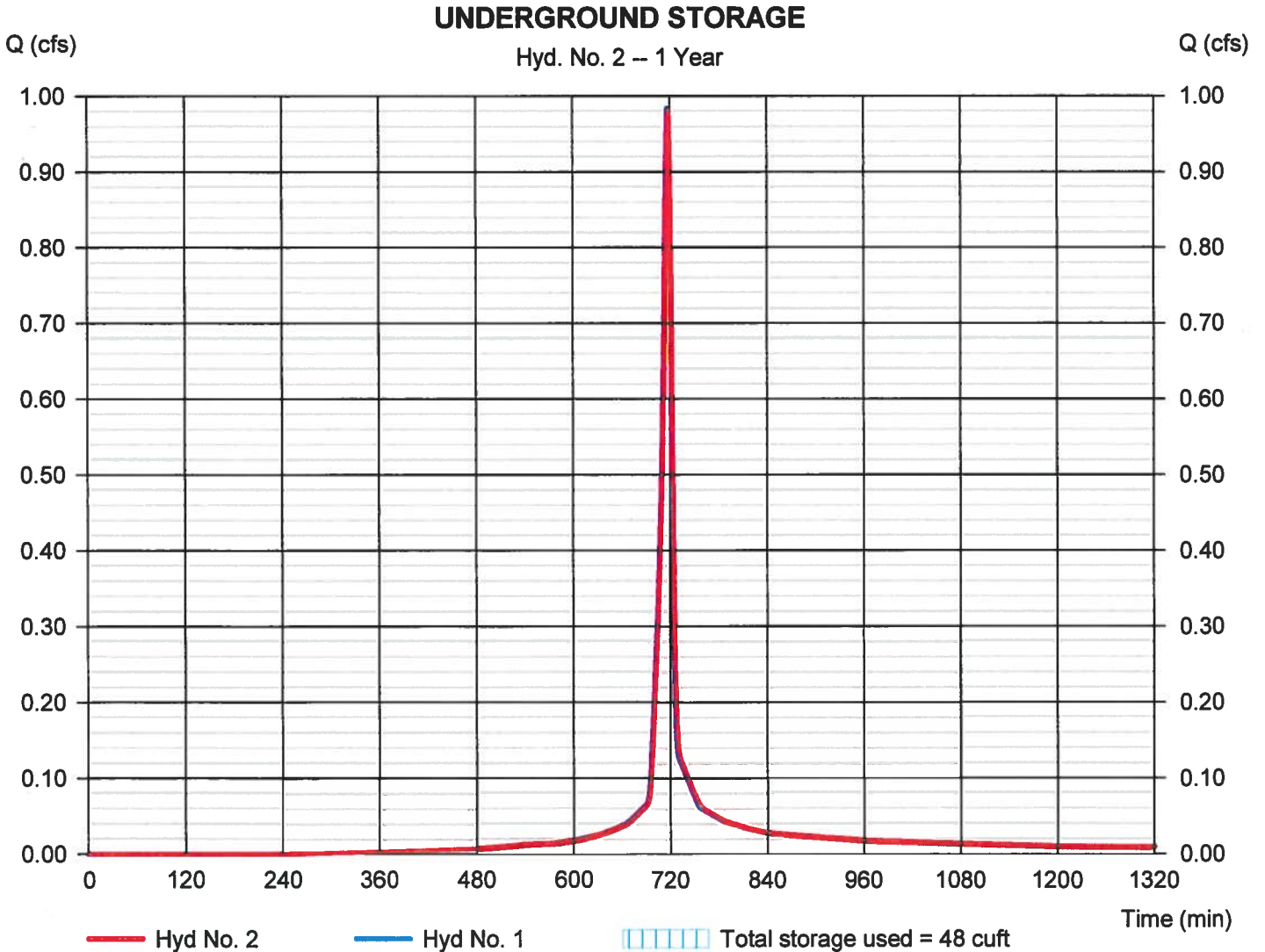
Friday, 12 / 27 / 2013

Hyd. No. 2

UNDERGROUND STORAGE

Hydrograph type	= Reservoir	Peak discharge	= 0.980 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 2,136 cuft
Inflow hyd. No.	= 1 - SITE RUNOFF	Max. Elevation	= 891.83 ft
Reservoir name	= INFILTRATION	Max. Storage	= 48 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - INFILTRATION

Pond Data

UG Chambers -Invert elev. = 891.36 ft, Rise x Span = 5.00 x 5.00 ft, Barrel Len = 136.00 ft, No. Barrels = 2, Slope = 1.00%, Headers = No

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	891.36	n/a	0	0
0.64	892.00	n/a	66	66
1.27	892.63	n/a	350	416
1.91	893.27	n/a	628	1,044
2.54	893.90	n/a	783	1,827
3.18	894.54	n/a	844	2,671
3.82	895.18	n/a	845	3,517
4.45	895.81	n/a	782	4,298
5.09	896.45	n/a	628	4,926
5.72	897.08	n/a	349	5,276
6.36	897.72	n/a	66	5,342

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 15.00	0.00	0.00	0.00
Span (in)	= 15.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 891.36	0.00	0.00	0.00
Length (ft)	= 36.40	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= --	--	--	--
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	891.36	0.00	--	--	--	--	--	--	--	--	--	0.000
0.06	7	891.42	0.02 ic	--	--	--	--	--	--	--	--	--	0.020
0.13	13	891.49	0.08 ic	--	--	--	--	--	--	--	--	--	0.080
0.19	20	891.55	0.18 ic	--	--	--	--	--	--	--	--	--	0.177
0.25	26	891.61	0.31 ic	--	--	--	--	--	--	--	--	--	0.308
0.32	33	891.68	0.47 ic	--	--	--	--	--	--	--	--	--	0.474
0.38	40	891.74	0.67 ic	--	--	--	--	--	--	--	--	--	0.669
0.45	46	891.81	0.89 ic	--	--	--	--	--	--	--	--	--	0.892
0.51	53	891.87	1.14 ic	--	--	--	--	--	--	--	--	--	1.140
0.57	59	891.93	1.41 ic	--	--	--	--	--	--	--	--	--	1.413
0.64	66	892.00	1.71 ic	--	--	--	--	--	--	--	--	--	1.706
0.70	101	892.06	2.02 ic	--	--	--	--	--	--	--	--	--	2.015
0.76	136	892.12	2.33 ic	--	--	--	--	--	--	--	--	--	2.335
0.83	171	892.19	2.67 ic	--	--	--	--	--	--	--	--	--	2.669
0.89	206	892.25	3.01 ic	--	--	--	--	--	--	--	--	--	3.007
0.95	241	892.31	3.32 oc	--	--	--	--	--	--	--	--	--	3.319
1.02	276	892.38	3.54 oc	--	--	--	--	--	--	--	--	--	3.538
1.08	311	892.44	3.72 oc	--	--	--	--	--	--	--	--	--	3.724
1.14	346	892.50	3.87 oc	--	--	--	--	--	--	--	--	--	3.870
1.21	381	892.57	3.95 oc	--	--	--	--	--	--	--	--	--	3.947
1.27	416	892.63	4.00 oc	--	--	--	--	--	--	--	--	--	4.001
1.34	479	892.70	4.32 oc	--	--	--	--	--	--	--	--	--	4.318
1.40	542	892.76	4.61 oc	--	--	--	--	--	--	--	--	--	4.613
1.46	605	892.82	4.89 oc	--	--	--	--	--	--	--	--	--	4.891
1.53	668	892.89	5.15 oc	--	--	--	--	--	--	--	--	--	5.153
1.59	730	892.95	5.40 oc	--	--	--	--	--	--	--	--	--	5.403
1.65	793	893.01	5.64 oc	--	--	--	--	--	--	--	--	--	5.642
1.72	856	893.08	5.87 oc	--	--	--	--	--	--	--	--	--	5.871
1.78	919	893.14	6.09 oc	--	--	--	--	--	--	--	--	--	6.091
1.84	982	893.20	6.30 oc	--	--	--	--	--	--	--	--	--	6.304

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INFILTRATION

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
1.91	1,044	893.27	6.51 oc	--	--	--	--	--	--	--	--	--	6.510
1.97	1,123	893.33	6.71 oc	--	--	--	--	--	--	--	--	--	6.710
2.04	1,201	893.40	6.90 oc	--	--	--	--	--	--	--	--	--	6.903
2.10	1,279	893.46	7.09 oc	--	--	--	--	--	--	--	--	--	7.092
2.16	1,358	893.52	7.28 oc	--	--	--	--	--	--	--	--	--	7.276
2.23	1,436	893.59	7.45 oc	--	--	--	--	--	--	--	--	--	7.455
2.29	1,514	893.65	7.62 ic	--	--	--	--	--	--	--	--	--	7.623
2.35	1,593	893.71	7.77 ic	--	--	--	--	--	--	--	--	--	7.767
2.42	1,671	893.78	7.91 ic	--	--	--	--	--	--	--	--	--	7.909
2.48	1,749	893.84	8.05 ic	--	--	--	--	--	--	--	--	--	8.048
2.54	1,827	893.90	8.18 ic	--	--	--	--	--	--	--	--	--	8.184
2.61	1,912	893.97	8.32 ic	--	--	--	--	--	--	--	--	--	8.319
2.67	1,996	894.03	8.45 ic	--	--	--	--	--	--	--	--	--	8.451
2.73	2,081	894.09	8.58 ic	--	--	--	--	--	--	--	--	--	8.582
2.80	2,165	894.16	8.71 ic	--	--	--	--	--	--	--	--	--	8.710
2.86	2,249	894.22	8.84 ic	--	--	--	--	--	--	--	--	--	8.837
2.93	2,334	894.29	8.96 ic	--	--	--	--	--	--	--	--	--	8.961
2.99	2,418	894.35	9.08 ic	--	--	--	--	--	--	--	--	--	9.084
3.05	2,503	894.41	9.21 ic	--	--	--	--	--	--	--	--	--	9.206
3.12	2,587	894.48	9.33 ic	--	--	--	--	--	--	--	--	--	9.325
3.18	2,671	894.54	9.44 ic	--	--	--	--	--	--	--	--	--	9.444
3.24	2,756	894.60	9.56 ic	--	--	--	--	--	--	--	--	--	9.561
3.31	2,840	894.67	9.68 ic	--	--	--	--	--	--	--	--	--	9.676
3.37	2,925	894.73	9.79 ic	--	--	--	--	--	--	--	--	--	9.790
3.43	3,010	894.79	9.90 ic	--	--	--	--	--	--	--	--	--	9.903
3.50	3,094	894.86	10.01 ic	--	--	--	--	--	--	--	--	--	10.01
3.56	3,179	894.92	10.12 ic	--	--	--	--	--	--	--	--	--	10.12
3.63	3,263	894.99	10.23 ic	--	--	--	--	--	--	--	--	--	10.23
3.69	3,348	895.05	10.34 ic	--	--	--	--	--	--	--	--	--	10.34
3.75	3,432	895.11	10.45 ic	--	--	--	--	--	--	--	--	--	10.45
3.82	3,517	895.18	10.55 ic	--	--	--	--	--	--	--	--	--	10.55
3.88	3,595	895.24	10.66 ic	--	--	--	--	--	--	--	--	--	10.66
3.94	3,673	895.30	10.76 ic	--	--	--	--	--	--	--	--	--	10.76
4.01	3,751	895.37	10.86 ic	--	--	--	--	--	--	--	--	--	10.86
4.07	3,829	895.43	10.97 ic	--	--	--	--	--	--	--	--	--	10.97
4.13	3,907	895.49	11.07 ic	--	--	--	--	--	--	--	--	--	11.07
4.20	3,986	895.56	11.17 ic	--	--	--	--	--	--	--	--	--	11.17
4.26	4,064	895.62	11.27 ic	--	--	--	--	--	--	--	--	--	11.27
4.32	4,142	895.68	11.36 ic	--	--	--	--	--	--	--	--	--	11.36
4.39	4,220	895.75	11.46 ic	--	--	--	--	--	--	--	--	--	11.46
4.45	4,298	895.81	11.56 ic	--	--	--	--	--	--	--	--	--	11.56
4.52	4,361	895.88	11.65 ic	--	--	--	--	--	--	--	--	--	11.65
4.58	4,424	895.94	11.75 ic	--	--	--	--	--	--	--	--	--	11.75
4.64	4,487	896.00	11.84 ic	--	--	--	--	--	--	--	--	--	11.84
4.71	4,550	896.07	11.94 ic	--	--	--	--	--	--	--	--	--	11.94
4.77	4,612	896.13	12.03 ic	--	--	--	--	--	--	--	--	--	12.03
4.83	4,675	896.19	12.12 ic	--	--	--	--	--	--	--	--	--	12.12
4.90	4,738	896.26	12.21 ic	--	--	--	--	--	--	--	--	--	12.21
4.96	4,801	896.32	12.30 ic	--	--	--	--	--	--	--	--	--	12.30
5.02	4,864	896.38	12.39 ic	--	--	--	--	--	--	--	--	--	12.39
5.09	4,926	896.45	12.48 ic	--	--	--	--	--	--	--	--	--	12.48
5.15	4,961	896.51	12.57 ic	--	--	--	--	--	--	--	--	--	12.57
5.22	4,996	896.58	12.66 ic	--	--	--	--	--	--	--	--	--	12.66
5.28	5,031	896.64	12.75 ic	--	--	--	--	--	--	--	--	--	12.75
5.34	5,066	896.70	12.83 ic	--	--	--	--	--	--	--	--	--	12.83
5.41	5,101	896.77	12.92 ic	--	--	--	--	--	--	--	--	--	12.92
5.47	5,136	896.83	13.00 ic	--	--	--	--	--	--	--	--	--	13.00
5.53	5,171	896.89	13.09 ic	--	--	--	--	--	--	--	--	--	13.09
5.60	5,206	896.96	13.17 ic	--	--	--	--	--	--	--	--	--	13.17
5.66	5,241	897.02	13.26 ic	--	--	--	--	--	--	--	--	--	13.26
5.72	5,276	897.08	13.34 ic	--	--	--	--	--	--	--	--	--	13.34
5.79	5,283	897.15	13.42 ic	--	--	--	--	--	--	--	--	--	13.42
5.85	5,289	897.21	13.51 ic	--	--	--	--	--	--	--	--	--	13.51
5.91	5,296	897.27	13.59 ic	--	--	--	--	--	--	--	--	--	13.59
5.98	5,302	897.34	13.67 ic	--	--	--	--	--	--	--	--	--	13.67
6.04	5,309	897.40	13.75 ic	--	--	--	--	--	--	--	--	--	13.75
6.11	5,315	897.47	13.83 ic	--	--	--	--	--	--	--	--	--	13.83
6.17	5,322	897.53	13.91 ic	--	--	--	--	--	--	--	--	--	13.91
6.23	5,329	897.59	13.99 ic	--	--	--	--	--	--	--	--	--	13.99
6.30	5,335	897.66	14.07 ic	--	--	--	--	--	--	--	--	--	14.07

