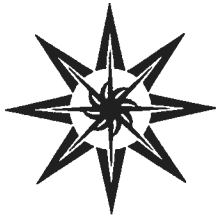


**PLANNING COMMISSION AGENDA  
CITY OF PRAIRIE VILLAGE  
TUESDAY, JUNE 2, 2015  
7700 MISSION ROAD  
7:00 P.M.**

- I. CALL TO ORDER - Joyce Hagen Mundy, Commission Secretary
- II. INTRODUCTION OF NEW PLANNING COMMISSIONERS & LIAISON
- III. ELECTION OF OFFICERS
- IV. ROLL CALL
- V. APPROVAL OF PC MINUTES - MAY 5, 2015
- VI. PUBLIC HEARINGS
  - PC2015-06 Request for Rezoning from C-O (Office Building District ) & R-1b (Single Family Residential) to CP-1 (Planned Restricted Business District) and Development Plan  
7930 State Line Road  
Current Zoning: C-0 & R-1b  
Proposed Zoning: CP-1  
Applicant: Mitch DiCarlo with Block & Company
  - PC2015-07 Request for Conditional Use Permit for Drive-Thru Service Window  
7930 State Line Road  
Current Zoning: C-0 & R-1b  
Applicant: Mitch DiCarlo with Block & Company
- VII. NON-PUBLIC HEARINGS
- VIII. OTHER BUSINESS
- IX. ADJOURNMENT

Plans available at City Hall if applicable  
If you cannot be present, comments can be made by e-mail to  
[Cityclerk@Pvkansas.com](mailto: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**



## Memo

**To:** Planning Commission Members  
**From:** Joyce Hagen Mundy, City Clerk/Planning Commission Secretary  
**Date:** 5/28/2015  
**Re:** June 2<sup>nd</sup> meeting

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The application submitted for the Board of Zoning Appeals has been continued to August due to an error in notification and the applicant's inability to attend the July meeting. Therefore, there will be **No BZA Meeting** on June 1<sup>st</sup>. I am expecting two applications for July (filing deadline is 6/5). Election of officers for the Board will be added to the next meeting agenda.

As noted at the last meeting, as the only remaining officer for the Planning Commission, I will call to order the meeting on June 2<sup>nd</sup>. It will be my pleasure to introduce Jonathan Birkel and Patrick Lenahan who were appointed to the Commission on May 18<sup>th</sup> and Jeffrey Valentino whose appointment will go before the City Council on June 1<sup>st</sup>. Mayor Wassmer has also appointed Councilman Eric Mikkelson to serve as the Council Liaison to the Commission for the coming year. I have attached the bios from the new Commission members and a revised committee listing will be included in your packet.

After introductions, I will call for nominations for the position of Chairman and turn the meeting over to the newly elected chairman for election of the remaining officers and continuation of the agenda.

## Jonathan L. Birkel

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### Profile

Experienced Project Manager demonstrating strategic processes and problem solving skills. With 23 years in design, construction and project development experience in both private and not-for profit development projects, has capitalized on creating integrity of development strategies and solutions to complex projects.

- ❖ Highly Visible Projects
  - ❖ Financial & Cost Estimating
  - ❖ Entitlements & Variances
  - ❖ Commercial, Residential & Mixed Use
  - ❖ Due Diligence & Research
  - ❖ Public-Private Partnerships
  - ❖ Not for Profit & For Profit Partnerships
  - ❖ Urban Redevelopment
  - ❖ Market Rate & Workforce Housing
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### Development / Project Management

- Planning and Development and Design of urban neighborhoods in Kansas and Missouri.
  - Commercial and institutional building repurpose and repositioning with tenants and coordination of TI design, construction and delivery.
  - Multi-Family and Single Family developments, design and construction.
  - Entitlement and variance process for building designs and zoning approvals.
  - Coordinated with city economic development, planning and zoning process, presentations of public hearings and neighborhood meetings.
  - Implementation of residential TIF districts.
  - Management of development and construction process, city process and employees, State and Federal offices.
  - Management and design of project funding sources include: Federal HOME Funds, NSP, TIF, LIHTC and HTC in Kansas.
  - Coordination and management of professional services: architectural design, engineering, survey, infrastructure and utilities, timelines, due diligence, lead, asbestos and mold abatement.
  - Management and consulting; project repair and project completion.
  - Neighborhood HOA and maintenance contracts.
  - Developed Transit Housing plan for Downtown KCK.
  - Development of multi-family, single family and institutional housing products.
  - (Enclosed, project examples)
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### Professional Experience

2004 - Present: Vice President for Real Estate Development, City Vision, Kansas City, KS  
1995 - 2004: Senior Associate, Gould Evans Affiliates, Kansas City, MO  
1992 - 1995: Wolfgang Trost Architects, Prairie Village, KS  
1992: Castanes/Gibson Architects, Seattle, WA  
1990 - 1992: Stanford Wyatt, Architect, Seattle, WA

**Professional & Community Memberships**

- Board of Directors Kansas City Youth Lacrosse, KCYLL 2011-2013
  - City of Mission, Mayors Housing Task Force, 2007-08
  - Leadership 2000 Graduate, 2007
  - Great Plains Lacrosse Association, Coaching Prairie Village 2007-Present
  - Board Member for Housing Choices Coalition of Greater Kansas City 2002-2009
  - Home Builders Association Member 2004-2007
  - Kansas LIHTC Fair Housing Design Certificate
  - Professional Advisor Fifth Year Architecture Studio, Kansas State University 2002-2003
  - National Council of Architectural Registration Boards
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**Publications & Presentations**

- MARC First Ring Suburbs Coalition and Communities for all Ages
  - APA Presenter, 2012 Kansas City
  - Schemata XIV, University of Kansas, Studio 804.04 Residence and Essay
  - Schemata XIII, University of Kansas, Studio, 804.05 Residence
  - AIA Pillars Leadership Program, Speaker, Urban Development, January 2009
  - Unified Government Presentation, Sustainable Urban Development, 2007
  - Kansas City Home & Garden, Mission Cliffs, 2007
  - 46 Washington, Cornerstone Award winner Multi-Family Housing, 2007
  - MARC, Creating Quality Places Conference, 2004 Speaker, Infill Development
  - Edmonds Residence, Lawrence Magazine, 2006
  - Urban Housing Projects presentations, HBA Kansas City Chapter 2000-2006
  - Urban Builders 2000-2006
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**Technical Summary**

- Cost estimating, construction scheduling and timelines, proforma development.
  - AutoCAD, Sketch up, Hand Drawings and Renderings, Power Point, Publisher, Microsoft Project, XL, Word.
  - Creation of construction documents for commercial and residential projects.
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**Education**

- The National Development Council, Housing Development Finance Professional Certification Program 2004-2006
- Bachelor of Architecture, Kansas State University – Manhattan, KS - 1985-1990
  - Kansas City Urban Design Studio, University of Missouri - Kansas City, MO – 1989-1990
  - Architecture University of Denmark - Aarhus, Denmark – 1989
  - Boston Architectural College – Boston, MA - 1988
- New York Institute of Technology - Islip, NY - 1985

patrick k lenahan

pklenahan@gmail.com

  
Prairie Village, Kansas 66208  


## education

Bachelor of Architecture, *cum laude*, Kansas State University, 1993  
Foreign Study: Centro Studi Santa Chiara; Castiglione Fiorentino, Italy, 1992

## affiliations

The American Institute of Architects, AIA Kansas and AIA Kansas City (AIA)  
The Design- Build Institute of America (DBIA)  
United States Green Building Council (USGBC)  
Kansas State Historical Society  
Railway and Locomotive Historical Society  
National Model Railroad Association

## registration and credentials

Registered Architect in Kansas, Missouri, Nevada, Texas and Oklahoma  
Certified with the National Council of Architectural Registration Boards (NCARB)  
United States Green Building Council - Leadership in Energy and Environmental  
Design - Accredited Professional (USGBC - LEED AP)

## professional experience

Yaeger Architecture Overland Park, Kansas Vice President / Senior Project Manager	2007- Present
Project Manager	2001- 2007
Project Architect	1999- 2001
Corgan Associates, Inc. Dallas, Texas Project Architect	1997- 1999
Intern	1993- 1997

patrick k lenahan

(continued)

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## selected project experience

### *Entertainment*

Ameristar Casino Bourbon's Steakhouse Restaurants, Council Bluffs, IA and Vicksburg, MS  
Ameristar Casino Candy Shop, Council Bluffs, IA  
Ameristar Casino Video Arcade, Council Bluffs, IA  
Ameristar Casino Entertainment Center, St. Charles, MO  
Ameristar Casino Event Center, St. Charles, MO  
Ameristar Casino New Central Plant and Warehouse, Vicksburg, MS  
Ameristar Casino Surveillance Room Relocation, Vicksburg, MS  
Ameristar Casino Warehouse Expansion, Administration Offices, and Employee Dining Facility, Vicksburg, MS  
Ameristar Casino Bakery Expansion, Vicksburg, MS  
Argosy Casino – Ballroom Remodel, Riverside, MO  
Argosy Casino – Buffet Remodel, Riverside, MO  
Argosy Casino – New Porte Cochere, Riverside, MO  
Argosy Casino – Warehouse Addition, Riverside, MO  
Argosy Casino – Event Center Master Plan, Riverside, MO  
Harrah's Casino Remodel, North Kansas City, MO  
Harrah's Casino Entertainment Pavilion Remodel and Expansion, North Kansas City, MO  
Harrah's Casino Expansion, North Kansas City, MO  
Harrah's Casino On- Call Services, North Kansas City, MO  
Harrah's Casino – Moby's Fish Tales Restaurant, Maryland Heights, MO  
Hollywood Casino at Kansas Speedway, Kansas City, KS  
Hollywood Casino St. Louis, Maryland Heights, MO  
M Resort, Henderson, NV  
Sam Houston Race Park – Historic Racing Machine Installation, Houston, TX  
Terrible's Town Casino, Pahrump, NV  
Zia Park Casino & Racetrack - Steakhouse Remodel and Expansion, Hobbs, NM