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INFILTRATION

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
6.36	5,342	897.72	14.15 ic	--	--	--	--	--	--	--	--	--	14.15

...End

Hydrograph Report

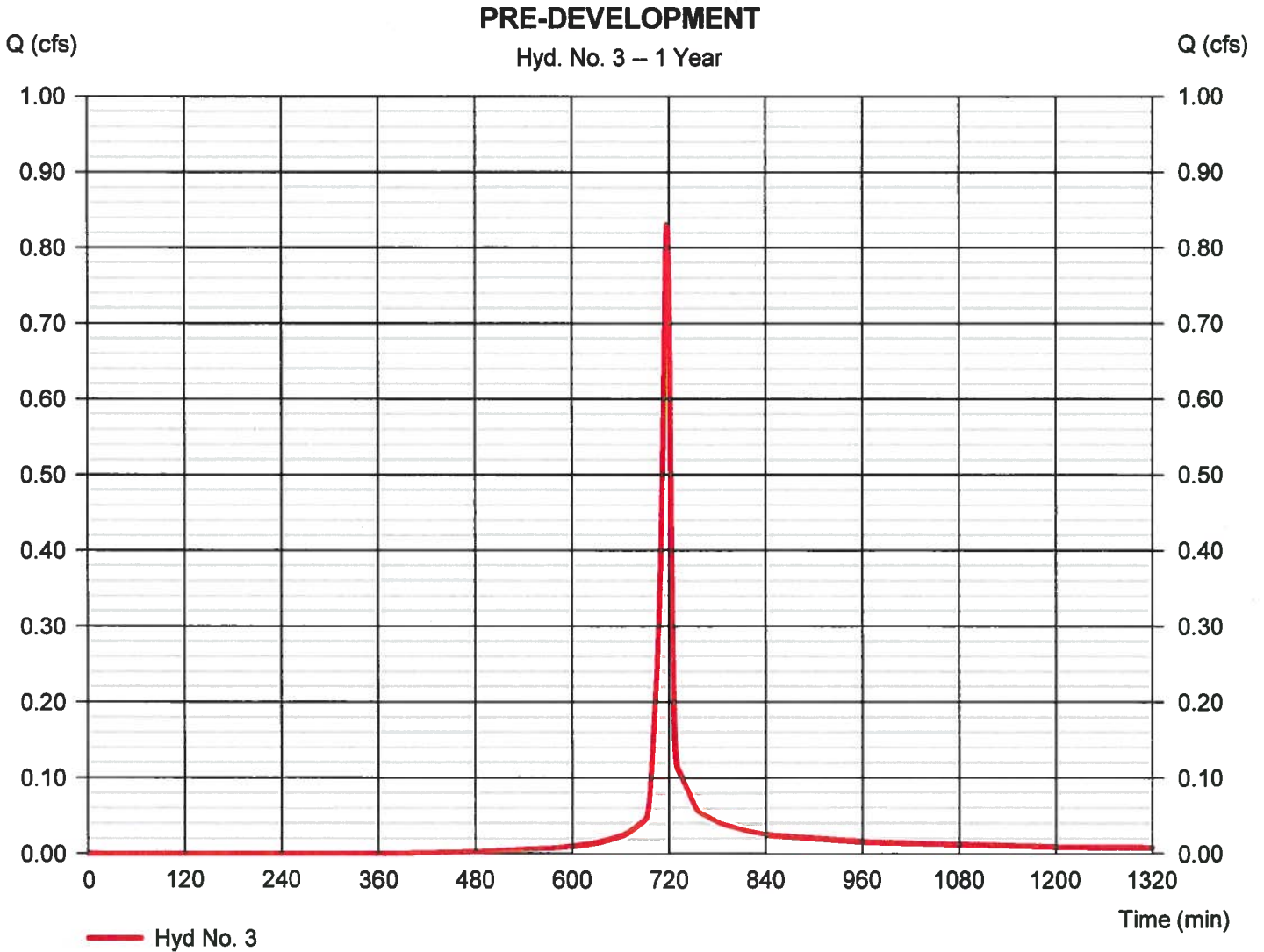
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Friday, 12 / 27 / 2013

Hyd. No. 3

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 0.831 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 1,719 cuft
Drainage area	= 0.250 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.93 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.858	1	717	4,216	---	---	---	SITE RUNOFF
2	Reservoir	1.803	1	718	4,216	1	892.02	76.9	UNDERGROUND STORAGE
3	SCS Runoff	1.721	1	717	3,709	---	---	---	PRE-DEVELOPMENT
STORM SYSTEM.gpw					Return Period: 10 Year			Friday, 12 / 27 / 2013	

Hydrograph Report

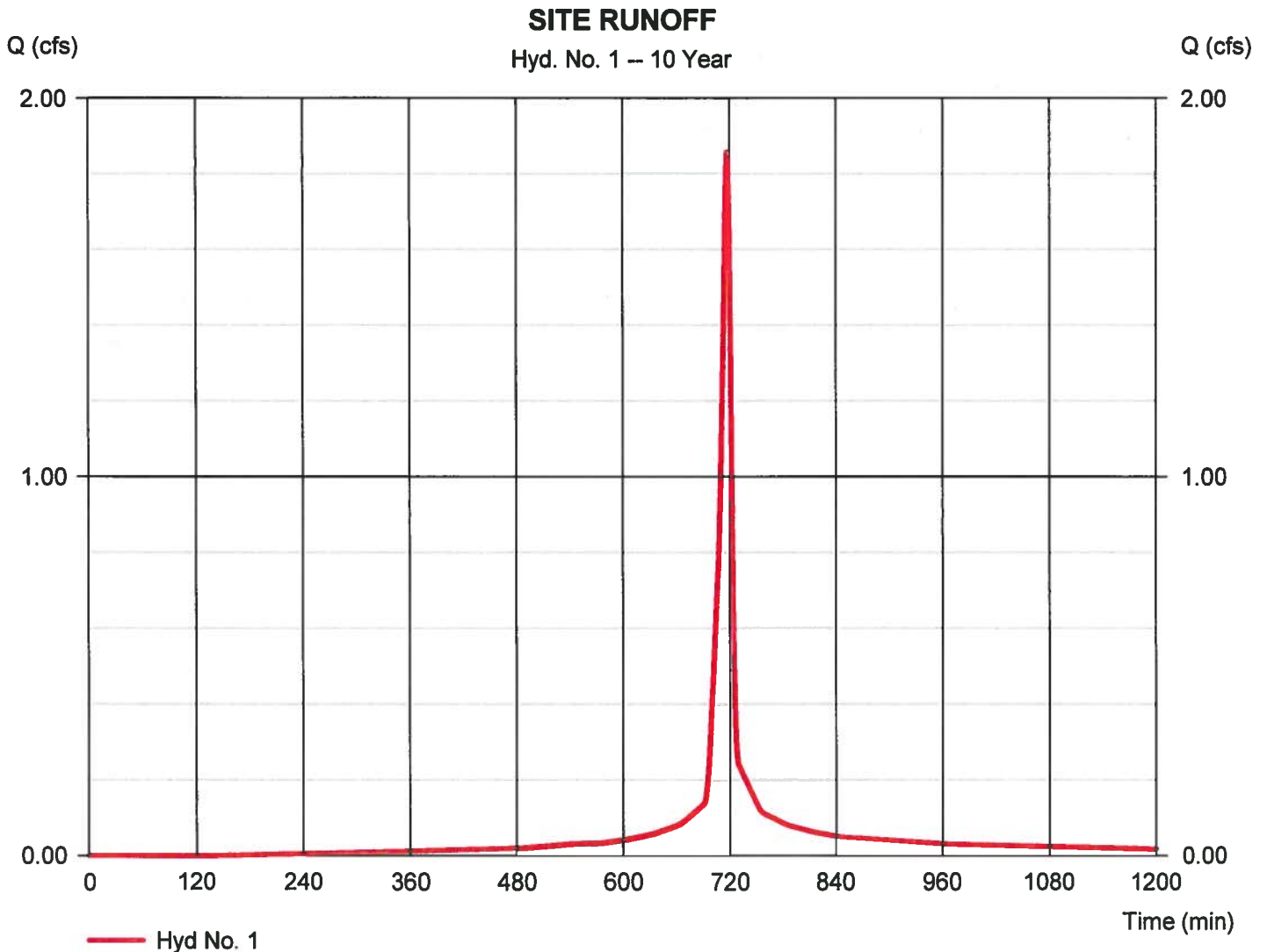
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Friday, 12 / 27 / 2013

Hyd. No. 1

SITE RUNOFF

Hydrograph type	= SCS Runoff	Peak discharge	= 1.858 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 4,216 cuft
Drainage area	= 0.250 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

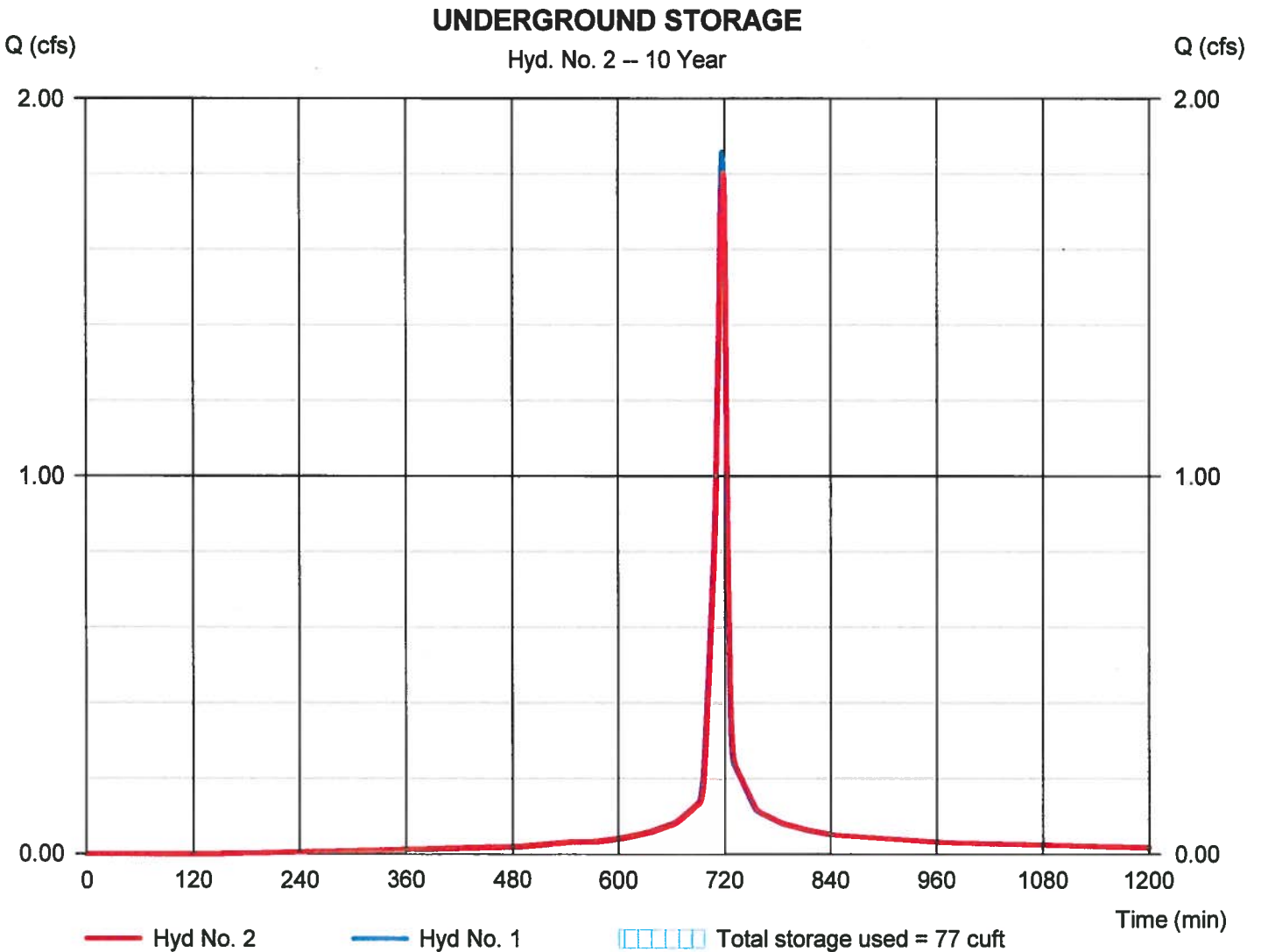
Friday, 12 / 27 / 2013

Hyd. No. 2

UNDERGROUND STORAGE

Hydrograph type	= Reservoir	Peak discharge	= 1.803 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 4,216 cuft
Inflow hyd. No.	= 1 - SITE RUNOFF	Max. Elevation	= 892.02 ft
Reservoir name	= INFILTRATION	Max. Storage	= 77 cuft

Storage Indication method used.