### *Hospitality*

Ameristar Casino Conference Center, St. Charles, MO  
Ameristar Casino Conference Center, Kansas City, MO  
Executive Orders Restaurant, Centerplate, Washington Convention Center, Washington, DC  
Harrah's Hotel Expansion, North Kansas City, MO  
Hollywood Casino Hotel, Kansas City, KS  
Liberty Hospital Hospitality House, Liberty, MO  
Parkway Hotel, St. Louis, MO  
Snow & Co., Kansas City, MO  
Snow & Co., Gladstone, MO

patrick k lenahan

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*Corporate / Office*

AIG Insurance Offices, Dallas, TX  
Boone Hospital Center Medical Office Building, Columbia, MO  
CenturyTel Corporate Headquarters Expansion, Monroe, LA  
First American Real Estate Information Services - Regional HQ and Data Center, Dallas, TX  
IBM Global Services Data Center / Network Operations Center, Columbus, OH -  
MCI Telecommunications Corporation - Underground Fiber Optic Training Facility, Richardson, TX  
MCI Telecommunications Corporation - Telecommunications Switch Facilities, Irving, TX; Richardson, TX; San Antonio, TX; and New Orleans, LA  
MCI Telecommunications Corporation - Network Management Center, Sacramento, CA  
MCI Telecommunications Corporation - Network Engineering Systems Labs, Richardson, TX  
MCI Network Services Offices, Richardson, TX  
MCI Telecommunications Corporation Technical Facility Multi- Phase Remodel, Richardson, TX  
Sprint World Headquarters Campus, Overland Park, KS

*Retail*

HomeGoods, Little Rock, AR  
The Legends at Sparks Marina Destination Retail Center, Sparks, NV  
Pier One Imports, Retail Boutique International Stores, Tenant fit-outs for multiple stores in Mexico, Puerto Rico and Japan  
Park Place Village, Phase 2, Leawood, KS  
Best Buy, Sparks, NV  
Old Navy, Sparks, NV  
TJ Maxx, Sparks, NV  
Wyandotte Plaza - Retail Center Remodel, Kansas City, KS

*Housing*

909 Walnut (Fidelity Bank Building), Kansas City, MO  
Ashford Place Apartments, Shawnee, OK  
Brookridge Country Club and Condominiums, Overland Park, KS  
Cherokee Terrace Apartments, Enid, OK  
CityView at Northgate Village - Phase 2, North Kansas City, MO  
The Gardens at Northgate Village - Phases 2, 3 and 4, North Kansas City, MO  
Shoal Creek Village Apartments, Kansas City, MO  
H. D. Lee Mercantile Building, Kansas City, MO  
Sunset View Apartments, El Reno, OK  
Wesley Village Apartments, Oklahoma City, OK

patrick k lenahan

(continued)

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*Education*

Calhoun County Independent School District, Jackson- Roosevelt Elementary School Administration Building Addition, Port Lavaca, TX  
Calhoun County Independent School District, Harrison- Jefferson- Madison Elementary School, Port Lavaca, TX  
Olathe School District - Elementary School Secure Entry Remodels, Olathe, KS  
Trinity Valley Community College Dining Hall and Book Store, Athens, TX

*Government*

Army Reserve Centers, Kirksville, MO and West Palm Beach, FL  
Ash Meadows National Wildlife Refuge Visitor's Center, Pahrump, NV  
Barracks / Company Operations Facility (BCOF), Fort Leonard Wood, MO  
Building 465, Civilian Education System, Fort Leavenworth, KS  
Buildings 466 & 467, Fort Leavenworth, KS  
Chapel Complex, Fort Leavenworth, KS  
Chapel Complex, Fort Leonard Wood, MO  
Community Activity Center Renovation, Building 338, McConnell Air Force Base, KS  
General Services Administration, Heartland Region 6, Multiple Work Orders:  
    Richard Bolling Federal Building ABAAS Survey, Kansas City, MO  
    USDA Data Center Master Plan, Kansas City, MO  
    USMC Data Center Server Room Expansion, Kansas City, MO  
    Charles Whittaker Federal Courthouse Fire Alarm System, Kansas City, MO  
Hangar 1106, McConnell Air Force Base, KS  
Hangar 1107, McConnell Air Force Base, KS  
MXG Consolidation & Forward Logistics Center, Buildings 840 & 1170, McConnell Air Force Base, KS  
State of Missouri Data Center, Jefferson City, MO  
United States Federal Courthouse Roof Replacement, Wichita, KS  
Military Family Housing Renovation and Expansion, Whiteman Air Force Base, MO  
Eisenhower Hall Combined Arms Research Library & General Instruction Facility, Fort Leavenworth, KS

*Other*

Project Apollo, London Redhill Airport - Master Plan, United Kingdom.  
Sangster International Airport, Montego Bay, Jamaica



# Jeffrey M. Valentino

7463 Village Drive · Prairie Village, KS 66208 · (816) 985-0035  
jvalentino@gmail.com

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## WORK EXPERIENCE

### **Project Manager II, JEDunn Construction Co. Summer 2006 - Present**

- Involvement with initial job pursuit and procurement including RFQ/RFP deliverables and job interviews
- Management of all project pre-construction, construction and post-construction coordination
- Management of self perform contracts including concrete, carpentry, precast and masonry
- Management of JE Dunn office staff including direct reports and support staff
- Responsible for budget setup, tracking and continued management throughout all projects
- Responsible for owner correspondence and maintaining overall client satisfaction
- Responsible for presentation of all major owner cost issues and related coordination
- Responsible for subcontractor buyout including individual contract negotiations
- Responsible for subcontractor coordination, correspondence and management
- Responsible for all city-related communication including permit and special inspection coordination

### **Notable Projects:**

One Light Tower, Kansas City, MO (\$60 million) 2013 - Present  
The Sovereign, Houston, TX (\$60 million) 2013  
SVN Charter School, Kansas City, MO (\$5 million) 2013  
Alta Vista Charter High School, Kansas City, MO (\$5 million) 2013  
Rockhurst University – Academic Building, Kansas City, MO (\$25 million) 2011 - 2012  
UMKC School of Business, Kansas City, MO (\$25 million) 2012 – 2013  
Spring Hill School District Bond Issue – Multiple Projects, Spring Hill, KS (\$39 million) 2011 – 2013  
Rockhurst University – North Garage, Kansas City, MO (\$8 million) 2010 – 2012  
West Platte School District – Phase III, Weston, MO (\$5 million) 2010 – 2011  
Warrensburg School District Additions & HVAC Retrofits, Warrensburg, MO (\$15 million) 2009 - 2010  
West Platte School District – Phase II, Weston, MO (\$6 million) 2009 – 2010  
Bell Prairie Elementary, Kansas City, MO (\$24 million) 2007 – 2009  
West Platte School District – Phase I, Weston, MO (\$1 million) 2009  
NKC Auditorium Alterations, Kansas City, MO (\$500,000) 2009  
New Fourth Staley High School, Kansas City, MO (\$87 million) 2006 – 2007

## EDUCATION

**University of Kansas, Lawrence, Kansas**

Major: Bachelor of Science in Architectural Engineering, May 2006

## CONTINUED EDUCATION

- DUNN 101 – Project Engineer Training
- DUNN 200 – Project Management Training
- Harvard Business Manager Essentials

## ADDITIONAL EXPERIENCE

### **Honors/Activities:**

- LEED Accredited Professional (2006-Present)
- KU Recent Grad Advisory Board (2007-2013)
- Construction Leadership Council Member (2008-2014)

### **Community Activities & Interests:**

- KU Alumni Association member and annual School of Engineer donor
- Annual participant in Kansas City Waddell & Reed Half Marathon
- Annual participate in Habitat for Humanity

### **Company Activities & Interests:**

- Team Lead for internal PM training courses (DUNN 101 and DUNN 200)
- Member of internal JE Dunn Midwest Improvement Committee

**PLANNING COMMISSION MINUTES**  
**May 5, 2015**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 5, 2015, in the Municipal Building Council Chambers at 7700 Mission Road. Chairman Bob Lindeblad called the meeting to order at 7:10 p.m. with the following members present: Nancy Vennard, Gregory Wolf, Larry Levy, James Breneman, Nancy Wallerstein and Randy Kronblad.

The following persons were present in their advisory capacity to the Planning Commission: Ron Williamson, City Planning Consultant; Wes Jordan, Assistant City Administrator; Mitch Dringman, Building Official; Terrence Gallagher, Council Liaison and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

**APPROVAL OF MINUTES**

Nancy Vennard noted the word “high” on page 6, paragraph 3 should be “height”. Randy Kronblad moved the approval of the minutes of the Planning Commission for April 7, 2015 as corrected. The motion was seconded by Gregory Wolf and passed by a vote of 6 to 0 with Nancy Wallerstein abstaining.

**PUBLIC HEARINGS**

**PC2015-05      Request for Special Use Permit for Storage Facility  
7231 Mission Road**

Commissioner James Breneman recused himself from the meeting due to a professional conflict of interest on this application.

Darin Heyen, 5208 West 81<sup>st</sup> Street, presented the application on behalf of St. Ann’s Church. In 2013, St. Ann’s Catholic Church submitted a Special Use Permit to increase the size of the school which was approved along with a Site Plan. The property was also platted into two lots. Lot 1, the west lot, contains the church and school buildings. Lot 2, the east lot, is occupied by the playground and athletic field. The church is proposing improvements on the playground and athletic field area.

A 15’ x 20’ storage building is proposed. Other improvements include a new 12’ x 55’ batting cage and backstop. At the west end, a new 27’ x 50’ pavilion is proposed adjacent to the playground. The storage building, batting cage and new backstop will be located in the northeast corner of the lot adjacent to Windsor Park.

A neighborhood meeting was held on April 29, 2015, in accordance with the Planning Commission Citizen Participation Policy. No one attended the meeting. The mailed notice of meeting included drawings of the proposed improvements.

Mr. Heyen asked for clarification on condition of approval #2 in the staff report noting that there is currently no landscaping or screening along Windsor. Mr. Williamson responded that staff is seeking screening for the backstop, not along the entire property.

Larry Levy confirmed the screening did not need to be directly behind the backstop which would prevent people from viewing from behind the backstop but could be placed further back and still provide screening for the residents across the street.

Mr. Heyen stated they were in agreement with the staff recommendation.

Chairman Bob Lindeblad opened the public hearing on this application. No one was present to address the Commission and the public hearing was closed at 7:15 p.m.

Chairman Bob Lindeblad led the Commission in review of the following criteria for approval of 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 property is zoned R-1B Single Family Residential District and has been developed by St. Ann's Church and School since 1968. The total site is approximately 10.6 acres and Lot 2 is 4.57 acres. The site has adequate area to accommodate the proposed improvements and meet all setback, height and area regulations of the zoning ordinance.

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

The site is large and this is a renovation of the athletic fields that have been there since 1968. The proposed improvements are an upgrade to the existing playground and ball field, 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 proposed Special Use Permit is required for only the 15' x 20' storage building which will be located on the north side of the playground adjacent to Windsor Park. The proposed storage building is 300 sq. ft. on a site of 4.57 acres. Therefore, it will not cause substantial injury to the value of other 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 size of the storage building is insignificant, compared to the size of the site on which it is located. It is not of a size that will dominate the neighborhood. However, the houses on the east side of Windsor Street face the backstop and storage building, and some screening along Windsor Street would be beneficial. This should be addressed on the Site Plan.

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 storage building is a part of the school and will not generate the need for additional parking. If parking is needed there is a row of angle parking along the south side of the site.

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

Storm drainage was addressed at the time the site plan was approved in 2013. All utilities are available on site.

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.**

St. Ann's Church and School is a developed property and no change in the ingress or egress is planned. Currently the property can be entered from one location on Mission Road and one location of Windsor Street. Exiting can occur from two locations on Mission Road and one on Windsor Street. No congestion will be added to adjacent public streets.

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 appear to have any hazardous or toxic materials, hazardous processes or obnoxious odors related to its use. There may be some noise generated from the outdoor play of the children, but it should be minimal.

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 architectural plans will be approved as a part of the Site Plan approval.

Chairman Bob Lindeblad led the Commission in review of the Golden Factors:

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

The character of the surrounding neighborhood is primarily residential. Offices are located to the southwest of the athletic fields and Windsor Park is located adjacent to the north property line. Single-family dwellings line Windsor Street and back up to the site on the south side.

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

North: RP-3 Planned Garden Apt. District & R-1B Single-Family District - Apartments, Single-Family Dwellings & Windsor Park

East: R-1B Single-Family District - Single-Family Dwellings & Windsor Park

South: C-0 Office Building District - Offices & 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 current use of the property is for a playground and athletic field area as part of St. Ann's School and the proposed use is to add a storage building to complement the athletic fields. The existing and proposed uses are suitable for the property.

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

The storage building is very small in comparison to the site and will not have a detrimental effect on neighboring property. The storage building will provide room to store athletic equipment to keep the site neater. However, some screening along Windsor Street would be beneficial for the houses that face the athletic fields.

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

The property has been developed as a part of St. Ann's School and has not 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 storage building is very small compared to the site and it, along with the other upgrades to the playground area, will enhance the appearance of the athletic fields and be a benefit rather than a hardship for the landowners in the area.

**7. City staff recommendations;**

It is the opinion of Staff that the proposed storage building is small, is located on the northwest corner of the site adjacent to Windsor Park and will have a minimal effect on adjacent residents. Therefore, it is recommended that it be approved subject to landscaping along Windsor Street.

**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. St. Ann's School is one of the amenities that set Prairie Village apart from other competing communities in the metropolitan area. This application is for the upgrade of an existing use within the community and is consistent with Village Vision in encouraging reinvestment.

Nancy Vennard moved the Planning Commission finds favorably on the findings of fact and recommend the Governing Body approve the request for a Special Use Permit for a storage facility at 7231 Mission Road subject to the following conditions:

1. That any outdoor lighting installed shall be in accordance with the lighting ordinance.
2. That the Site Plan be approved by the Planning Commission and include landscape screening along Windsor Street behind the backstop.
3. That the Special Use Permit be approved for an indefinite time.
4. That if the applicant is found to be in non-compliance with the conditions of the Special Use Permit, the permit will become null and void within 90 days of notification of non-compliance, unless the non-compliance is corrected.

The motion was seconded by Randy Kronblad and passed unanimously.

Chairman Bob Lindeblad led the Commission in the following review of the criteria for site plan approval:

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

The proposed Site Plan includes a new storage building and a pavilion. The backstop is being rebuilt and upgraded. The site is over 4-1/2 acres and can easily accommodate the two new small structures. No new parking areas and drives are needed to serve the proposed use.

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

This site is currently served by utilities and they should be adequate to serve the proposed expansion.

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

The two proposed structures are not of a size that will cause concerns regarding management of stormwater. A Stormwater Management Plan was prepared when the Special Use Permit was approved in 2013. The improvements required at that time should be adequate to handle the minimal increase in runoff resulting from these minor improvements.

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

The playground area is an accessory use to the school and is not a traffic generator in itself. An existing access drive off Windsor Street which has parking on it is adequate to handle traffic circulation to this portion of the site.

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

The proposed structures will be on the north side of the site adjacent to Windsor Park and away from the existing residential development. The ball field will be renovated and upgraded to improve its function and appearance. The backstop is a large structure and some additional landscaping is needed to provide screening for the houses that face it along Windsor Street.

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

The applicant proposes to use the same brick and roofing materials used on the church. The backstop will be a significant improvement over what currently exists. The proposed improvements are well designed and as proposed will be compatible with the character of the neighborhood. It should be noted that the proposed backstop is 20 feet in height which exceeds the height requirement of 8 feet for fences. A greater height can be approved by the Planning Commission in Site Plan approval.

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

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. St. Ann's School is one of the amenities that set Prairie Village apart from other competing communities in the metropolitan area. This application is for the upgrade of an existing use within the community and is consistent with Village Vision in encouraging reinvestment.

Larry Levy moved the Planning Commission find favorably on the findings of fact for PC2015-05 and approve the Site Plan for improvements at 7231 Mission Road subject to the following conditions:

1. That any outdoor lighting installed shall be in accordance with the lighting ordinance.
2. That the proposed structures use the same materials as the existing buildings as shown on the drawings dated April 1, 2015.
3. That the backstop height of 20 feet is approved as shown on the Site Plan.
4. That the applicant provide a landscape plan to provide screening for the backstop to be reviewed and approved by Staff.

The motion was seconded by Nancy Wallerstein and passed unanimously.

**PC2015-104 Request for Final Plat Approval - Chadwick Court  
3101 West 75<sup>th</sup> Street**

Bob Royer, 7801 Mission Road, stated he had received the staff report and accepted the staff recommendation and conditions of approval.

Ron Williamson noted that at its regular meeting on March 3, 2015, the Planning Commission recommended approval of the rezoning for this property from RP-1B to RP-1A and approval of the Preliminary Development Plan to the Governing Body.

The applicant requested four waivers as a part of the Planned District which were as follows:

1. Required 30-foot front setback reduced to 15 feet
2. Required-25 foot rear yard setback reduced to 20 feet
3. Increase in the maximum allowed lot coverage from 30% to 35%
4. Required lot depth from 125 feet to 99 feet

which the Governing Body approved.

The Planning Commission also approved the Preliminary Plat on March 3, 2015 and authorized preparation of the Final Plat subject to the approval of the rezoning and

Preliminary Development Plan by the Governing Body and subject to the following conditions:

1. Dedicate an additional 10 feet of right-of-way for the south side of 75<sup>th</sup> Street.  
**The 10-foot dedication is shown on the Final Plat.**
2. Revise the side yard setbacks to conform to the Preliminary Development Plan.  
**The Governing Body approved the 20-foot rear yard setback which is shown on the Final Plat.**
3. Identify those trees that will be removed and protect the trees on the east and west property lines.  
**The applicant plans to preserve the major trees on the east and west property lines, but all the internal trees will be removed.**
4. Submit any covenants that will be filed to guarantee the maintenance of the private roadway, the stormwater detention area and any other private improvements on the property with the Final Plat.  
**The applicant has submitted covenants that are being reviewed by Staff.**
5. Resolve all issues with Public Works regarding stormwater management.  
**The applicant has met with Public Works and is working out the design details for the construction drawings.**
6. Design the private drive to City standards and submit the plans and specifications to Public Works for review and approval with the Final Plat.  
**Construction documents have been submitted to Public Works.**
7. If gas service will be provided, indicate a gas line easement on the Final Plat.  
**The applicant will provide a private easement for gas service.**
8. That the rear yard setback be 25 feet.  
**This condition no longer applies.**

Mr. Williamson noted that prior to the recording of the Final Plat, it will be necessary for the property owner to either construct all the proposed improvements or provide a financial guarantee to the City that the proposed improvements will be constructed. The applicant has expressed a preference to construct all the improvements prior to recording the Final Plat. It is the responsibility of the City to ensure that all improvements are made and the lots are buildable when the Final Plat is recorded.

Larry Levy moved the Planning Commission approve the Final Plat of Chadwick Court and forward it on to the Governing Body for its acceptance of the rights-of-way and easements, subject to the following conditions:

1. That the applicant show easements for water, sewer and gas on the Final Plat, subject to approval of Staff. The Final Plat will not be released for recording until such time as the easements are shown on the plat.



2. That the applicant construct and install all proposed improvements prior to the recording of the Final Plat. The Mayor and City Clerk shall not sign the Final Plat and the City will not release the Final Plat for recording until all improvements are installed, subject to the approval of Public Works.
3. That the applicant submit three (3) copies of the revised Final Plat to Staff for final review and approval.
4. That the applicant revise the Declaration of Conditions and Covenants, and the Declaration of Restrictions as recommended by Staff and submit three (3) revised copies to the City for the record.
5. That the applicant submit a receipt showing all taxes due and payable have been paid.

The motion was seconded by Randy Kronblad and passed unanimously.

### **PC2015-106 Request for Approval of Monument Sign for Shawnee Mission East 7500 Mission Road**

Connie Lauer with ACI Boland, 1421 East 104<sup>th</sup> Street, representing the Shawnee Mission School District presented the proposed sign. She noted all schools will be using the same sign design.