Hydrograph Report

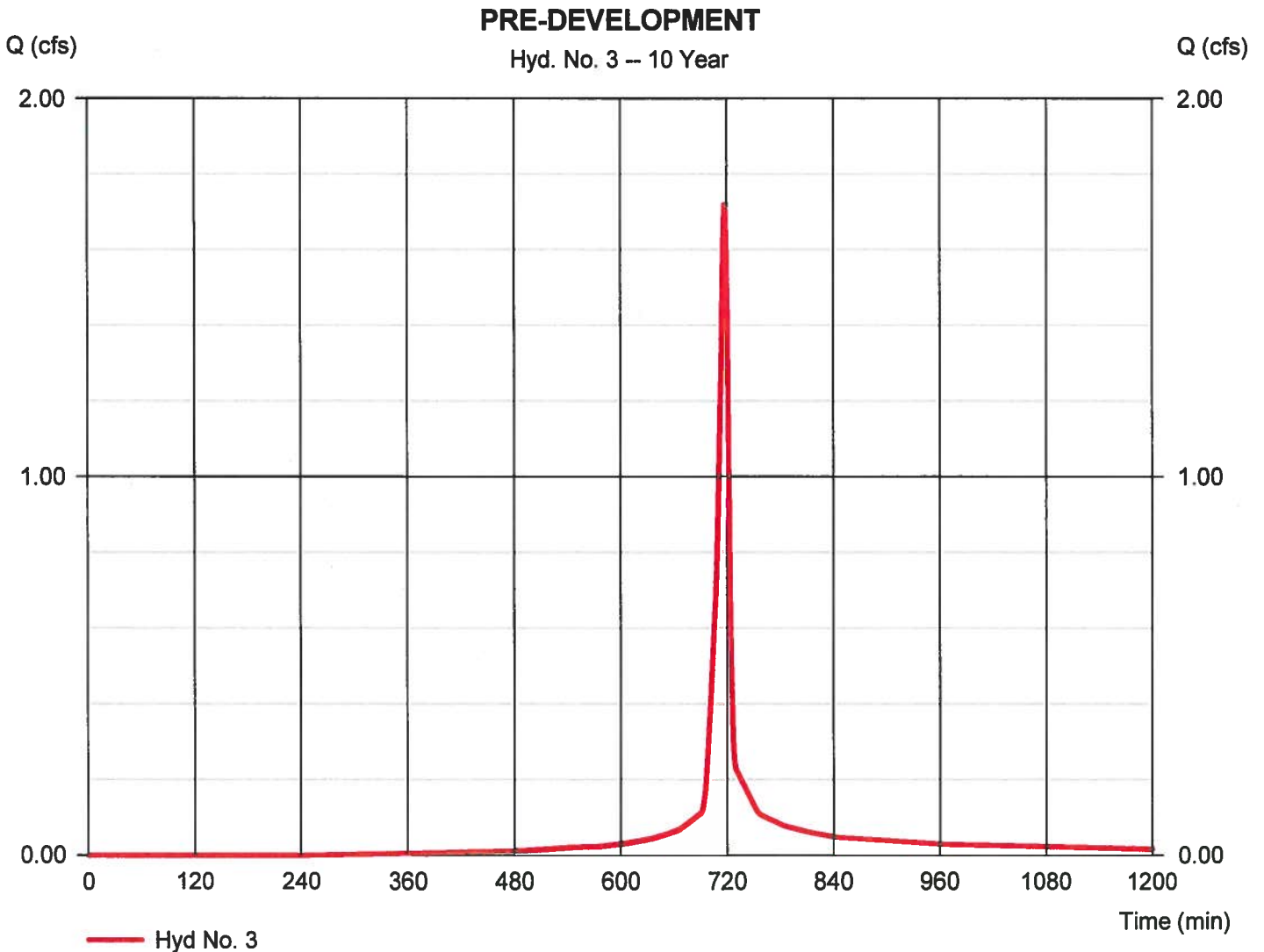
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Friday, 12 / 27 / 2013

Hyd. No. 3

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 1.721 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 3,709 cuft
Drainage area	= 0.250 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.162	1	717	4,957	---	---	---	SITE RUNOFF
2	Reservoir	2.063	1	719	4,957	1	892.07	106	UNDERGROUND STORAGE
3	SCS Runoff	2.032	1	717	4,432	---	---	---	PRE-DEVELOPMENT
STORM SYSTEM.gpw					Return Period: 25 Year			Friday, 12 / 27 / 2013	

Hydrograph Report

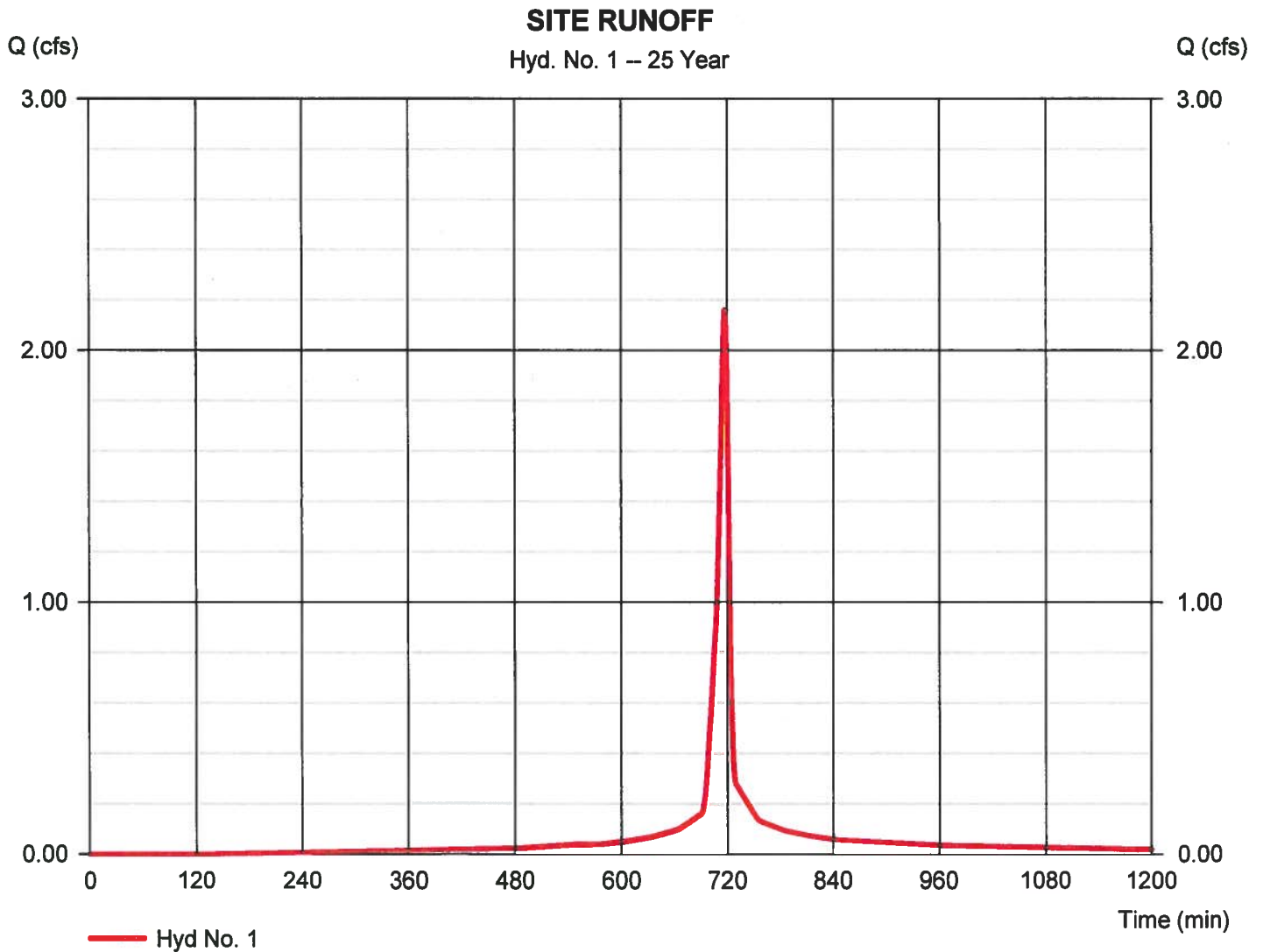
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Friday, 12 / 27 / 2013

Hyd. No. 1

SITE RUNOFF

Hydrograph type	= SCS Runoff	Peak discharge	= 2.162 cfs
Storm frequency	= 25 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 4,957 cuft
Drainage area	= 0.250 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

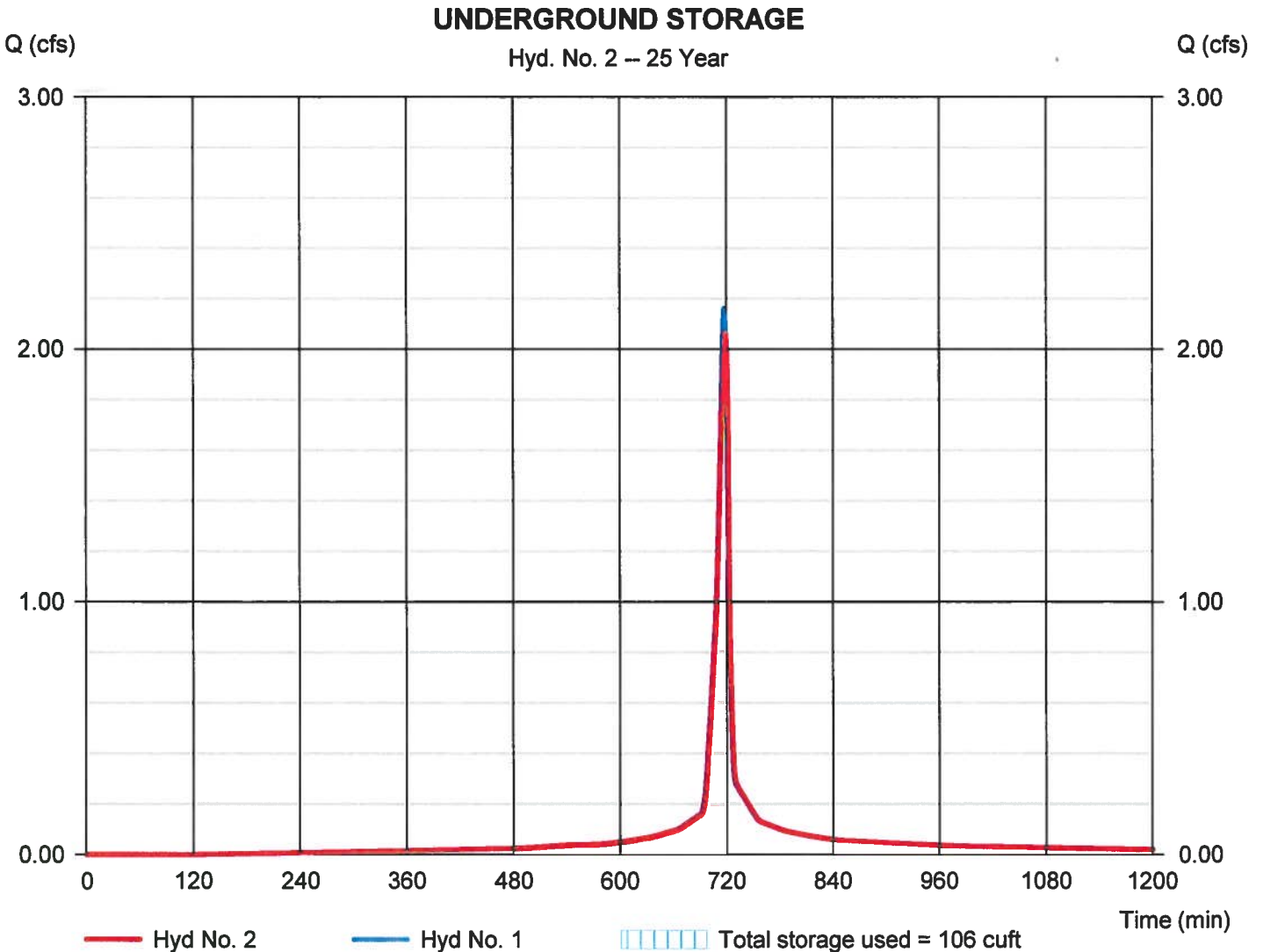
Friday, 12 / 27 / 2013

Hyd. No. 2

UNDERGROUND STORAGE

Hydrograph type	= Reservoir	Peak discharge	= 2.063 cfs
Storm frequency	= 25 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 4,957 cuft
Inflow hyd. No.	= 1 - SITE RUNOFF	Max. Elevation	= 892.07 ft
Reservoir name	= INFILTRATION	Max. Storage	= 106 cuft

Storage Indication method used.