The proposed sign will be double-faced and parallel to Mission Road south of 75<sup>th</sup> Street. The existing sign is placed diagonally at the intersection. The zoning ordinance requires monument signs to setback a minimum of 12 feet from the back of curb and be located on private land. The monument sign is approximately 35 feet from Mission Road and 70 feet from 75<sup>th</sup> Street. The brick base will be similar to the brick on the building. The sign portion will be of the same design as the other signage proposed for the campus. The sign will have back-lit lighting inside the cabinet. The sign is five feet in height.

The ordinance permits a maximum of 20 square feet of sign per each face and the proposed sign complies with that requirement for the east and west faces. The applicant also proposes a 4-foot x 4-foot school logo on the north and south ends.

Ron Williamson noted the ordinance requires a minimum three-foot landscape area on all sides of the sign and that a landscape plan be submitted for approval. A landscape plan has not been submitted and it is recommended that it be submitted for Staff review and approval when the permit is requested.

Nancy Vennard noted the current sign lists activities and confirmed the proposed signage will not provide for activity listing.

Randy Kronblad confirmed that the sign was internally lit. Ms Lauer noted that only the center pieces of the sign are lit. The end pieces with the school logo are not lit.

Larry Levy moved the Planning Commission approve the proposed monument sign for Shawnee Mission High School as shown on the plan dated 1/2/2015 subject to the following conditions:

1. That the existing sign be removed when the new one is installed.
2. That the brick base be similar to the brick of the existing building.
3. That the applicant submit a landscape plan for review and approval by Staff when a permit is requested for the sign.
4. That the sign be located approximately 35 feet from the curb on Mission Road and 70 feet from the curb on 75<sup>th</sup> Street.

The motion was seconded by Gregory Wolf and passed unanimously.

## **OTHER BUSINESS**

### **Next Meeting**

The June Planning Commission agenda will include the request for rezoning of the property to the south of Panda Express to CP-1 (Planned Restricted Commercial District) with a Conditional Use Permit for a drive-thru window. The BZA application that will be considered will also need approval of a Building Line Modification from the Commission.

Gregory Wolf asked about the status of the property on the east corner of 75<sup>th</sup> and Mission Road. Mr. Williamson responded it is vacant and waiting for a new owner before anything can be done, including the demolition of the building.

Nancy Wallerstein asked about the leasing signs at the shopping centers. Terrence Gallagher responded he and the Mayor met with First Washington and were advised that there would only be promotional signage at the centers.

Commissioner Larry Levy told the Commission that he had enjoyed serving with them during the past year.

Wes Jordan provided an update on the process for the selection of a new Planning Consultant. RFQ's have been sent out with responses due on May 15<sup>th</sup>. A joint committee with both City Council and Planning Commission representation will be involved in the selection process. Mayor Wassmer has asked Nancy Wallerstein and Randy Kronblad to represent the Planning Commission on that committee. The timetable for the appointment of a new consultant is mid June with the July meeting being Ron Williamson's final meeting as Planning Consultant.

## **ADJOURNMENT**

With no further business to come before the Commission, Chairman Bob Lindeblad adjourned the meeting at 7:35 p.m.

Bob Lindeblad  
Chairman

## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Ron Williamson, FAICP, Lochner, Planning Consultant  
**DATE:** June 2, 2015, Planning Commission Meeting

Project # 000009686

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**Application:** PC 2015-06

**Request:** Rezoning from R-1B Residential and C-0 Office Building to CP-1 Planned Restricted Business District

**Property Address:** 7930 State Line Road

**Applicant:** 7930 State Line LLC (Block and Company)

**Current Zoning and Land Use:** R-1B Single-Family Residential and C-0 Office Building - Office Building

**Surrounding Zoning and Land Use:** **North:** CP-1 Planned Restricted Business - Panda Express and R-1B Single-Family Residential - Single-Family Dwellings  
**East:** Commercial (KCMO) - CVS and Wendy's  
**South:** R-1 Single-Family Residential - Single-Family Dwellings and SD-O Business Office District - Financial Institution  
**West:** R-1B Single-Family Residential - Single-Family Dwellings

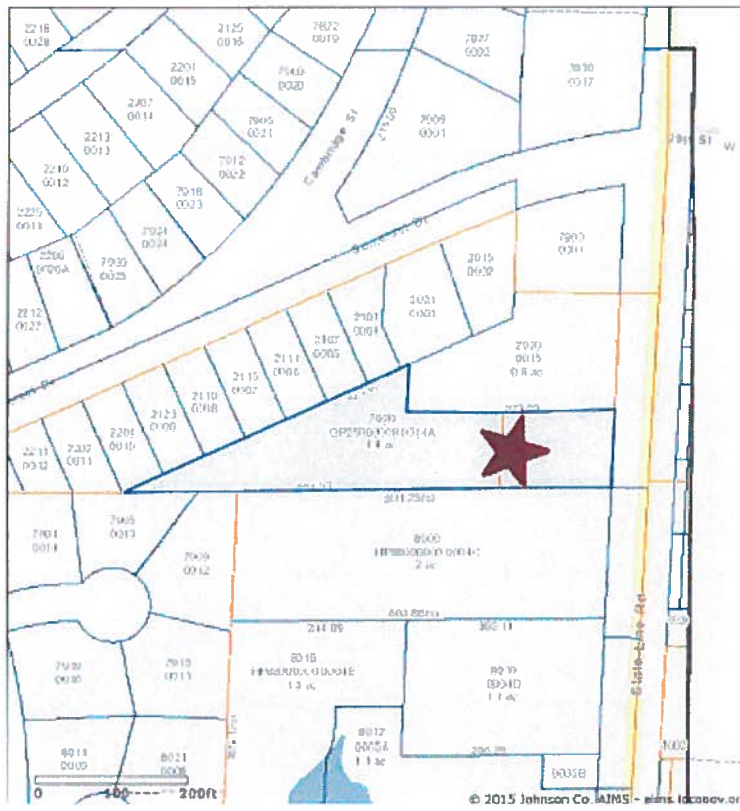
**Legal Description:** Multiple Lots

**Property Area:** 1.37 acres

**Related Case Files:** PC 2015-07 Conditional Use Permit for Drive-Thru Window

**Attachments:** Application, Plans and Photos

### General Location Map



### Aerial Map



**COMMENTS:**

The applicant is proposing to rezone this property from R-1B Single-Family Residential and C-0 Office Building to CP-1 Planned Restricted Business District. This property is located south of the Panda Express which was rezoned to CP-1 in 2007. The parcel has 100 feet of frontage on State Line Road and has a depth of 651 feet along the south property line. The parcel has an irregular boundary and contains approximately 1.37 acres. The site is occupied by an office building that was built in 1968 and the applicant proposes to demolish that building and construct a fast food restaurant called Slim Chicken. The proposed restaurant will have a drive-thru window and a Conditional Use Permit has been requested along with this application. Both applications are on the Agenda and need to be considered together but will require separate action.

This area has become a fast food corridor with McDonald's, Wendy's and Culver's on the east side of State Line Road in Kansas City and Latteland and Panda Express on the west side of State Line Road in Prairie Village.

The property consists of several lots or portions of lots and needs to be platted.

The applicant proposed to construct a 3,564 sq. ft. building that will be setback approximately 80 feet from the front property line. The required front yard setback in the C-1 District is 15 feet. The restaurant will have a seating capacity of 122 which will require 49 parking spaces.

Both driveways on State Line Road will be retained. The north drive will have an entrance while the south drive will be a two-lane exit.

The applicant held a meeting for the neighborhood property owners on May 28, 2015 and a summary is submitted by separate attachment.

This is a request for a Planned Business District and the Planning Commission will need to recommend approval of the rezoning and a Preliminary Development Plan to the Governing Body. After approval of the rezoning and Preliminary Plan by the Governing Body, a Final Development Plan will need to be submitted for approval by the Planning Commission.

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

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

The general character of this area is business on both sides of State Line Road. Culvers, Wendy's, CVS Pharmacy and McDonald's are located on the east side of State Line Road and all four have drive-thru windows. There are residential uses to the northwest of this property which have their rear yards adjacent to this site. To the south are offices. The immediate area to the north is developed with restaurants and retail uses.

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

**North:** CP-1 Planned Restricted Business – Panda Express and R-1B Single-Family Residential – Single-Family Dwellings

**East:** Commercial (KCMO) – CVS and Wendy's

**South:** R-1 Single-Family Residential – Single-Family Dwellings and SD-0 Business Office District – Financial Institution

**West:** R-1B Single-Family Residential – Single-Family Dwellings

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

The existing building is currently being used for office space. The office market in Prairie Village is weak for this type of space. This building is older, having been built in 1968, and its appearance is not such that it would command the interest of a lot of potential tenants. The existing building probably is at a state where a teardown and rebuild is a logical solution to more economically and effectively use the site. Since this property is on State Line Road, redevelopment for commercial use has a strong potential. In order to redevelop the site, the new use needs to generate a higher revenue to offset the redevelopment costs.

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

The properties to the north, south and east are developed for business uses and the redevelopment of this property will not detrimentally affect them. There will be additional traffic because a fast food restaurant generates more traffic than an office, but State Line Road can accommodate it. The residential use to the northwest and southwest would be most affected by the restaurant because of noise and lights. Fencing and landscaping will be required to screen the use from the residential properties which should mitigate negative effects. The restaurant will be required to follow the outdoor lighting regulations which will minimize the impact on outside lighting.

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

The building has been continually occupied by office uses since it was built and has not been totally vacant for any length of time. As pointed out earlier the market for office space of this type is weak in the City of Prairie Village.

**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 redevelopment of this site will permit the removal of one structure that is not at the quality that is desired by the market and will allow the redevelopment for a use that will be of higher value and be a greater generator of revenue to the City. The redevelopment of the site should provide a structure that is better designed and more attractive which would be an asset to the neighborhood rather than create a hardship on the other adjacent owners.

**7. City staff recommendations;**

It is the opinion of Staff that this is a logical request for CP-1 Planned Restricted Business District Zoning because this is a mixed office retail area; the property needs renovation; it is located on a very highly traveled arterial street; and it will be an extension of the commercial property to the north. There are nine residential lots that abut the property and those can be protected through landscaping and proper screening controls. There are very limited areas in Prairie Village where a fast food restaurant would be appropriate and this location works for that use.