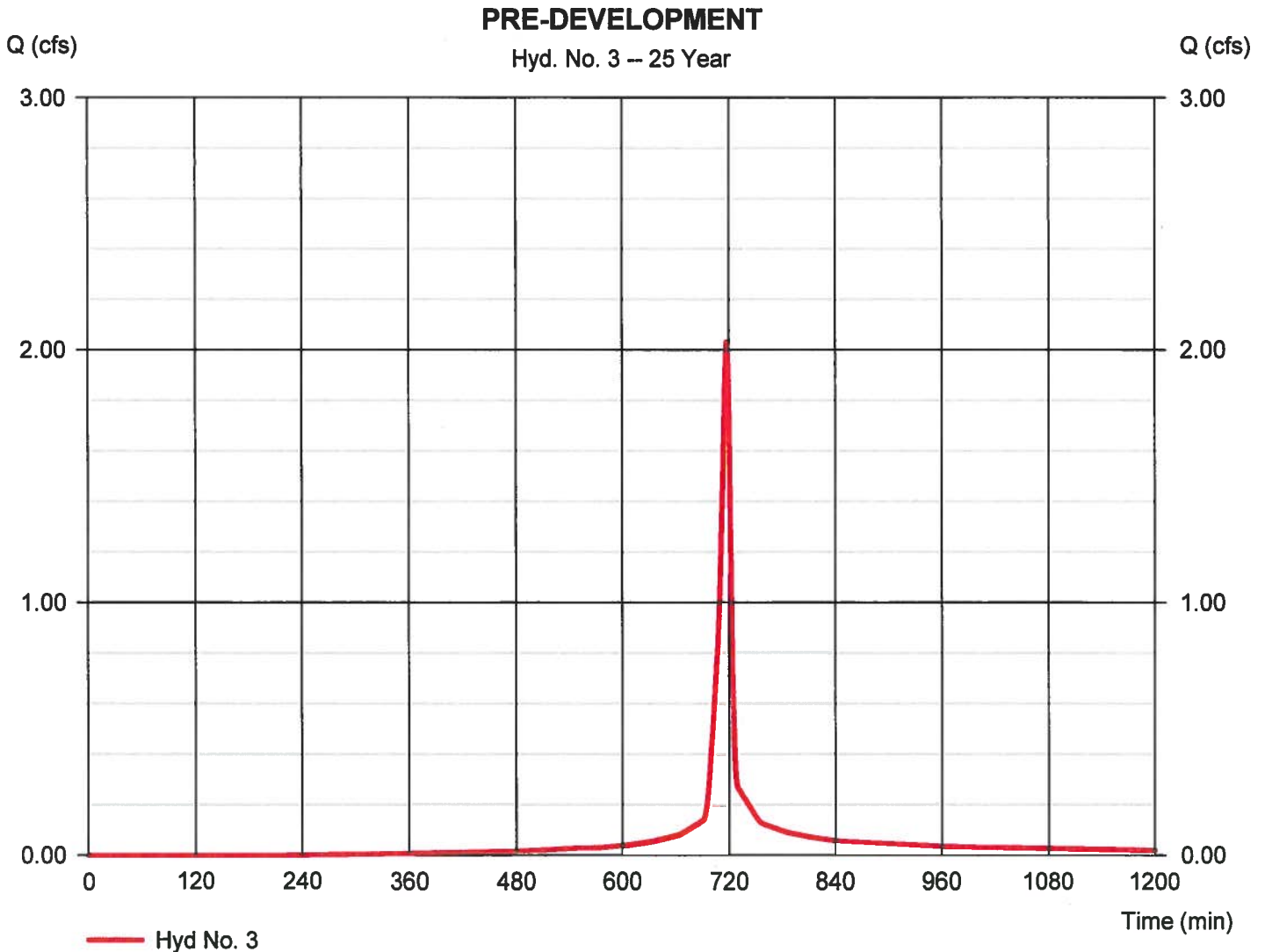


Hydrograph Report

Hyd. No. 3

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 2.032 cfs
Storm frequency	= 25 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 4,432 cuft
Drainage area	= 0.250 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.805	1	717	6,536	---	---	---	SITE RUNOFF
2	Reservoir	2.670	1	719	6,535	1	892.19	171	UNDERGROUND STORAGE
3	SCS Runoff	2.690	1	717	5,983	---	---	---	PRE-DEVELOPMENT
STORM SYSTEM.gpw					Return Period: 100 Year			Friday, 12 / 27 / 2013	

Hydrograph Report

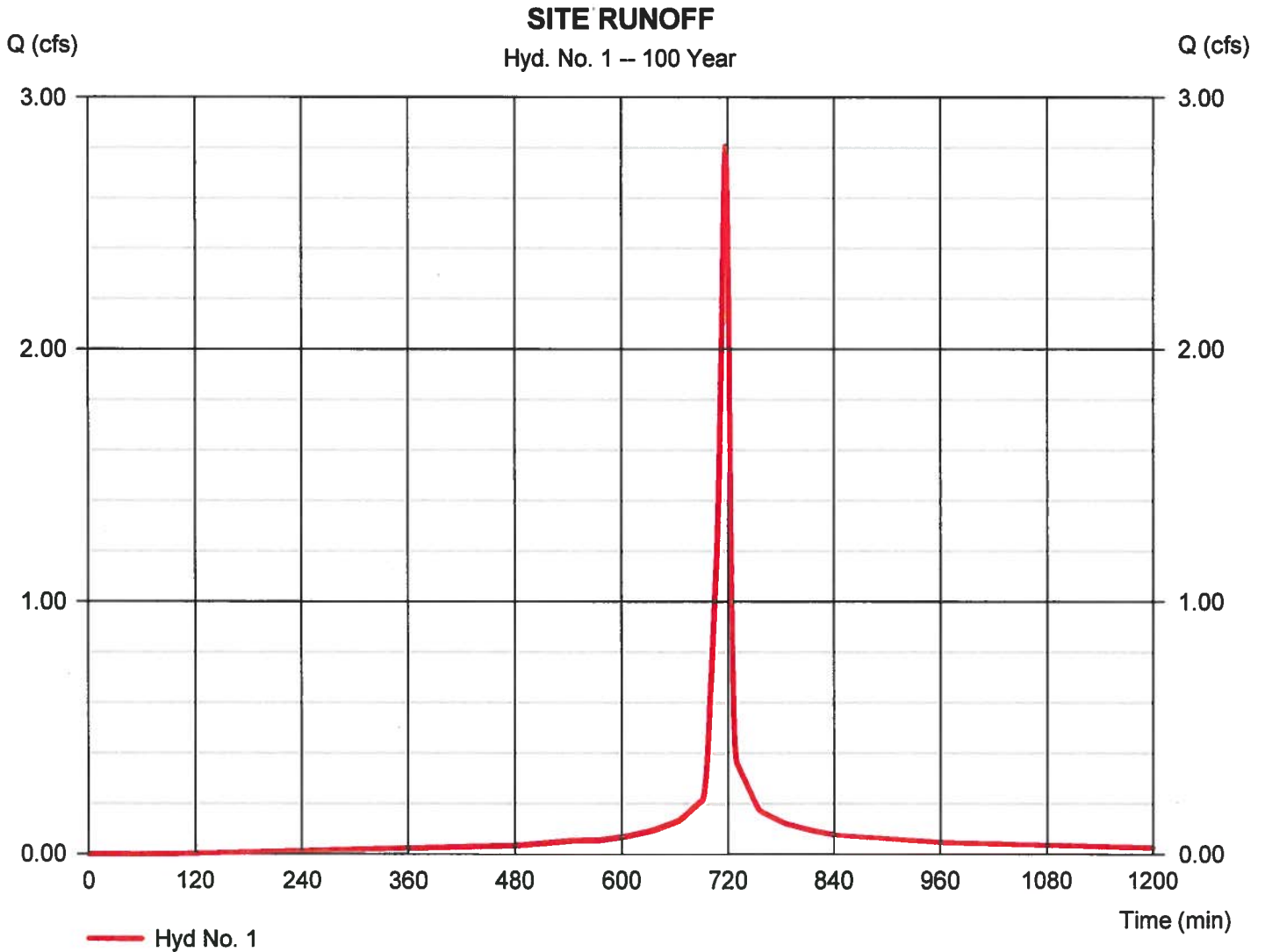
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Friday, 12 / 27 / 2013

Hyd. No. 1

SITE RUNOFF

Hydrograph type	= SCS Runoff	Peak discharge	= 2.805 cfs
Storm frequency	= 100 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 6,536 cuft
Drainage area	= 0.250 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

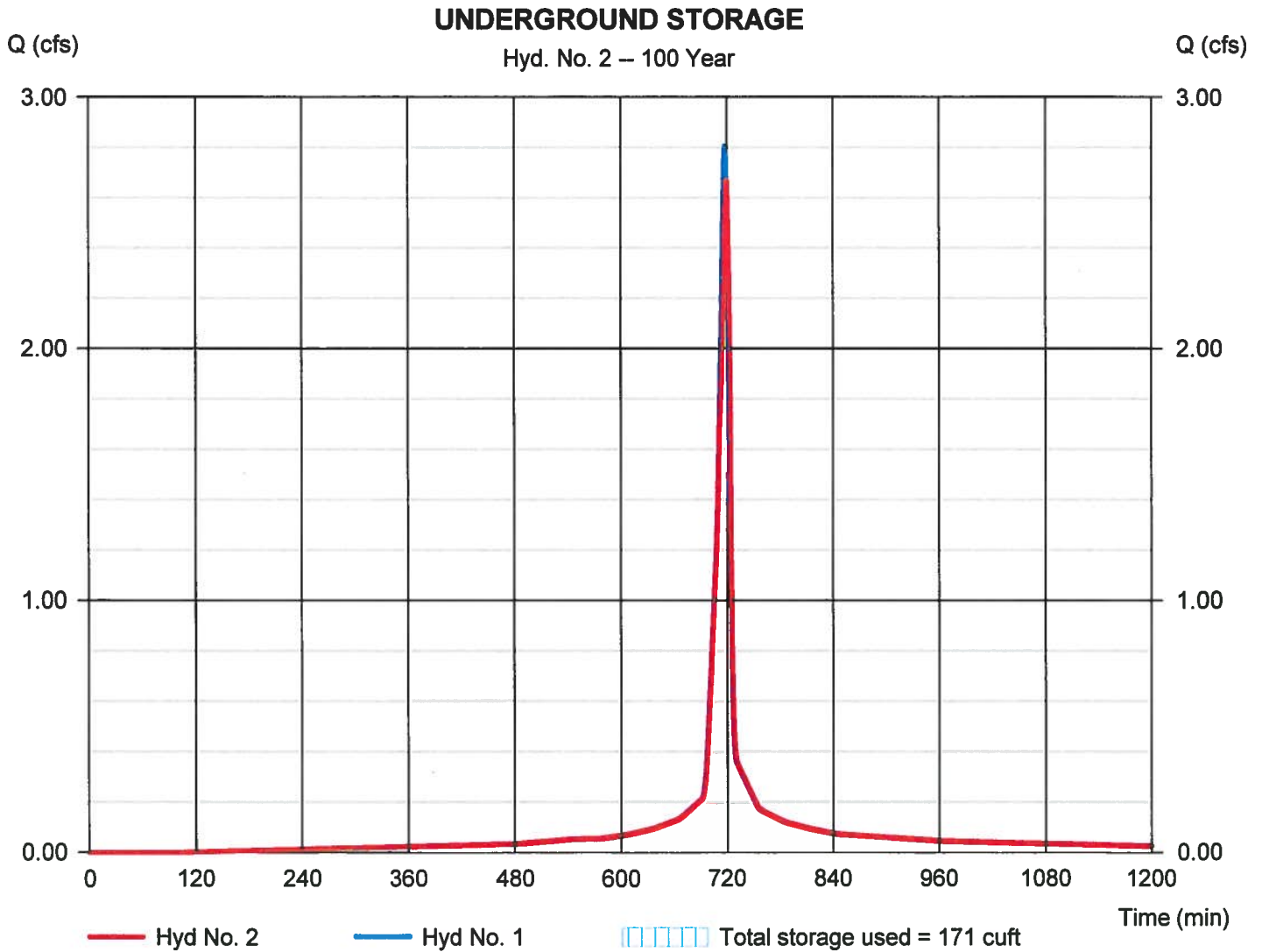
Friday, 12 / 27 / 2013

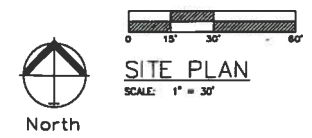
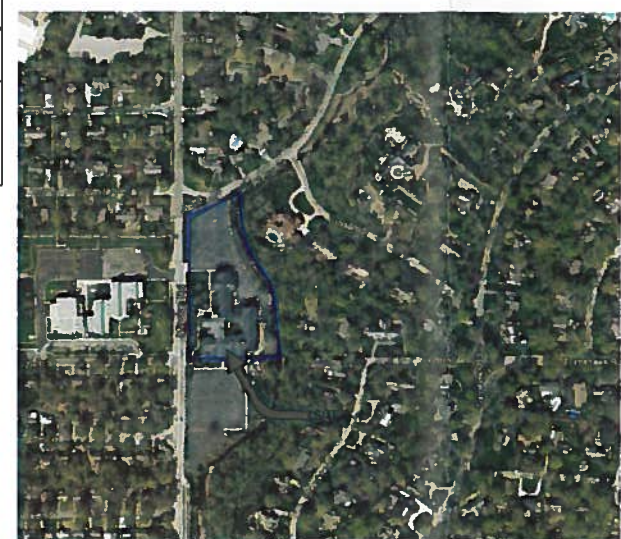
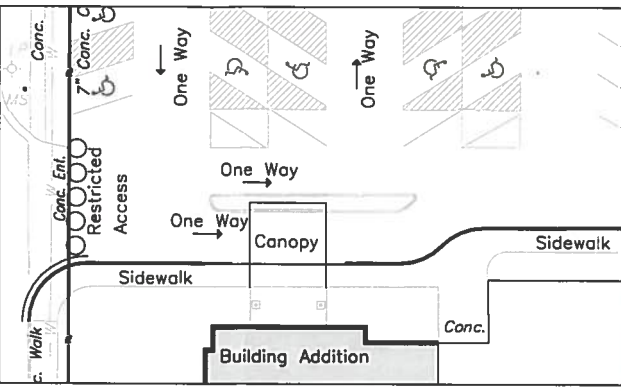
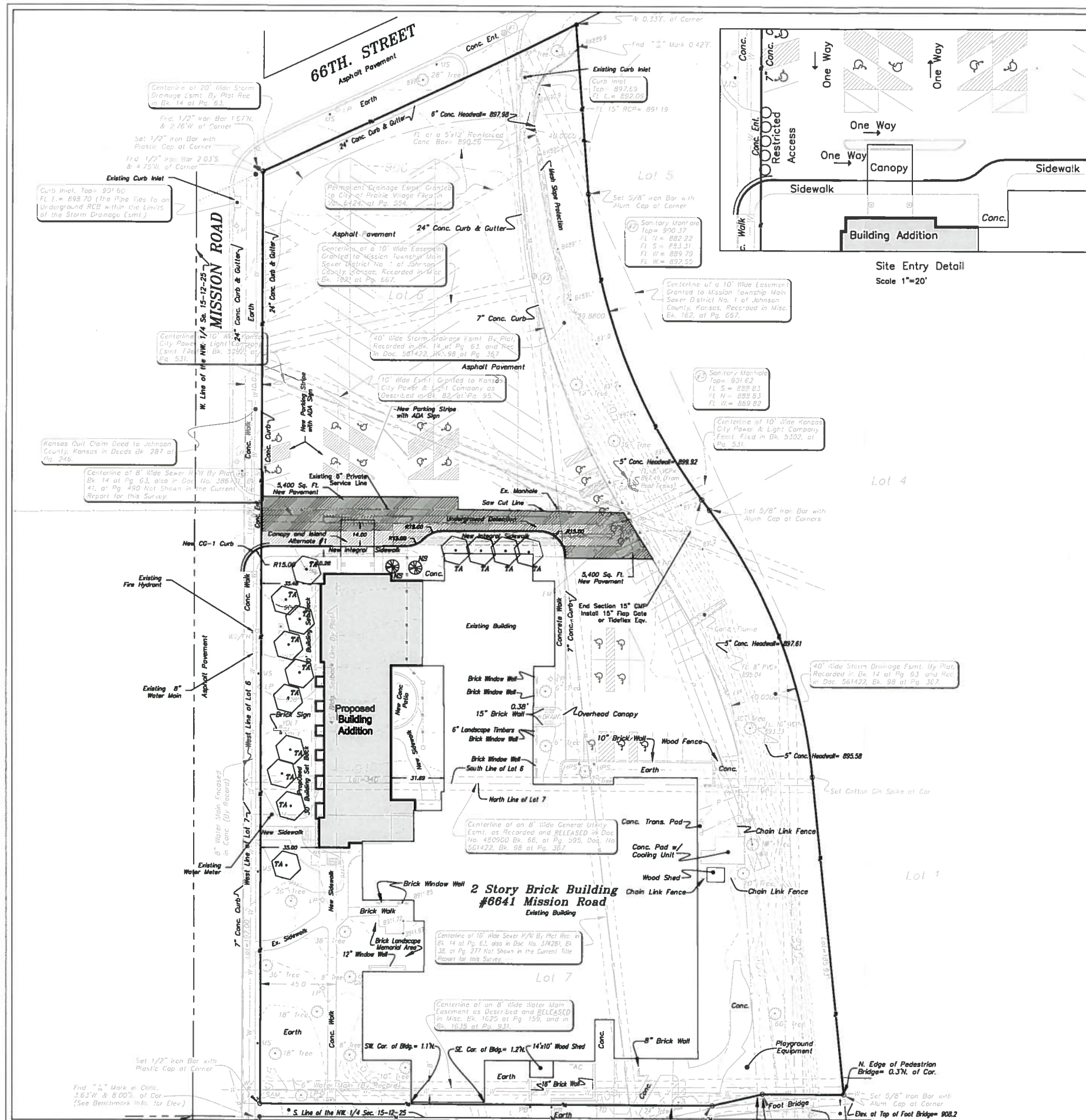
Hyd. No. 2

UNDERGROUND STORAGE

Hydrograph type	= Reservoir	Peak discharge	= 2.670 cfs
Storm frequency	= 100 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 6,535 cuft
Inflow hyd. No.	= 1 - SITE RUNOFF	Max. Elevation	= 892.19 ft
Reservoir name	= INFILTRATION	Max. Storage	= 171 cuft

Storage Indication method used.





Site Improvements:

Description of Improvements

- Site Access
 - The site will utilize the existing drives to access the improvement area. The westerly drive with access to Mission Road will be restricted access during services to allow for use of the new entry drop off area
- Curb and Gutter
 - Type CG-1 "Straight Back Curb and Gutter" shall be installed at the entrance and Integral Sidewalk shall be used in front of the building as noted
- Storm Water Runoff
 - Site grading will direct the storm water runoff toward the existing creek. The new additional and a portion of the existing building facility will be collected and conveyed to the creek through an enclosed pipe system
- Storm Water Detention
 - The existing site will continue to drain into the creek channel undetained. The new building facility will provide storage capacity for storm events where the creek channel will not allow access into the creek channel due to flooding
- Sanitary Sewer
 - The existing building will utilize the existing service line and the new facility will require a new connection to the main
- Water Main
 - The water main along Mission Road will be tapped to provide fire and domestic services
- Parking Totals (North Parking Only)
 - Existing Parking Count (North Parking Area)
 - 120 Regular Parking Spaces / 13 Accessible Spaces
 - (South Parking Area)
 - 148 Regular Parking Spaces / 6 Accessible Spaces
 - Proposed Parking Count (North Parking Area)
 - 91 Regular Parking Spaces / 23 Accessible Spaces Provided
 - (South Parking Area)
 - 148 Regular Parking Spaces / 6 Accessible Spaces Provided
- Required Parking
 - 951 Total Seating Capacity requires
 - 238 Parking Spaces w/ 7 Accessible Spaces
- Total Provided Parking
 - 239 Regular Spaces and 29 Accessible Spaces

Owner
 Village Presbyterian Church
 6641 Mission Road
 Prairie Village, KS

Architect
 Mantel Teter Architects
 929 Walnut
 Suite 700
 Kansas City, MO

Civil Engineer
 Engineering Solutions
 50 SE 30th Street
 Lee's Summit, MO 64062

PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
	14	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	2.6" CAL.
	2	NS	NORWAY SPRUCE PICEA OBIEDI	6" HT.

ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64062
 P: (816) 633-9888 F: (816) 633-9849

VILLAGE PRESBYTERIAN
 6641 Mission Rd
 Prairie Village, Johnson County, Kansas

Project: Village Presbyterian
Issue Date: November, 2013

SITE PLAN
 Village Presbyterian
 Prairie Village, Kansas

Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25228
 NE PE E-14335

REVISIONS
 12/27/13 City Comments

Hydrograph Report

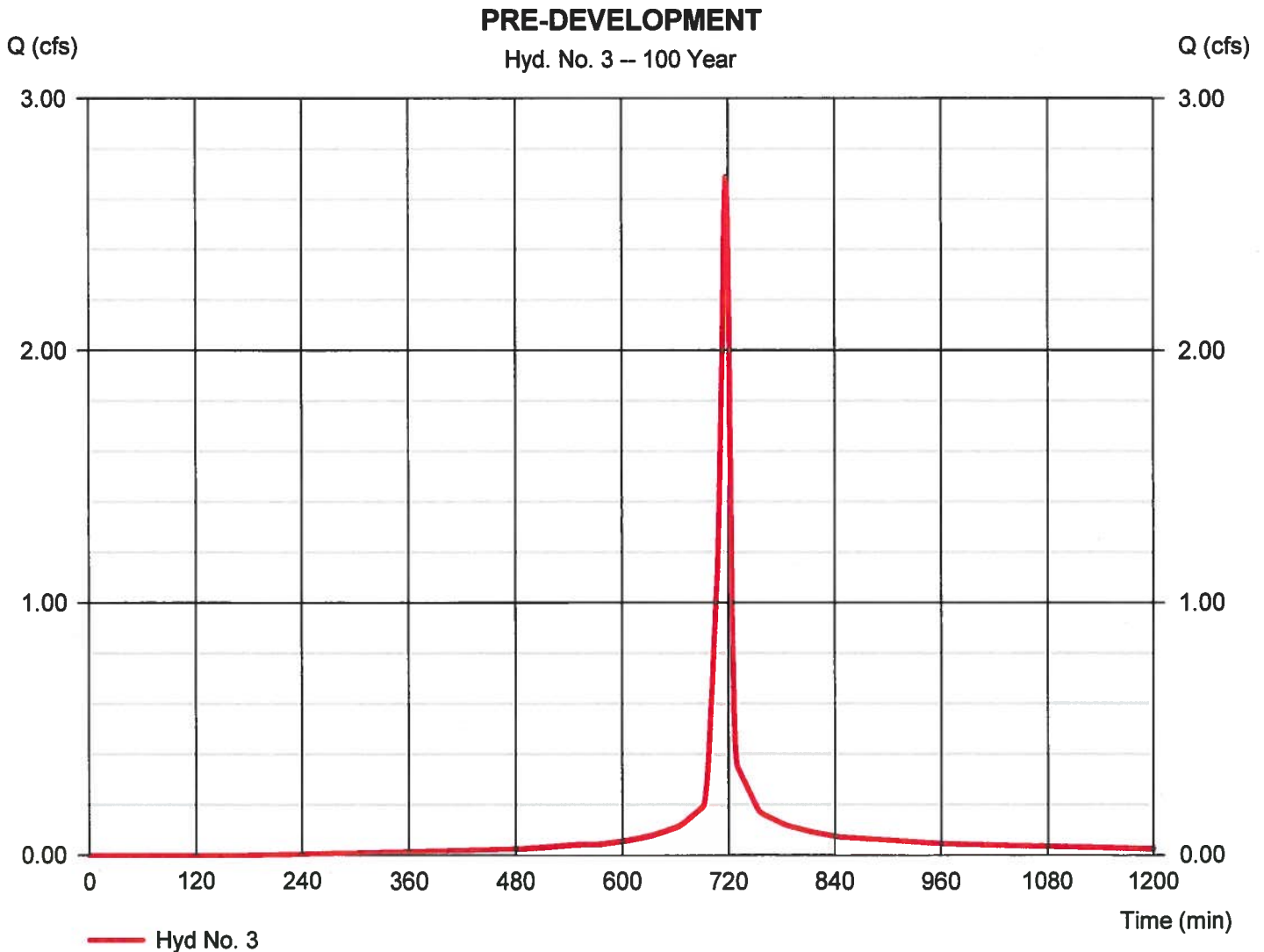
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Friday, 12 / 27 / 2013

Hyd. No. 3

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 2.690 cfs
Storm frequency	= 100 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 5,983 cuft
Drainage area	= 0.250 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Friday, 12 / 27 / 2013

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	64.1474	17.7000	0.8922	----
2	95.7859	19.2000	0.9317	----
3	0.0000	0.0000	0.0000	----
5	118.7799	19.1000	0.9266	----
10	125.1300	18.2000	0.9051	----
25	158.9867	18.7000	0.9180	----
50	171.2459	18.3000	0.9078	----
100	187.3624	18.1000	0.9031	----

File name: KCMO.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	3.96	3.31	2.86	2.52	2.25	2.04	1.87	1.72	1.60	1.49	1.40	1.32
2	4.92	4.13	3.56	3.14	2.81	2.54	2.32	2.14	1.98	1.85	1.73	1.63
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.23	5.23	4.51	3.98	3.56	3.22	2.94	2.71	2.52	2.35	2.20	2.07
10	7.27	6.09	5.26	4.63	4.14	3.75	3.43	3.16	2.93	2.74	2.57	2.42
25	8.70	7.30	6.30	5.54	4.96	4.49	4.10	3.78	3.51	3.27	3.07	2.89
50	9.83	8.24	7.11	6.26	5.60	5.07	4.64	4.27	3.97	3.70	3.47	3.27
100	11.00	9.21	7.95	7.00	6.26	5.67	5.19	4.78	4.44	4.14	3.89	3.66

Tc = time in minutes. Values may exceed 60.