**8. Conformance with the Comprehensive Plan.**

The Village Vision has pointed out that Prairie Village retail is slightly oversupplied with marginally performing uses and that reinvestment and repositioning are needed to improve the performance of the retail sector. The Village Vision encourages the upgrading of uses to create higher density and intensity development. This is an underperforming property that needs reinvestment.

**9. Approval of the Preliminary Development Plan.**

Prior to recommending approval of a planned zoning district, the Planning Commission must also recommend approval of a Preliminary Development Plan. The criteria for evaluating the Preliminary Development Plan will be the same criteria as is used in site plan approval which is as follows:

**a. The site is capable of accommodating the buildings, parking areas, and drives with the appropriate open space and landscaping.**

The site is an irregular shape which contains approximately 1.37 acres and it has been laid out to accommodate 4,235 sq. ft. of restaurant area with 49 parking spaces. The proposed plan shows 94 indoor seats and 28 outdoor seats for a total of 122 dining and patio seats which require 49 off-street parking spaces so the project is meeting the minimum requirements. Less of the site will be covered with impervious surface than it is now which will reduce stormwater runoff and create more green space. The far west corner of the site will be heavily landscaped which will improve the appearance for adjacent residents.

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

The property is currently served with water, sewer, gas, electric, telephone and cable. The size of the proposed building does not appear that it would require anything out of the ordinary and the utilities that are available should be adequate to handle the project.

**c. The plan provides for adequate management for stormwater runoff.**

The area of the site is 59,663 sq. ft. and currently 50,027 sq. ft. is covered with impervious material which includes a building and pavement. The proposed project will have 36,805 sq. ft. of impervious area. This is a reduction of 13,222 sq. ft. of impervious area. Since the impervious area has been reduced, a stormwater master plan will not be required at this time. The stormwater will be reviewed by Public Works as a part of the building permit process.

**d. The plan provides for safe easy ingress/egress and internal traffic circulation.**

Ingress and egress will be provided from two locations off State Line Road. The north driveway will provide for a one-lane entrance. The south drive will provide two lanes for exit only. The placement of the drive-thru window allows an ample number of stacking spaces so that it should not be a traffic problem on State Line. The volume of traffic generated by the restaurant is not significant enough to affect State Line Road.

**e. The plan is consistent with good planning and site engineering design principles.**

The site plan appears to be well laid out considering its limited size. The plan has added additional landscape area and fencing over what exists, which will certainly be a benefit for both the residential neighbors and the environment. More open area allows for more landscaping which should provide more screening for adjacent residents as well as reduce stormwater runoff.

When the Planning Commission has considered other redevelopment projects, one of the issues that have been identified is providing pedestrian access. The applicant has provided a sidewalk adjacent to State Line Road which should connect to the property to the north. The sidewalks in this area do not really connect very well to the neighborhood but it is hoped that sidewalks will be installed as redevelopment occurs and the area will have a complete network of sidewalks that will be beneficial to the community as a whole at some time in the future.

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

The proposed use is a fast food restaurant which has the distinct architectural style of the Slim Chicken brand. The design is not compatible with typical Prairie Village architecture and probably would not fit well in other locations in the City. This location is on State Line Road where there is a McDonald's, Wendy's and Culvers Restaurant across the street and a Panda Express to the north. By those standards the architecture is compatible with the surrounding neighborhood. The proposed building is 24.5 feet in height compared to the Panda Express building adjacent to the north that is 23 feet in height. The building is within scale of others in the area.

The applicant has not submitted a monument sign or menu board design for approval by the Planning Commission. The monument sign height cannot exceed 5 feet including the base; the sign face cannot exceed 20 sq. ft. and the sign must be placed at least 12 feet back of curb on private property. A sign package will need to be submitted at a later date for Planning Commission review and approval.

**g. The plan presents an overall development pattern that is consistent with the Comprehensive Plan and other adopted plan policies.**

The Village Vision has pointed out that Prairie Village retail is slightly oversupplied with marginally performing uses and that reinvestment and repositioning are needed to improve the performance of the retail sector. The Village Vision encourages the upgrading of uses to create higher density and intensity development. This is an underperforming property that needs reinvestment.

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

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

The ordinance requires 8 feet of landscape area between paved areas and the property line. The proposed plan shows approximately 6 feet of landscape area along the south property and 5 feet of landscape area along the north property line for approximately 210 feet. The setback adjacent to the residential area is much greater than the minimum 8 feet.

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

The proposed deviation is on the east portion of the site that is between a fast food restaurant and an office use. Significant green space has been provided on the western portion of the site adjacent to the residential properties. In addition to the landscaping, a six-foot privacy fence will also be constructed adjacent to the residential properties.

It is the opinion of Staff that the deviation of the landscape area will not adversely affect the neighborhood and will be more than compensated for on the western portion of the site.

#### **RECOMMENDATIONS:**

It is the recommendation of Staff that the Planning Commission recommend approval of the zone change from R-1B and C-0 to CP-1 Planned Restricted Business Restricted Business District along with the Preliminary Development Plan to the Governing Body subject to the following conditions:

1. That prior to obtaining a permit for construction the applicant shall submit a Final Development Plan for review and approval by the Planning Commission.
2. That if the applicant intends to have any exterior lighting on the project, a plan be included with the submission of the Final Development Plan and be designed in accordance with the outdoor lighting regulations of the zoning ordinance.
3. That if the HVAC units are installed externally, either on the roof or on the ground, they shall be screened from adjacent properties and State Line Road.
4. That the applicant submit the landscape plan to the Tree Board for review and approval prior to submitting the Final Development Plan to the Planning Commission for approval. That the landscape plan, as approved, shall be installed as a part of the development construction.
5. That the sidewalk adjacent to State Line Road be aligned to connect to the existing sidewalk on the commercial property to the north.
6. That the applicant submit a sign package which includes the monument sign, menu board, wall signs and directional signs for review and approval by the Planning Commission.
7. That the approval of the Preliminary Development Plan is subject to approval of the Conditional Use Permit for the drive-thru window and if the Conditional Use Permit is not approved, the applicant shall revise the site plan and resubmit it for approval by the Planning Commission.
8. That the applicant submit a fence detail that will be used to screen adjacent residences for review and approval by Staff.



9. That the applicant plat the property prior to obtaining a building permit.
10. That the landscape area along the north and south property lines be approved for 5 feet which is reduced from the standard 8-foot requirement.
11. That the applicant work with the Public Works Department for approval of stormwater management.



**Existing Building**



**West End of Site**



**Northwest Property Line**



**Northwest Property Line**

Customer # 17193  
Application 9412

CITY OF PRAIRIE VILLAGE, KANSAS  
REZONING APPLICATION FORM

For Office Use Only

Case No.: PC 2015-06  
Filing Fees: 8100  
Deposit: 9500



Date Advertised: \_\_\_\_\_  
Date Notices Sent: \_\_\_\_\_  
Public Hearing Date: 6/2/15

APPLICANT: Block & Company PHONE: 816-753-6000  
ADDRESS: 605 West 47th Street, Suite 200, KCMO ZIP: 64112  
OWNER: State Line 7930 LLC PHONE: 816-753-6000  
ADDRESS: 605 West 47th Street, Suite 200, KCMO ZIP: 64112  
LOCATION OF PROPERTY: 7930 State Line Road  
LEGAL DESCRIPTION: MEADOW LAKE PT LT 14 BLK 8 & NEL ARO LT 3 BG SE CR  
LT 3 NEL ARO N 100' W 273' N 63.37' TO PT NWLY/L LT 14 BLK 8 MEADOW LAKE  
SW 421.97' E 651.33' TO POB PVC 7790M

Present Zoning C-O and R-1B Requested Zoning: C-1  
Present Use of Property: General Office

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Restaurant</u>	<u>CP-1</u>
South	<u>Bank</u>	<u>SD-O (Leawood, KS)</u>
East	<u>Restaurant/Pharmacy</u>	<u>B1/B2 (KCMO)</u>
West	<u>Residential</u>	<u>R-1B</u>

CHARACTER OF THE NEIGHBORHOOD: Commercial area with several restaurants

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?  
No, there are several commercial properties adjacent to the lot.
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?  
Yes, half of the lot is zoned residential and the other half does not allow  
If yes, explain: for restaurant use

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

DEVELOPMENT PLAN SUBMITTAL:

- Development Plan
- Preliminary Sketches of Exterior Construction

LIST OF NEIGHBORING PROPERTIES:

- Certified list of property owners within 200 feet

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: State Line Road
2. Classification of Street(s):  
Arterial  Collector \_\_\_\_\_ Local \_\_\_\_\_
3. Right-of-Way Width: 100 ft
4. Will turning movements caused by the proposed use create an undue traffic hazard?  
No. There is adequate space for turning movements both into and out of the site.

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? No
2. Properly Size Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements:  
Electricity? No  
Gas? No  
Sewers? No  
Water? No
5. Additional Comments: Existing easements appear to be in place for all of the existing utilities that cross the site.

UNIQUE CHARACTERISTICS OF PRPOERTY AND ADDITIONAL COMMENTS:

The shape of the property is unique and as such, it has been proposed to provide new open space on the west end of the lot to create an additional buffer and new open, green space.