Precip. file name: Z:\acad\KCMO.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	2.93	3.50	0.00	3.30	5.20	6.00	6.80	7.70
SCS 6-Hr	0.00	1.80	0.00	0.00	2.60	0.00	0.00	4.00
Huff-1st	0.00	1.55	0.00	2.75	4.00	5.38	6.50	8.00
Huff-2nd	2.49	3.10	0.00	4.01	4.64	5.52	6.21	6.90
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	1.55	0.00	2.75	4.00	5.38	6.50	8.00
Custom	0.00	1.75	0.00	2.80	3.90	5.25	6.00	7.10

WORKSHEET 1A: REQUIRED LEVEL OF SERVICE - DEVELOPED SITE

Project: 6641 MISSION ROAD

By: MJS

Date: 12/19/13

Location:

Checked:

Date:

1. Required Treatment Area

A. Total Area Disturbed by Redevelopment Activity (ac.)

Disturbed Area Description	Acres
<u>BLDG ADDITION</u>	<u>0.25</u>
"1A" Total:	<u>0.25</u>

B. Existing Impervious Area Inside Disturbed Area (ac.)

Existing Impervious Area Description	Acres
<u>CONC. SIDEWALK</u>	<u>0.08</u>
"1B" Total:	<u>0.08</u>

C Required Treatment Area (ac.)

"1A" Total Less "1B" Total "1C" 0.17

2. Percent Impervious in Postdevelopment Condition and Level of Service (LS)

A. Total Postdevelopment Impervious Area Inside Disturbed Area (ac.)

Postdevelopment Impervious Area Description	Acres
<u>BLDG & SIDEWALK</u>	<u>0.20</u>
"2A" Total:	<u>0.20</u>

B. Existing Impervious Area Inside Disturbed Area (ac.)

"1B" Total: 0.08

C. Net Increase in Impervious Area (ac.)

"2A" Total Less "1B" Total "2C" 0.12

D. Percent Impervious

Net Increase in Impervious Area / Required Treatment Area
 "2C"/"1C" x 100 71 (Round to integer)

E. Level of Service

Use Percent Impervious to Enter Table XX LS = 6.1

3. Minimum Required Total Value Rating of BMP Package

Total Value Rating = LS x Required Treatment Area VR = 1.5

WORKSHEET 2: DEVELOP MITIGATION PACKAGE(S) THAT MEET THE REQUIRED LS

Project:
 Location:
 Sheet ___ of ___

By: _____ Date: _____
 Checked: _____ Date: _____

1. Required LS (New Development, Wksht 1) or Total VR (Redevelopment, Wksht 1A):

Note: Various BMPs may alter CN of proposed development, and LS; recalculate both if applicable.

2. Proposed BMP Option Package No. ___

Cover/BMP Description	Treatment Area	VR from Table 4.4 or 4.6 ¹	Product of VR x Area
INFILTRATION TRENCH	0.25	9.0	2.25 2.25
Total:	0.25	Total: 9.0	2.25 2.25
		*Weighted VR:	9.0 = total product/total a

¹ VR calculated for final BMP only in Treatment Train.
² Total treatment area cannot exceed 100 percent of the actual site area.
 * Blank In Redevelopment

Meets required LS (Yes/No)? YES (If No, or if additional options are being tested, proceed below.)

3. Proposed BMP Option Package No. ___

Cover/BMP Description	Treatment Area	VR from Table 4.4 or 4.6 ¹	Product of VR x Area
Total:		Total:	
		*Weighted VR:	= total product/total a

¹ VR calculated for final BMP only in Treatment Train.
² Total treatment area cannot exceed 100 percent of the actual site area.
 * Blank In Redevelopment

Meets required LS (Yes/No)? (If No, or if additional options are being tested, move to next sheet.)

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: February 4, 2014, Planning Commission Meeting

Project # 000009686

Application: PC 2014-106

Request: Approval of Sign Standards

Property Address: 4000 Somerset Drive

Applicant: Continental Title Company

Current Zoning and Land Use: C-1 Restricted Business District – Intrust Bank

Surrounding Zoning and Land Use: **North:** R-4 Condominium District – Corinth Downs
East: C-2 General Business District – Service Station
South: C-2 General Business District – Corinth Square
West: C-0 Office Building District – Office Building

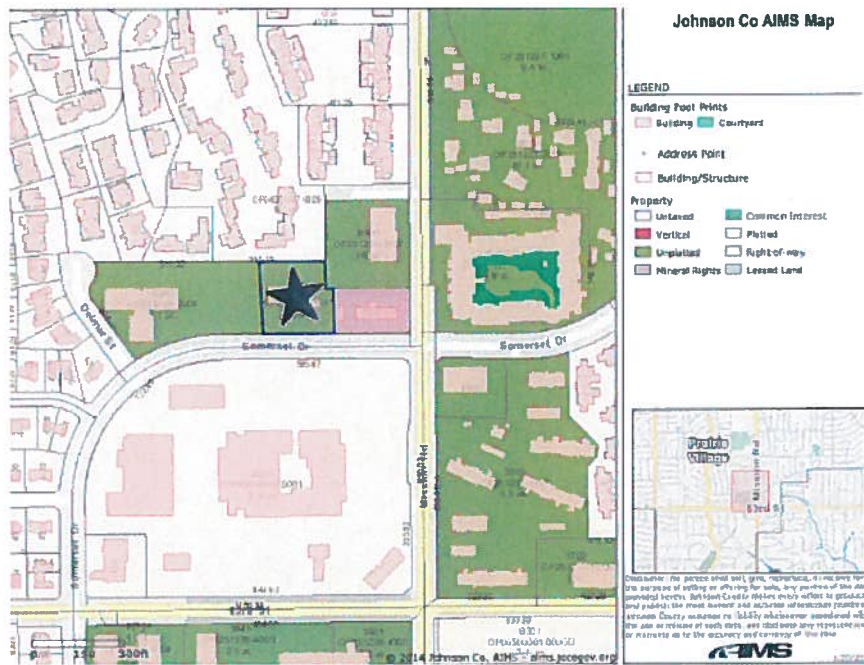
Legal Description: Metes and Bounds

Property Area: 1.22 acres

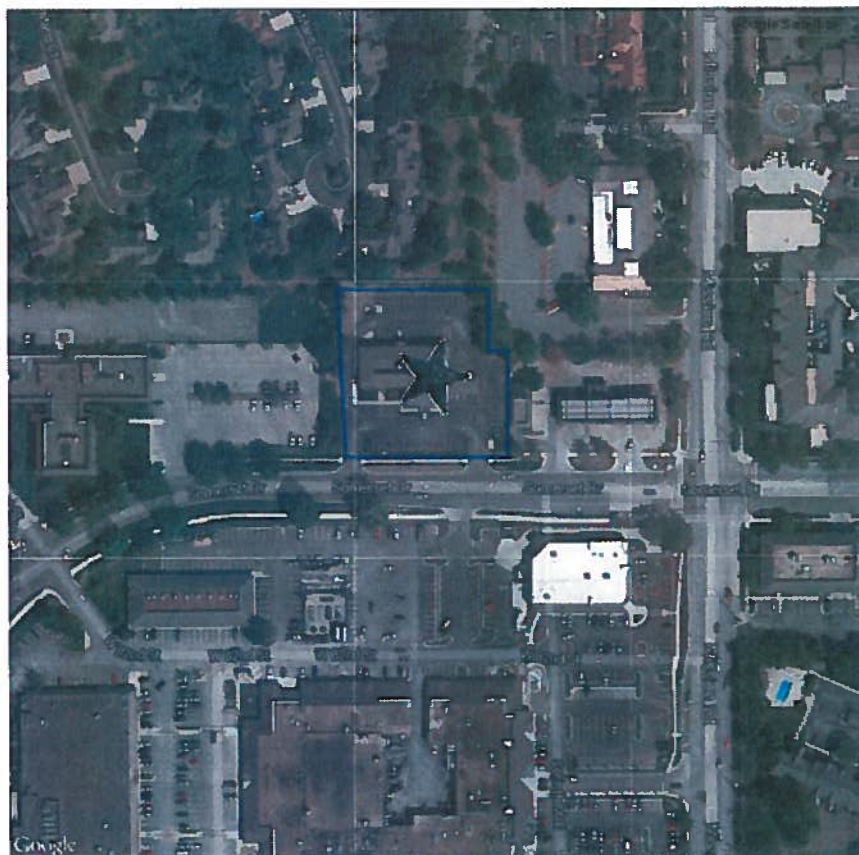
Related Case Files: None

Attachments: Application, Photos

General Location Map



Aerial Map



COMMENTS:

The Intrust Bank building is occupied by two tenants; the other being Continental Title Company. Intrust Bank has no sign on the building, but does have a monument sign. Continental Title Company wants to put a wall sign on the south façade which actually is already in place.

Section 19.48.025.J states as follows:

The standards shall generally be within the regulations set out in the codes of Prairie Village; however, **the Planning Commission may approve standards that are unique to a particular development provided that they result in an equal or better development.**

Normally only one sign is permitted on a building façade, but the Planning Commission may approve more than one sign through approval of sign standards that address all the signage for a specific project.

Staff recommends that wall signs only be permitted on the south façade and that two signs be permitted; one on the west end of the front façade and one on the east end of the front façade.

The sign standards are very brief, however, some changes are recommended.

1. Change the title from "*Tenant Sign Criteria*" to "**Sign Standards.**"
2. Reword the Building Sign section as follows:

Building Signage:

Two wall signs shall be permitted on the south building façade. No signs shall be permitted on the east, west or north facades. Signs shall not exceed five percent (5%) of the building façade, but in no event be larger than 50 sq. ft. in area. Tenant signs shall consist of ¼" thick aluminum individual computer cut letters with mounting rails to minimize mounting penetrations in brick façade. Letters shall have a primed and painted finish. White is preferred, but not required. Color of letters and/or logos must be approved by Developer.

All sign designs are subject to developer approval prior to installation.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the sign standards subject to the following conditions:

1. That the applicant change the title from "*Tenant Sign Criteria*" to "**Sign Standards.**"
2. That the applicant reword the Building Sign section as follows:

Building Signage:

Two wall signs shall be permitted on the south building façade. No signs shall be permitted on the east, west or north facades. Signs shall not exceed five percent (5%) of the building façade, but in no event be larger than 50 sq. ft. in area. Tenant signs shall consist of ¼" thick aluminum individual computer cut letters with mounting rails to minimize mounting penetrations in brick façade. Letters shall have a primed and painted finish. White is preferred, but not required. Color of letters and/or logos must be approved by Developer.

All sign designs are subject to developer approval prior to installation.

3. That the applicant revise and submit the final sign standards, dated, to the City for the record copy.



Pre – Wall Sign



Post – Wall Sign

Tenant Sign Criteria

4000 SOMERSET
Prairie Village, KS 66207

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality and placement for tenant signs. Use of logos is encouraged but will ultimately be subject to review and final approval by the Developer. All signage shall meet Prairie Village codes and restrictions.

Building Sign

Each Tenant will be allowed one (1) sign per elevation with street frontage not to exceed 10% of the total leased space on which it is placed. Tenant signs shall consist of 1/4" thick aluminum individual computer cut letters with mounting rails to minimize mounting penetrations in brick façade. Letters shall have a primed a painted finish. White is preferred but not required. Color of letters and/or logos must be approved by Developer.

All sign designs are subject to developer approval prior to installation.

Monument Sign

Existing monument sign to remain.



Consider proposed amendment to Recreational Vehicles and Equipment Parking and Storage

BACKGROUND:

At the December 16 meeting, the City Council heard a number of resident comments regarding recreational vehicle storage. Council directed staff to place the item on a future agenda. This item was placed on the January 21 Committee of the Whole Meeting.

At the City Council's direction, staff researched neighboring cities' restrictions regarding the parking and storage of recreational vehicles. A copy of that information is attached.

Staff also prepared and mailed a survey to all of the Homes Associations in Prairie Village to inquire if they regulated the parking and storage of RVs. The City received responses from 10 HOAs and that information is also attached and was presented.

The City adopted its current Recreational Vehicle ordinance in September, 1994. The current ordinance reads as follows:

Recreational vehicles and recreational equipment as defined in this chapter may be stored within an enclosed structure (which structure otherwise conforms to the zoning requirements of the City), or may be permanently parked upon the premises of the owner of such vehicle or equipment; provided, however, that, except as otherwise provided in this section, said recreational vehicles or recreational equipment shall not be permanently parked on or within any required front yard or on or within fifteen (15) feet of any street and said recreational vehicles shall not be permanently parked within five (5) feet of a rear or side property line.

The following definitions are provided in Chapter 19.38:

"Recreational equipment" - That which an occupant or owner may desire for convenience to store on his lot, but which item is normally and principally transported for use off the lot on a trailer or other vehicle and which is not used by the very nature and utility of the item in connection with customary accessory residential uses on the lot. Included in the meaning of equipment are such large items of equipment as slide-in campers, folding tent trailers, boats, hang gliders, snow mobiles, floats, rafts and jet skis. However, it is provided that in the case of those items which are transported on trailers designed to carry more than one item, such as jet skis and snowmobiles, such trailer shall

be considered as the unit of recreational equipment and the item transported shall not be so considered.

"Recreational vehicle" - Includes recreational conveyances, house trailers, trucks, trailers, pickup trucks, vans and converted vehicles. However, it is further provided that the term "recreational vehicle" shall not include the following defined vehicles: light trucks; light vans; light trucks having a slide-in camper.

RVs may be stored in an enclosed structure, or it must meet several location requirements if stored outside. The requirements are:

1. All RVs must be parked on a hard surface.
2. Not located in a required front yard (30 feet from the street)
3. Five feet away from rear lot line
4. Five feet away from side lot line.
5. In all instances, an RV must be at least 15 feet from the street.

There was extensive discussion by the City Council at the January 21 Meeting. The discussion ranged from leaving the ordinance as it currently is, to implementing further restrictions, to a complete ban. On a 6 to 2 vote, the Council requested the Planning Commission evaluate the issue and consider authorizing a public hearing. The City Council also requested that the Planning Commission give consideration to the following items:

- RVs and equipment cannot be used as storage or permanently located on the property if not in regular use
- RVs and equipment must be actively licensed and operable
- RVs and equipment must be screened
- Address storage on corner lots and visibility
- RVs and equipment must be parked on a hard surface and definition of hard surface should be refined
- RVs and equipment must not only be parked behind the front building line of their property but behind the front building line of neighboring properties directly adjacent
- Regarding temporary storage length of time – Is 72 hours within any 14 day period adequate and acceptable?

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission discuss and make suggested revisions (if applicable) and authorize a public hearing to consider the matter.

ATTACHMENTS:

The following three attachments were provided at the January 21 Committee of the Whole Meeting:

- Neighboring cities restrictions regarding the parking and storage of recreational vehicles
- Survey of Homes Associations
- Complete copy of Chapter 19.38 – Recreational Vehicles and Equipment Parking and Storage

New information:

- Neighboring cities restrictions based off of the considerations provided at the Committee of the Whole meeting on January 21

PREPARED BY:

Kate Gunja

Assistant City Administrator

Date: January 27, 2014

Recreational Vehicle Parking and Storage information from neighboring cities

City	Ord. Ref.	Allowed	Front Setback	Side Setback	Rear Setback	surface required	Other Notes
Prairie Village	19.38.015	YES	Front line, 15 ft	5ft, 15ft from any street	5 ft	YES	Fairway is currently considering revisions to ordinance to include height, weight and provisions for corner lots.
Fairway	14-216	YES	Front line	NA	NA	NO	No height restriction. Must be permanently screened though.
Leawood	LDO 16-4-5.9	YES	Front line	Zoning setbacks, screening required	NA	YES	
Merriam	5-103.7	YES	Front line	May be stored on side of property but not in required side yard	NA	YES	
Mission	320.02	YES	Front line	If corner lot, front building line from either street or suitably screened from view of the street.	NA	NO	
Mission Hills	6-104.M	NO	NA	NA	NA	YES	Ordinance defines RVs "visible from a public street or adjoining property" as nuisance.
Olathe	18.56.110.J	YES	Front line, if possible	3 ft	NA	YES	
Overland Park	7.22.080	YES	Front line	As far from the side property line as feasible in order to maximize the open area between the property line & required side yard setback. More restrictive provisions for lots adjacent to street.	3 ft, screened 8 ft high	NO	Items exceeding 11 ft in height, 8'6" in width and 40 ft in length are subject to other screening and placement provisions. OP official indicated very cumbersome ordinances on this topic and that they are looking to revise.
Shawnee	10.20.050	YES	Front line	No parking on front and side yard of a corner residential lot between the residence and the adjacent street.	NA	YES	If it is over 24 ft in length, 8 ft in height or 8 ft in width it is considered a commercial vehicle, however it would be allowed if it was stored within the backyard substantially screened from view from any adjacent property.

**Responses to survey of Prairie Village Homeowner's Association Regulations
RE: Parking and Storage of Recreational Vehicles and Equipment**

Homeowner's Association	Response Received?	HOA Has Applicable Rules?	Types of Vehicles Regulated	# of Rec Vehicles Allowed On Lot	Setbacks for Vehicle Storage	Screening of Vehicle Storage	Etc.	Enforcement of Storage Regulations	Comments (Personal and on behalf of HOA)
The Chateau	YES	NO							N/A
Corinth Downs Homes Association	YES	YES	All	0	N/A	N/A	N/A	Yes - Fine Letter	Cannot be stored for any amount of time in HOA. "They should only be allowed for 48 hour period on special permit for not more than 2 weeks."
Country Club View Homes Association	YES	NO							HOA inactive; Personally has not heard of any problems RE: this subject
Countryside East Homes Association	YES	YES	Trailers, boats, trucks	Not mentioned, limited by garage space	N/A	N/A	Must be garaged	Contact City Codes Enforcement for City issues	Most CEHA residents supported more stringent regulation in 2010 HOA survey.
Mission Pines Homes Association	YES	YES	All	0	N/A	N/A	N/A	Yes	N/A
Paddock Court Homes Association	YES	YES	All	0	No	No.	No.	Yes	Storage in enclosed garages only.
Pinecroft Homes Association	YES	YES	Boats, trailers, buses, motor homes, campers, or other vehicles. ATVs and go carts prohibited on streets and sidewalks.	No limit on number.	Must be in an enclosed garage.	No.	Also states "no vehicle shall be repaired or rebuilt on any lot or street."	Haven't had to in the last 10 years.	N/A
Prairie Ridge Homes Association	YES	NO							Our board members feel that the code could be tightened up. Time limits and visibility are current issues. Even if they park them in the backyard the neighbors on all sides still have to look at them. This is what storage facilities are for! Thanks for asking.
Somerset Place Homes Association	YES	YES	All	0	N/A	N/A	14 hours on property maximum	Yes	They are not allowed.
Town and Country Homes Association	YES	YES	All	Only cars can be stored	N/A	N/A	N/A	Yes	

No response was received from the following HOAs: Claridge Court, Corinth Hills, Corinth Hills Townhomes, Corinth Lane, Corinth Meadows, Corinth Place Villas, Evergreen Estates, Fontana Place, Indian Fields, Kenilworth, Mohawk Hills, Nall Avenue Gardens, Normandy Square, Prairie Fields, Prairie Hills, Prairie Village, Somerset Acres West, Somerset Courts West, Somerset Manor, South Meadowlake, Sunset Heights View

CHAPTER 19.38 - RECREATIONAL VEHICLES AND EQUIPMENT-PARKING AND STORAGE

Sections:

19.38.005	Declaration of Purpose and Intent.
19.38.010	Definitions.
19.38.015	Parking and Storage.
19.38.020	Inhabitation.
19.38.025	Visitors.
19.38.030	Utilities.
19.38.035	Storage of Commercial Items.

19.38.005 Declaration of Purpose and Intent.

The City Council, in order to preserve the residential character of its neighborhoods, declares that it is necessary and desirable to adopt and impose reasonable regulations and restrictions on the storage and parking of recreational vehicles, and storage of commercial goods and equipment. The City Council finds that this is consistent with existing zoning ordinances and necessary to implement such existing zoning ordinances, which establish areas to be used exclusively for residential purposes. This chapter is adopted to promote the public safety, health and welfare of the city for the following reasons: improper storage of vehicles containing propane gas receptacles or permanent connections of electrical power to recreational vehicles provide potential fire hazards; parking of large recreational vehicles or recreational equipment on or near a public street can greatly reduce visibility for drivers proceeding on a public roadway; recreational vehicles frequently contains sanitary facilities which present substantial health problems if wastes are improperly disposed of. Recreational vehicles stored and potentially used on a permanent basis conflict with the principles of residential zoning, particularly with reference to the desired density, lot size and setback provided for in these zoning ordinances. Uncontrolled and unrestricted parking of the recreational vehicles may adversely affect the salability of adjoining lots and the property value of the residence.

19.38.010 Definitions.

- A. The definitions set forth in this section shall be applicable to this chapter exclusively and shall not supersede, amend or alter other regulatory or zoning ordinances or enactments of the city.
1. "Converted vehicles" - Any combination of the vehicles described in this section, which although not originally designed and not suitable for occupancy, have been converted or modified to provide temporary, movable living quarters containing facilities for cooking, sleeping, or sanitation.
 2. "House trailer" - A trailer or semi-trailer which is designed, constructed and equipped as a dwelling place, living abode, or sleeping place, either permanently or temporarily, and is equipped as a conveyance on streets or highways; a trailer or semi-trailer whose chassis and exterior shell is designed and constructed for use as a house trailer as defined above, but which is used instead permanently or temporarily, for advertising, sales, display, or promotion of merchandise or services, or for any other commercial purpose except the transportation of property for hire and the transportation for distribution by a private carrier.

Chapter 19.38 – Recreational Vehicles and Equipment Parking and Storage

3. "Light truck" - For purposes of this chapter, a "light truck" is a motor vehicle designed, used and maintained primarily for the transportation of property and materials, but which has a manufacturer's gross weight of three-fourths ton or less and does not at any point exceed seven (7) feet in height or eighteen (18) feet in length.
4. "Light van" - A vehicle otherwise meeting the definition of a van, but which has a manufacturer's gross vehicle weight rate of three-fourths ton or less and does not at any point exceed seven (7) feet in height or eighteen (18) feet in length.
5. "Permanent parking" - The parking on the permanent driveway of a residence or on a pad, or in the yard of any of vehicles or equipment for a period greater than the seventy-two hours.
6. "Person" - Any individual, partnership, joint venture, corporation, or other business or legal entity.
7. "Pickup truck" - For purposes of this chapter, is a motor vehicle with open cargo area designed, used and maintained primarily for the transportation of property which has a manufacturer's gross weight of greater than three-fourths ton and which, at any point, exceeds seven (7) feet in height or which, at any given point, exceeds eighteen (18) feet in length.
8. "Recreational conveyance" - A vehicular type unit built on or for use on a chassis and designed primarily as living quarters for recreational, camping, vacation or travel use, and which has its own motive power or is mounted on or drawn by another vehicle.
9. "Recreational equipment" - That which an occupant or owner may desire for convenience to store on his lot, but which item is normally and principally transported for use off the lot on a trailer or other vehicle and which is not used by the very nature and utility of the item in connection with customary accessory residential uses on the lot. Included in the meaning of equipment are such large items of equipment as slide-in campers, folding tent trailers, boats, hang gliders, snow mobiles, floats, rafts and jet skis. However, it is provided that in the case of those items which are transported on trailers designed to carry more than one item, such as jet skis and snowmobiles, such trailer shall be considered as the unit of recreational equipment and the item transported shall not be so considered.
10. "Recreational vehicle" - Includes recreational conveyances, house trailers, trucks, trailers, pickup trucks, vans and converted vehicles. However, it is further provided that the term "recreational vehicle" shall not include the following defined vehicles: light trucks; light vans; light trucks having a slide-in camper.
11. "Slide-in campers, shells and truck caps" - Those items structured and designed to be mounted temporarily or permanently in the bed of a pickup or light truck, to provide enclosed storage space for transportation or property or quarters for recreational, camping, vacation or travel use. When mounted, the entire unit, consisting of the pickup or light truck, and the slide-in camper, shell or truck cap constitutes a recreational vehicle. When dismounted, the slide-in camper, shell, or truck cap becomes an item of recreational equipment.
12. "Storage" - The placing of any of vehicles or equipment within an enclosed structure which obscures such vehicles from view.
13. "Temporary parking" - The parking on the permanent portion of a resident's driveway of any of the above described vehicles or equipment for the purpose of loading, unloading, cleaning and minor emergency type repairs, and for a period not to exceed seventy-two (72) hours within any fourteen (14) day period.

Chapter 19.38 – Recreational Vehicles and Equipment Parking and Storage

14. "Trailer" - Any vehicle without motor power designed to carry property or passengers wholly on its own structure and to be drawn by a motor vehicle.
15. "Truck" - A motor vehicle which is designed, used and maintained primarily for the transportation of property or materials.
16. "Van" - Includes panel trucks and those vehicles commonly known as auto vans which provide an enclosed cargo area for the transportation of property, or have been designed to carry passengers or provide quarters for recreational camping, vacation, or travel use; and designed to allow direct access from the driver's cab to the cargo and passenger area.