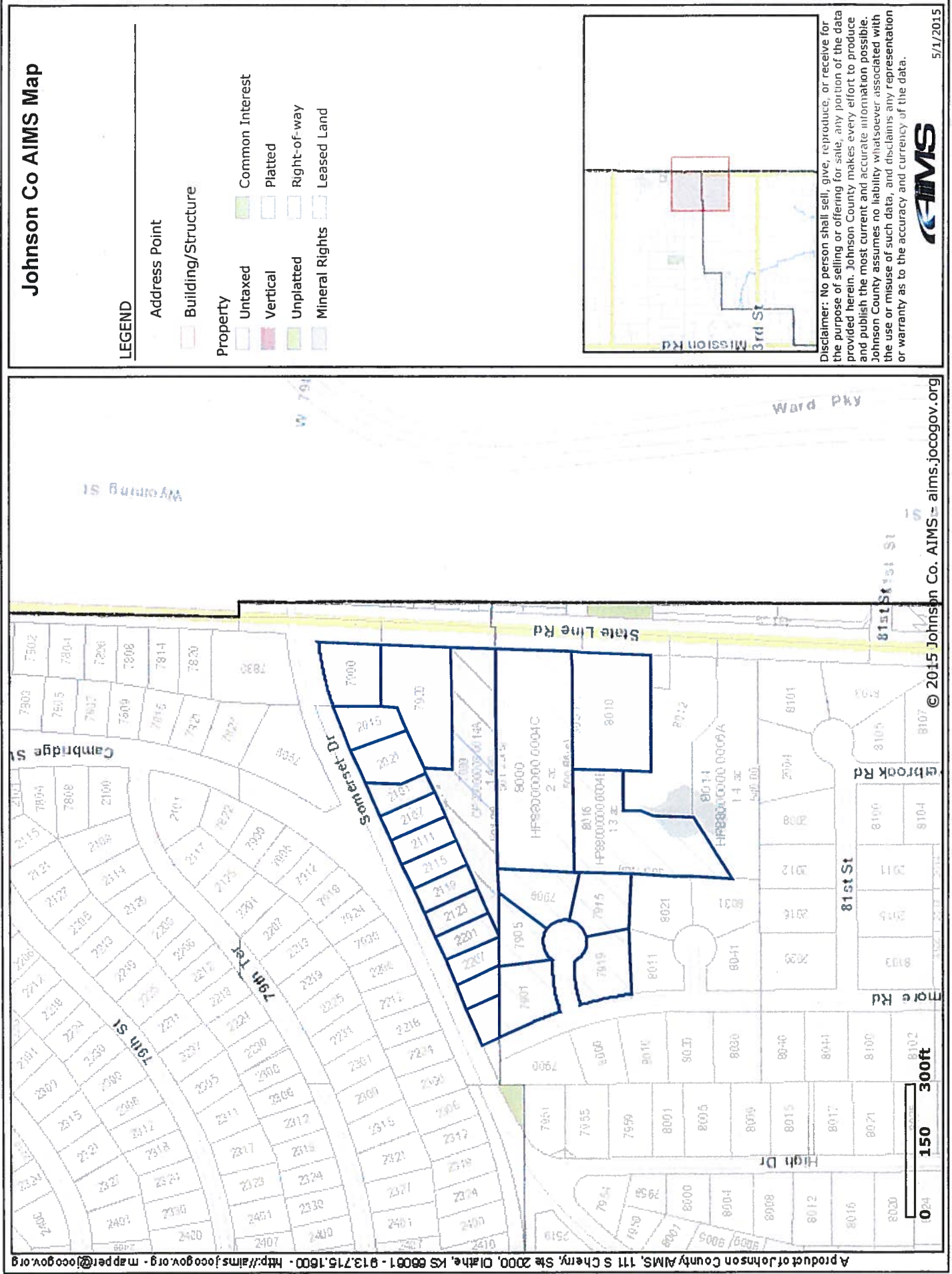
7930 STATE LINE, LLC.  
SIGNATURE: DAVID M. BLOK

DATE: 5/1/15

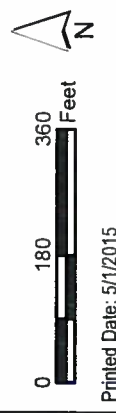
BY: [Signature]

TITLE: [Signature] AGENT

Tax ID	Property Address	Owner 1	Owner 2	Owner Address 1	Owner Address 2
OP25000008 0001	7900 STATE LINE RD	STATE STREET 79 LLC		605 W 47TH ST APT 200	KANSAS CITY, MO 64112
OP25000008 0002	2015 SOMERSET DR	RICHARD, JOY C.	BAILEY, THELLIS C.	2015 SOMERSET DR	PRAIRIE VILLAGE, KS 66206
OP25000008 0003	2021 SOMERSET DR	BAILEY, GARLAND N.		2021 SOMERSET DR	PRAIRIE VILLAGE, KS 66206
OP25000008 0004	2101 SOMERSET DR	SHANAHAN, BARBARA L.		2101 SOMERSET DR	PRAIRIE VILLAGE, KS 66206
OP25000008 0005	2107 SOMERSET DR	MCENTIRE, STEPHANIE L.		2107 SOMERSET DR	PRAIRIE VILLAGE, KS 66206
OP25000008 0006	2111 SOMERSET DR	HOLM, HEATHER R.	HOLM, DOUGLAS W.	2111 SOMERSET DR	PRAIRIE VILLAGE, KS 66206
OP25000008 0007	2115 SOMERSET DR	WOOLDRIDGE, ELLEN E.	WOOLDRIDGE, DAVID	2115 SOMERSET DR	PRAIRIE VILLAGE, KS 66206
OP25000008 0008	2119 SOMERSET DR	MARTIN, THOMAS	MARTIN, AUDREY H.	2119 SOMERSET DR	PRAIRIE VILLAGE, KS 66206
OP25000008 0009	2123 SOMERSET DR	RANDLE, WILLIAM DEAN	RANDLE, KATHERINE LEANN	2123 SOMERSET DR	PRAIRIE VILLAGE, KS 66206
OP25000008 0010	2201 SOMERSET DR	FIELDS, THOMAS H.		2201 SOMERSET DR	PRAIRIE VILLAGE, KS 66206
OP25000008 0011	2207 SOMERSET DR	COLLUM, MATT		8024 OUTLOOK LN	PRAIRIE VILLAGE, KS 66206
OP25000008 0012	2211 SOMERSET DR	FISHER, JAMES C.		2211 SOMERSET DR	PRAIRIE VILLAGE, KS 66206
OP25000008 0013	2215 SOMERSET DR	JOHNSTON, JANELLE MARIE		2215 SOMERSET DR	PRAIRIE VILLAGE, KS 66206
OP25000008 0015	7920 STATE LINE RD	CFT DEVELOPMENTS, LLC		1683 WALNUT GROVE AVE	PRAIRIE VILLAGE, KS 66206
HP09000000 0014	7901 SAGAMORE RD	MCCLYMONT, JANELLE	MCCLYMONT, JAMES R.	7901 SAGAMORE RD	ROSEMEAD, CA 91770
HP09000000 0013	7905 SAGAMORE RD	LUGER, BRIAN W.	LUGER, KIMBERLY R.	7905 SAGAMORE RD	LEAWOOD, KS 66206
HP09000000 0012	7909 SAGAMORE RD	BURKHEAD, HARLAN D.	BURKHEAD, PATRICIA T.	7909 SAGAMORE RD	LEAWOOD, KS 66206
HP09000000 0011	7915 SAGAMORE RD	RANKIN, MARTIN E.	RANKIN, KAREN H.	7915 SAGAMORE RD	LEAWOOD, KS 66206
HP09000000 0010	7919 SAGAMORE RD	MCADOO, ROBERT J.		7919 SAGAMORE RD	LEAWOOD, KS 66206
HP88000000 0004C	8000 STATE LINE RD	INTER STATE FEDERAL SAVINGS	& LOAN ASSOCIATION	PO BOX 6213	LEAWOOD, KS 66206
HP88000000 0004D	8010 STATE LINE RD	REAL ESTATE CORPORATION, INC.		8014 STATE LINE RD APT 203	LEAWOOD, KS 66208
HP88000000 0004E	8016 STATE LINE RD	BLACKSHIRE MANAGEMENT COMPANY	LLC	8012 STATE LINE RD APT 102	LEAWOOD, KS 66208
JA47930032200000000	7909 STATE LINE RD	FOSTER STREET LLC	%CVS PHARMACY INC	ONE CVS DRIVE	WOONSOCKET, RI 02895
JA47930030400000000	7933 STATE LINE RD	STATE LINE 79 LLC		4502 MADISON AVE STE 300	KANSAS CITY, MO 64111
JA47930032100000000	7953 STATE LINE RD	CS DEVCO LLC		7953 STATE LINE RD	KANSAS CITY, MO 64114



# My Map



Printed Date: 5/1/2015

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# **BHC RHODES**

*Civil Engineering • Surveying • Utilities*

Date: May 29, 2015

SUBJECT: Neighborhood Meeting

As required by the Rezoning Application a neighborhood meeting was held on May 28, 2015. The following is a summary of the meeting:

- Questions were raised about the hours operation and if alcohol will be served. Mentioned that the hours would be similar to the one in Independence, MO which is 10:30am - 10:00pm. It was unknown at the time if they will be pursuing an alcohol license.
- The residents were mostly concerned with the screening. We mentioned that we are proposing a 6' tall wood privacy fence with shrubs/trees to mitigate noise and light pollution. A few residents requested additional landscaping to screen more areas. As a result, we are proposing to add the additional shrubs/trees in the areas to the south and west of the proposed parking.
- There were questions regarding the lighting of the parking lot. We have not completed a lighting plan at this point but we intend to use cutoff fixtures to keep any new lights from spilling over onto the residential properties. This will be shown on a lighting plan as required by the site plan application once the rezoning has been completed.
- There were questions regarding the traffic flow into, within, and from the site. We explained that the current design allowed for ample stacking for the drive thru and egress onto State Line Road. This will minimize the impacts on State Line Road by keeping the stacking of traffic on the site.

Enclosed with this summary is a sign in sheet showing a list of those who attended the meeting, a sample letter of the notice that was mailed, and the certified receipts for the notices.

Sincerely,



Jeff Bartz, P.E.  
BHC Rhodes  
913-663-1900 Phone



Neighborhood Meeting 5/28/2015

<u>Name</u>	<u>Address</u>
Culver's-Lynn + Paul Clause	7953 State Line Rd KC Mo 64114
MARLAN BURKHEAD	7909 SAGAMORE, LEAWOOD 66206
Daniel W. / Chi. See	2115 Somerset Dr, PV 66206
* Karen Randle-Biebler	2123 Somerset Dr, P.U. KS 66206
(Property under William Randle)	
Caroline Buckley	2121 Somerset Dr. 66206
Janelle Johnston	2215 Somerset Dr PV, KS 66206
Jeff Bartz	BHC Rhodes
MITCH DiCARLO	BLOCK.