19.38.015 Parking and Storage.

Recreational vehicles and recreational equipment may be stored or parked only within any district of the City which is zoned for residential use and only in accordance with the following:

- A. Recreational vehicles and recreational equipment as defined in this chapter may be stored within an enclosed structure (which structure otherwise conforms to the zoning requirements of the City), or may be permanently parked upon the premises of the owner of such vehicle or equipment; provided, however, that, except as otherwise provided in this section, said recreational vehicles or recreational equipment shall not be permanently parked on or within any required front yard or on or within fifteen (15) feet of any street and said recreational vehicles shall not be permanently parked within five (5) feet of a rear or side property line.
- B. The total number of recreational vehicles and units of recreational equipment, excluding those which are parked in an enclosed structure, which may be permanently parked at a residence shall not exceed one.
- C. Recreational vehicles and equipment may be permanently parked or stored in the approved locations; provided that vehicles and equipment are operable and carry a current license where required; that any point of such vehicle or equipment which touches the ground shall only be set on a hard non permeable surface; provided further that such vehicles or equipment have been safely secured for said storage or parking by disconnecting all utilities and life support systems, including liquefied petroleum gas containers, sewer drainage lines and repair of any valve defects all to be in accordance with the storage guidelines recommended by the manufacturer of such equipment or vehicle.
- D. Recreational equipment or recreational vehicles may be temporarily parked on the permanent driveway portion of the residence for the purpose of loading, unloading, cleaning and minor emergency type-repair for a period not to exceed seventy-two (72) hours within any fourteen (14) day period.
- E. The Planning Commission as a conditional use may permit a recreational vehicle that is used on a regular basis as a second car to be exempt from paragraphs A, B, C & D.

19.38.020 Inhabitation.

At no time shall a permanently or temporarily parked or stored recreational vehicle or item of recreational equipment be occupied or used for living, sleeping, or housekeeping purposes except as provided in this chapter.

19.38.025 Visitors.

Visitors to the city may be permitted to park a recreational vehicle or item of recreational equipment on the permanent driveway portion of a residence and occupy said vehicle or equipment for sleeping purposes only, or occupy for sleeping purposes a vehicle or equipment

Chapter 19.38 – Recreational Vehicles and Equipment Parking and Storage

already stored or permanently parked upon the premises, by making application to the department of public works for a visitors permit. The Director of Public Works is authorized to annually grant three (3) visitors permits for each residence within a twelve (12) month period. Each permit shall be valid for a period of seven (7) days. Visitors may also park such vehicles or equipment on the street for a period of forty-eight (48) hours by permit.

19.38.030 Utilities.

A recreational vehicle or recreational equipment may be connected only to the residential electrical utility system and only when said vehicle is temporarily parked as defined in this chapter or when a visitors permit has been issued. Such connection must be in accordance with the city electrical code, and said connection be made available for inspection during regular business hours by a city inspector.

19.38.035 Storage of Commercial Items.

Commercial items, including inventory, equipment or goods used, transported or consumed in the course of a trade or business, shall only be stored within a recreational vehicle or item of recreational equipment if completely enclosed within such vehicle or equipment and not visible from adjacent property.

Recreational Vehicle Parking and Storage information from neighboring cities - Additional Information

City	Does item have to be licensed and operable?	Do items have to be screened?	How is storage on corner lots addressed?	If items must be stored on a hard surface, how is that defined?	If items must be parked behind the front building line, is consideration given to adjacent properties front building lines?	What is the temporary storage time limit? (parked in driveway)
Prairie Village	Yes	No	Same as interior lots.	"...that any point of such vehicle or equipment which touches the ground shall be set on a hard non permeable surface..."	No	Not to exceed 72 hours within any 14 day period.
Fairway	Yes	No	Same as interior lots.	Not required	No	Not more than 12 hours on any day
Leawood	No	For vehicles stored on side of property: Those sides of the vehicle/trailer that are not screened by the primary structure shall have reasonable screening between the vehicle and the adjoining property line. For vehicles stored on back of property: screened on the two longest sides of the vehicle and the end not facing the ingress / egress access point to the lot. Those sides of the vehicle that are not facing the ingress / egress access point to the lot. Those sides of the vehicle that are not screened by the primary structure shall have reasonable screening.	Storage shall be allowed in a side yard with adjoining street frontage provided that the recreational vehicle/trailer is screened on the two longest sides of the vehicles and the end not facing the ingress / egress access point to the lot. Those sides of the vehicle that are not screened by the primary structure shall have reasonable screening between the vehicle and the adjoining property line.	A hard drivable surface constructed of concrete, asphalt, brick pavers, or other solid impervious surfaces used to park or store vehicles off of driveways so as not to conflict with the daily use of the driveway.	Yes. Storage shall not be allowed in front of the building line or the line of the building as it extends to each side property line.	7 days but no more than 14 days out of a 30 day timeframe
Merriam	No	No	Same as interior lots.	Such storage shall be on pavement as required for off-street parking.	No	
Mission	Vehicle or conveyance must remain in operable condition	On corner lots, such vehicles, conveyance or equipment shall be parked behind the front building line from either street or be suitably screened from view of the street.	See previous column regarding screening.	Not required	No	
Mission Hills	N/A	N/A	N/A	N/A	N/A	N/A

City	Does item have to be licensed and operable?	Do items have to be screened?	How is storage on corner lots addressed?	If items must be stored on a hard surface, how is that defined?	If items must be parked behind the front building line, is consideration given to adjacent properties front building lines?	What is the temporary storage time limit? (parked in driveway)
Olathe	The recreational vehicle and the area it is parked on shall be maintained in a clean, neat and operable manner, and the equipment shall be in usable and working condition at all times.	No	Same as interior lots.	The area the recreational vehicle is parked on shall be surfaced with asphalt, concrete or gravel.	No	Recreational vehicles may be parked on the front drive for up to 2 days to load and 2 days to unload as related to a trip. Those visiting residence may park up to 14 consecutive days.
Overland Park	Yes	Varies depending on storage location. For specific information, See RV Guidelines for Residents available at opkansas.org .	On lots where a side lot is adjacent to a street, no such parking or storage shall occur in the area parallel to the street and equal in width to the distance between the street and the closest point of the residence.	Storage or parking areas are not required to be paved. Vehicles must be driven on and stored on a dust-free and rut-free surface.	Yes. All vehicles must be stored behind the adjacent front wall of the neighboring residence.	Two occurrences during any 30-day period. Each occurrence shall not exceed 48 hours.
Shawnee	Yes	If item is over 24 ft in length, 8 ft in height or 8 ft in width item must be stored within the backyard substantially screened from view from any adjacent property.	Cannot store on any front driveway or the front yard of a residential lot, or a front driveway or front and side yard of a corner residential lot between the residence and the adjacent street.		No	Max of 4 occurrences during any 30 day period. Each occurrence shall not exceed 24 hours.

CITY OF PRAIRIE VILLAGE

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Danielle Dulin, Assistant to the City Administrator
RE: **Noise Ordinance**
DATE: February 4, 2014 Planning Commission Meeting

BACKGROUND:

At the January 7, 2014 Planning Commission meeting, Staff was asked to look at the history of the noise ordinance in Prairie Village as well as noise ordinances in surrounding cities.

HISTORY

Ordinance 1326 was adopted in 1972 and established specific decibel level limitations within the City. The ordinance was included in Chapter VII until 1973 when the "Noise and Vibration Control Code" was designated as Chapter VIII. During a recodification process in 1996, Staff recommended the removal of the specific decibel levels because the City did not own the necessary equipment to read decibel levels and enforce the ordinance. The decibel levels were officially removed from the code with the adoption of the new code on December 20, 2004. The Zoning Regulations have never included decibel level limitations.

SURROUNDING CITIES

Staff reviewed noise restriction ordinances and zoning regulations for Fairway, Leawood, Lenexa, Merriam, Mission, Mission Hills, Olathe, Overland Park, and Shawnee. Each city has similar language as the Prairie Village Municipal Code, and 5 cities (Leawood, Lenexa, Merriam, Olathe, and Overland Park) have specific decibel limitations. Leawood limits the decibel level at the property line to 60 db in all districts at all times in their Development Ordinances which is separate from their municipal code, and in their Zoning Regulations, Merriam designates specific decibel levels for each use and distinguishes between continuous and instantaneous noise. In their municipal code, Lenexa, Olathe, and Overland Park include decibel level limitations per residential, commercial, and industrial use for day and night hours. (See attached spreadsheet for specific details for each city.)

NEXT STEPS

If the Planning Commission is interested in reinstating decibel level limitations, Staff suggests the Planning Commission pass a motion recommending that City Council pass an ordinance to be included in Chapter VIII, Article 5 of the Municipal Code. Per its research, Staff is recommending a limitation of 65 db(A) at the property line for all uses at all times of the day. A decibel level reader can be purchased for \$200-500 to enforce the ordinance. Below is an example of what the ordinance might look like:

8-5XX Performance Standards. It shall be unlawful to make or cause to be made a sound or noise registered on a decibel meter in excess of 65 db(A) from any source not exempted or otherwise regulated when measured at any point along the property line.

ATTACHMENTS

Summary of Noise Ordinance Details
Comparative Examples of Noise Levels

City	Reference	Noise Restrictions	Performance Criteria/Standards
Fairway	City Code 10-405 10-407	Typical "Disturbing the Peace " language and no "plainly audible" noise at the property line between 9 PM and 7 AM on weekdays and 9 AM on Saturday, Sunday and holidays.	N/A
Leawood	City Code 11-205 Devlp Ord. 16-2-9	Typical "Disturbing the Peace " language; Development Ordinance includes performance criteria	All districts: 60 dB; hospital generators installed on or before January 1, 2003 are exempt.
Lenexa	City Code 3-9-E-3 4-1-C-4	Typical "Disturbing the Peace " language and no "plainly audible" noise at the property line between 9 PM and 7 AM; performance standards	7 AM - 7 PM Residential 70 dB(A) Commerical 65 dB(A) Industrial 70 dB(A)
Merriam	City Code 16-248 Zoning Regs 3-311	Typical "Disturbing the Peace " language and no "plainly audible" noise at the property line between 10 PM and 7 AM on weekdays and 8 AM on Sunday. Zoning Regs include noise pollution standards	7 PM-7 AM Residential 55dB(A) Commerical 60dB(A) Industrial 70dB(A)
Mission	City Code 215.11	Typical "Disturbing the Peace " language and no "plainly audible" noise at the property line between 10 PM and 7 AM on weekdays, 11 PM and 7 AM on Friday, and 11 PM and 8 AM on Saturday.	Instant Residential 65dB(A) Commerical 70dB(A) Industrial 80dB(A)
Mission Hills	City Code 9.16	No "unnecessary noise" and no "plainly audible" noise from radios, phonographs, stereos, etc. at the property line between 11 PM and 9 AM Sunday-Thursday and 12:30 AM-9 AM on Friday, Saturday, and holidays.	N/A
Olathe	City Code Chapter 6.18	Complex, detailed by source	7 AM - 11 PM Residential 55 dB(A) Commerical 65 dB(A) Industrial 70 dB(A)
Overland Park	City Code Chapter 7.08	Complex, detailed by source	7 AM - 10 PM Residential 60 dB(A) Commerical 65 dB(A) Industrial 70 dB(A)
Shawnee	City Code 09.70	Unlawful to make a "noise disturbance" within a residential area from 10PM to 7 AM.	11 PM-7 AM Residential 55dB(A) Commerical 60dB(A) Industrial 65dB(A)



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- Noise Barriers
- Flexible Noise Absorbers
 - K-Foam
 - Convuluted Foam
 - Sorba-Glas Noise Absorber
 - HVAC Duct Liner
- Noise Barriers & Composites
 - Acoustic Foam Composites
 - Sorba-Glas Composites
- Noise & Vibration Damping Materials

Comparative Examples of Noise Levels

Comparative Examples of Noise Sources, Decibels & Their Effects

Real World Example	Decibel Level	Decibel Effect
Jet take-off (at 25 meters)	150	Eardrum rupture
Aircraft carrier deck	140	
Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB).	130	
Thunderclap, chain saw . Oxygen torch (121 dB).	120	Painful. 32 times as loud as 70 dB.
Steel mill, auto horn at 1 meter. Turbo-fan aircraft at takeoff power at 200 ft (118 dB). Rveting machine (110 dB); live rock music (108 - 114 dB).	110	Average human pain threshold. 16 times as loud as 70 dB.
Jet take-off (at 305 meters), use of outboard motor, power law n mower, motorcycle, farm tractor, jackhammer, garbage truck. Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB).	100	8 times as loud as 70 dB. Serious damage possible in 8 hr exposure
Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB). Newspaper press (97 dB).	90	4 times as loud as 70 dB. Likely damage 8 hr exp
Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8 hr exposure.
Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.
Conversation in restaurant, office, background music, Air conditioning unit at 100 ft	60	Half as loud as 70 dB. Fairly quiet
Quiet suburb, conversation at home. Large electrical transformers at 100 ft	50	One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	40	One-eighth as loud as 70 dB.
Quiet rural area	30	One-sixteenth as loud as 70 dB. Very Quiet
Whisper, rustling leaves	20	
Breathing	10	Barely audible

[modified from <http://www.wenet.net/~hpb/dblevels.html>] on 2/2000.
 SOURCES: Temple University Department of Civil/Environmental Engineering (www.temple.edu/departments/CETP/envron10.html), and Federal Agency Review of Selected Airport Noise Analysis Issues, Federal Interagency Committee on Noise (August 1992). Source of the information is attributed to Outdoor Noise and the Metropolitan Environment. M.C. Blanch et al., Department of City Planning. City of Los Angeles, 1970.

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