Date: May 22, 2015

Name  
Address  
City/State/Zip

SUBJECT: Neighborhood Meeting

I/We have filed an application with the City of Prairie Village. The purpose of this:

- Conditional Use permit for a drive thru
- Rezoning Application to CP-1

is to permit a new restaurant at the following address:

7930 State Line Road,  
Prairie Village, KS 66208.

I/We am having a neighborhood meeting on May 28, 2015 at 7 p.m. at the following address 7930 State Line Road, Prairie Village, KS 66208.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the address/phone number listed below.

Sincerely,

Jeff Bartz, P.E.  
BHC Rhodes  
913-663-1900 Phone

SURVEY CERTIFICATION

To His Excellency, Lt. G. Johnson limited liability company The Mission Bank and First American Title Insurance Company This is to certify that the map or plan and the area on which it is based were made in accordance with the 2011 Missouri Surveying and Mapping Law as amended, and the rules and regulations of the Missouri Board of Surveyors and Mapmakers, and that the same have been approved and recorded as provided in Section 2, 2014 and 2, 2014.

Signed \_\_\_\_\_ Date: August 3, 2014  
Curtis Dean Johnson, L.S. 998

First American commitment No. NCS-6782389-KCTCY - Schedule "A" Property

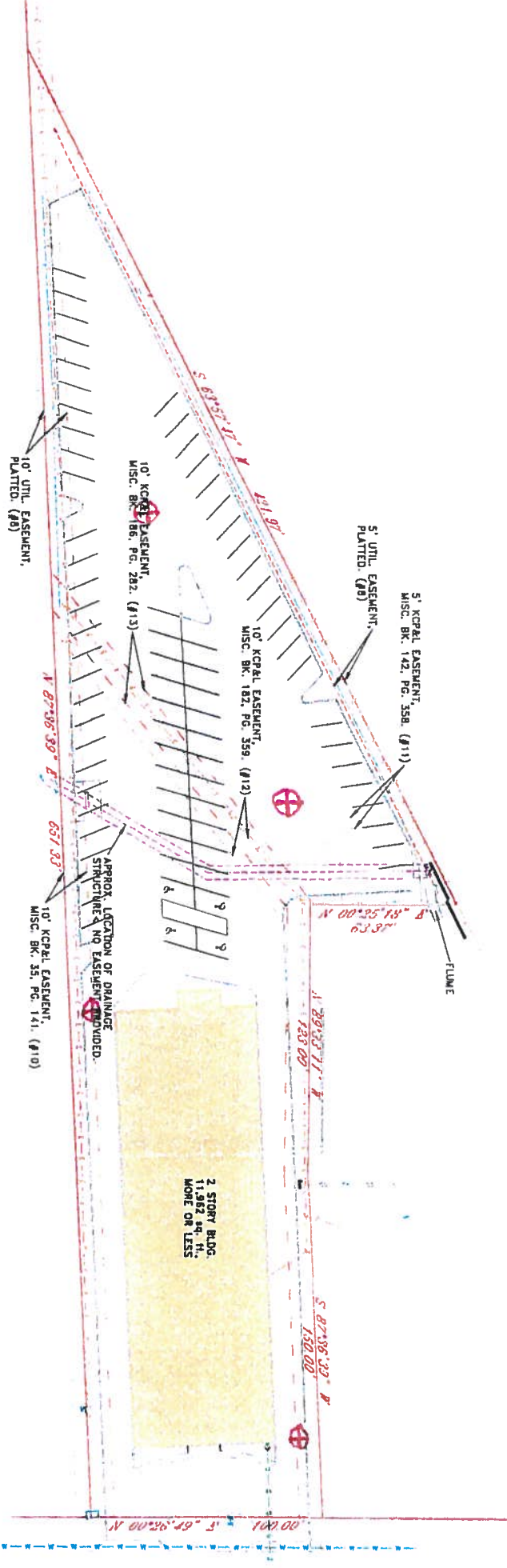
**Description:**  
PART OF LOT 3, NE 1/4, AND PART OF LOT 14, BLOCK 8, MEADOW LAKE, BOTH BEING SUBDIVISIONS IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 14 WITH THE SOUTH LINE OF THE ONE EIGHT (18) FOOT ROAD, THENCE NORTH 77° 34' 32" EAST, ALONG THE WEST LINE OF SAID ROAD, A DISTANCE OF 113.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 77° 34' 32" WEST, ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 180.00 FEET; TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 77° 34' 32" WEST, ALONG A LINE WHICH YIELDS A SOUTHWEST ANGLE OF 78° 10' 38" WITH THE EASTERN LINE OF SAID ROAD, A DISTANCE OF 129.99 FEET; THENCE NORTH 77° 34' 32" EAST, A DISTANCE OF 97.21 FEET; TO A POINT ON THE NORTH LINE OF SAID ROAD, THE DISTANCE OF SAID POINT FROM THE WEST LINE OF SAID ROAD BEING 421.97 FEET; TO THE SOUTHWEST CORNER THEREOF; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 59.13 FEET TO THE POINT OF BEGINNING.

First American commitment No. NCS-6782389-KCTCY - Schedule "B" Exceptions:

1. Property is subject to easements as per plat recorded in Plat Book 14, Page 36, as affected by revision of the 1-foot utility easement shown as shown recorded in Book 188, Page 352.
2. Property is subject to utility and easements of the State of Kansas recorded in Book 133, Page 129, State of Kansas Commission Certificate recorded in Book 93, Page 2, and State of Kansas Agency Agreement recorded in Book 93, Page 3, which are hereby accepted, adopted and ratified.
3. Property is subject to an easement in Kansas City Power & Light Company as the document recorded in Book 33, Page 141, as shown hereon.
4. Property is subject to an easement in Kansas City Power & Light Company as the document recorded in Book 142, Page 15, as shown hereon.
5. Property is subject to an easement in Kansas City Power & Light Company as the document recorded in Book 183, Page 113, as shown hereon.
6. Property is subject to an easement in Kansas City Power & Light Company as the document recorded in Book 186, Page 222, as shown hereon.
7. This item has been intentionally deleted.
8. This item has been intentionally deleted.
9. Property is subject to a Memorandum of Agreement with the new District No. 1 recorded in Book 179, Page 213, District is shown, recorded in plat.

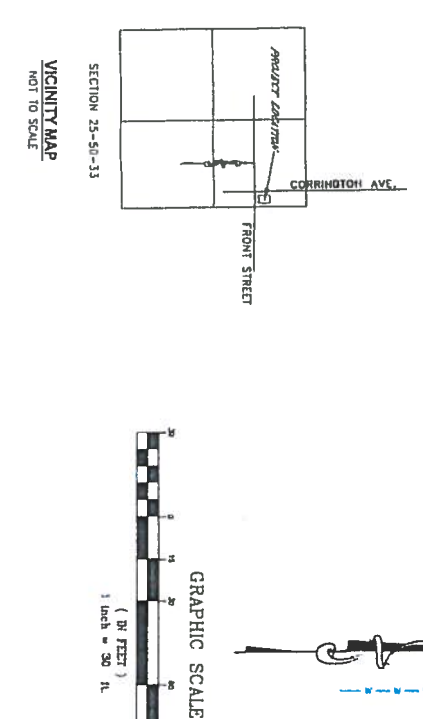
Miscellaneous Notes:

1. The property described hereon are the same as the property described in First American Title Insurance Company commitment number NCS-6782389-KCTCY with an effective date of July 02, 2014, at 8:00 AM and that all easements, covenants and restrictions referenced in said title policy have been plotted hereon or as otherwise noted as to their effect on the property.
2. By recited map location and graphic plotting only, the subject property, agrees to be exempt in Zone Designation "X" (Areas determined to be outside the 675-foot normal distance (hoodlum) by the Secretary of Finance and Urban Development, on Photo license Plate Map No. 28091 LC (2009), with a date of identification of August 3, 2009, for Prairie Village, Kansas, within the current Final Insurance Rate Map for said community).
3. There is direct access to the subject property, via State Line Road, a public right-of-way.
4. Property has 74 standard and 4 handicap parking spaces.
5. According to the city website the property is zoned S171T.
6. The property contains 59,662.7 sq. ft. or 1.37 acres, more or less.
7. The locations of all utilities shown on this survey are from visible surface evidence and information provided by others.



**SYMBOL LEGEND**  
NOT EVERY SYMBOL MAY BE USED

Point of Beginning	Monumentation Found on Map
Point of Commencement	5/8" Round w/ Cap Nail
Area	3/4" Round or 1/2" Cap Nail
Area Length	3/4" Round or 1/2" Cap Nail
Chord Length	Monument in Monument Box
Chord Bearing	Survey Stake
Measured	Water Line
Dead	Gas Line
Overground	Overground Electric
Underground	Underground Electric
Underground Telephone	Underground Cable TV
Overhead Utility	Overhead Telephone
Flag Pole	Handicap Sign
Handicap Sign	Handicap Sign
Sign	Sign
Sign Base	Sign Base
Telephone Pedestal	Telephone Pedestal
Riser Optic Meter	Riser Optic Meter
Storm Manhole	Storm Manhole
Catch Basin	Catch Basin
Curb Inlet Basin w/ Crank	Curb Inlet Basin w/ Crank
Canoeist	Canoeist
Sanitary Manhole	Sanitary Manhole
Quarant	Quarant
Asphalt	Asphalt
Gravel	Gravel
Concrete Area	Concrete Area
Asphalt Area	Asphalt Area
Gravel Area	Gravel Area
Building Area	Building Area



UTILITY WARNING: UTILITIES SHOWN AS SHOWN HAVE BEEN PLOTTED FROM SURFACE EVIDENCE AND INFORMATION PROVIDED BY OTHERS. BUT THE SURVEYOR CAN MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATIONS INDICATED.

REVISION NOTES

Date	Comment

7930 State Line Road  
ALMA/AGSM LAND TITLE SURVEY  
VIKING SURVEYS  
LAND SURVEYORS

## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Ron Williamson, FAICP, Lochner, Planning Consultant  
**DATE:** June 2, 2015, Planning Commission Meeting

Project # 000009686

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**Application:** PC 2015-07

**Request:** Conditional Use Permit for a Drive-Thru Window

**Property Address:** 7930 State Line Road

**Applicant:** 7930 State Line LLC (Block and Company)

**Current Zoning and Land Use:** R-1B Single-Family Residential and C-0 Office Building - Office Building

**Surrounding Zoning and Land Use:** **North:** CP-1 Planned Restricted Business - Panda Express and R-1B Single-Family Residential - Single-Family Dwellings  
**East:** Commercial (KCMO) - CVS and Wendy's  
**South:** R-1 Single-Family Residential - Single-Family Dwellings and SD-O Business Office District - Financial Institution  
**West:** R-1B Single-Family Residential - Single-Family Dwellings

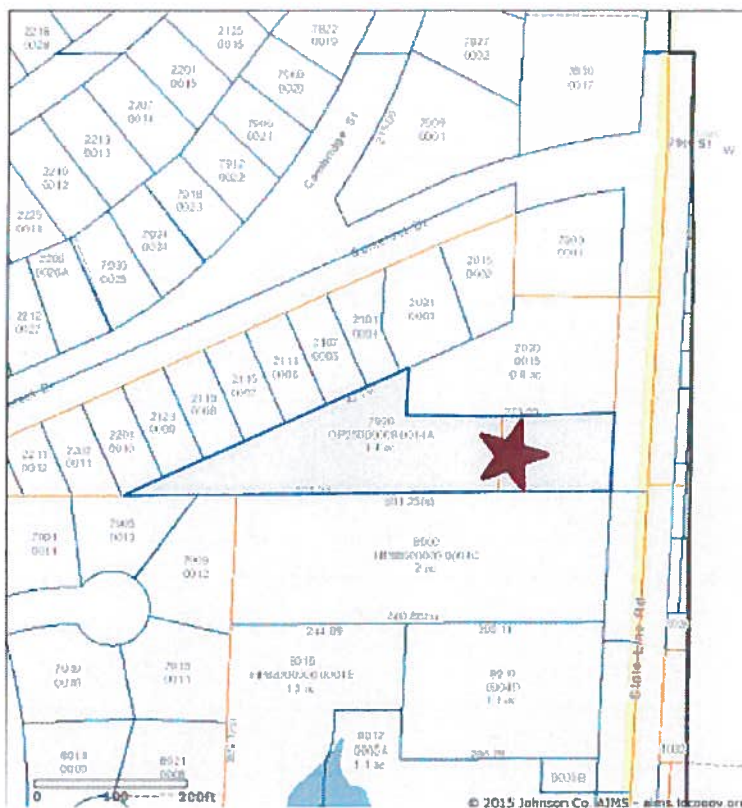
**Legal Description:** Multiple Lots

**Property Area:** 1.37 acres

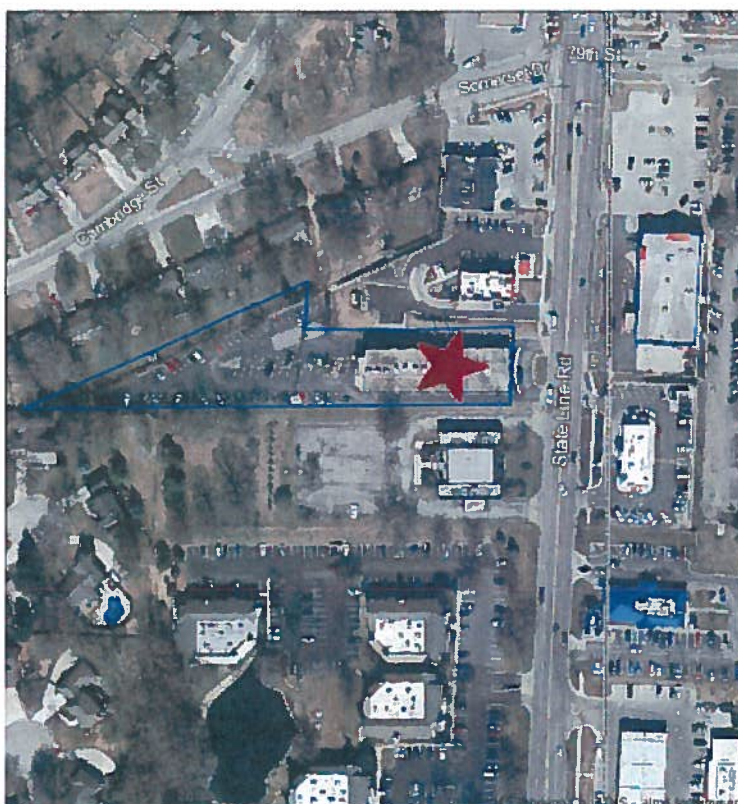
**Related Case Files:** PC 2015-06 Rezoning from R-1B and C-0 to CP-1

**Attachments:** Application and Plans

**General Location Map**



**Aerial Map**



**COMMENTS:**

The applicant is proposing to build a Slim Chicken fast food restaurant and desires to have a drive-thru window. The applicant has requested CP-1 Zoning and approval of the Preliminary Development Plan, but the drive-thru window requires Conditional Use Permit approval. This request should be considered along with the zoning change request and the Preliminary Development Plan.

In accordance with the Planning Commission's Citizens' Participation policy, the applicant held a meeting on May 28<sup>th</sup>.

The Planning Commission shall make findings of fact to support its recommendation to approve, conditionally approve, or disapprove this Conditional Use Permit. In making its decision, consideration should be given to any of the following factors that are relevant to the request:

**FACTORS FOR CONSIDERATION SPECIFIC TO CONDITIONAL USE PERMITS:**

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

The proposed drive-thru window meets all the yard regulations of the ordinance.

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

The properties to the north, south and east are developed for business and this proposed use will not adversely affect them. The properties that may be adversely affected are the residences on the northwest side of the site. Traffic entering the site might cause problems with headlights; however, the adjacent properties will be screened with a solid or semi-solid fence and landscaping that will help mitigate this problem. It is also possible that noise from the ordering box could affect the neighbors but it has been placed on the south side of the building, away from the residences.

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

The business properties on State Line Road will not be adversely affected. Some injury to the value of the adjacent residential properties might occur but fencing and landscaping should improve the appearance from what is there now.

- 4. The location and size of the conditional 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 conditional 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 conditional 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 building is small; approximately one-third of the size of the existing building so it will not dominate the area by size. The neighborhood is completely developed so it will not hinder development in the area. The building will be approximately 24.5 feet in height. Less land will be devoted to hard surface, buildings and parking, which will open more area for green space. The residential neighbors will also be screened with a solid/semi-solid fence.

- 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 applicant is providing the required off-street parking and adequate vehicle stacking for the drive-thru window. The residential areas will be screened from the parking area.

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

Since this is a redevelopment project, utilities are already available at the site. Drainage will be addressed in the final plans, but less area will be impervious than under the current conditions so there will be less runoff.

**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.**

The property will be accessed by one entrance drive on the north and a two-lane exit drive on the south. Stacking area for a minimum of 15 cars has been provided for the drive-thru window. Adequate access is being provided and internal circulation should be adequate.

**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.**

There should not be any hazardous materials or obnoxious odors associated with this project. There could, however, be some noise associated with the use, primarily cars. This will be mitigated by landscaping and fencing.

**RECOMMENDATIONS:**

It is the opinion of Staff that the findings of fact for the proposed Conditional Use Permit to allow a drive-thru window for Slim Chicken are favorable; therefore, it is recommended that the Planning Commission approve the Conditional Use Permit subject to the following conditions:

1. That the Conditional Use Permit approval is contingent upon approval of the CP-1 Zoning and the Preliminary Development Plan. If the rezoning and Preliminary Development Plan are not approved by the Governing Body the approval of this Conditional Use Permit will be null and void.
2. That the applicant maintain the fencing and landscaping and replace any plant materials that die and fence that is damaged so that the integrity of the landscaping/screening is maintained throughout the life of the project.
3. That the Conditional Use Permit shall terminate when the site is no longer used for a fast food restaurant.

**CONDITIONAL USE PERMIT APPLICATION**

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC 2015-07

Filing Fees: 300

Deposit: 1500

Date Advertised: 5/12/15



Date Notices Sent: 5/12/15

Public Hearing Date: 6/2/15

APPLICANT: Block and Company, Inc. PHONE: 816-753-6000

ADDRESS: 605 W 47<sup>th</sup> Street, Suite 200, KCMO ZIP: 64112

OWNER: State Line 7930 LLC PHONE 816-753-6000

ADDRESS: 605 W 47<sup>th</sup> Street, Suite 200, KCMO ZIP: 64112

LOCATION OF PROPERTY: 7930 State Line Road

LEGAL DESCRIPTION: MEDOW LAKE PT LT 14 BLK 8 & NEL ARO LT 3 BG SE CR LT 3 NEL ARO N 100' W 273' N 63.37' TO PT NWLY/L LT 14 BLK 8 MEADOW LAKE SW 421.97' E 651.33' TO POB BVC 7790M

**ADJACENT LAND USE AND ZONING:**

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Restaurant</u>	<u>CP-1</u>
South	<u>Bank</u>	<u>SD-O ( Leawood, KS)</u>
East	<u>Restaurant/Pharmacy</u>	<u>B1/B2 (KCMO)</u>
West	<u>Residential</u>	<u>R-1B</u>

Present Use of Property: General Office

Please complete both pages of the form and return to:

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



Does the proposed special use meet the following standards? If yes, attach a separate Sheet explaining why.

- |   | <u>Yes</u> | <u>No</u> |
|---|------------|-----------|
| 1. Is deemed necessary for the public convenience at that location.   | <u>X</u>   | _____     |
| 2. Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected.   | <u>X</u>   | _____     |
| 3. Is found to be generally compatible with the neighborhood in which it is proposed.   | <u>X</u>   | _____     |
| 4. Will comply with the height and area regulations of the district in which it is proposed.  | <u>X</u>   | _____     |
| 5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect. | <u>X</u>   | _____     |
| 6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.   | <u>X</u>   | _____     |

Should this special use be valid only for a specific time period? Yes \_\_\_\_\_ No X

If Yes, what length of time? \_\_\_\_\_

SIGNATURE:  DATE: 5/7/15

BY: David M. Block

TITLE: Agent

Attachments Required:

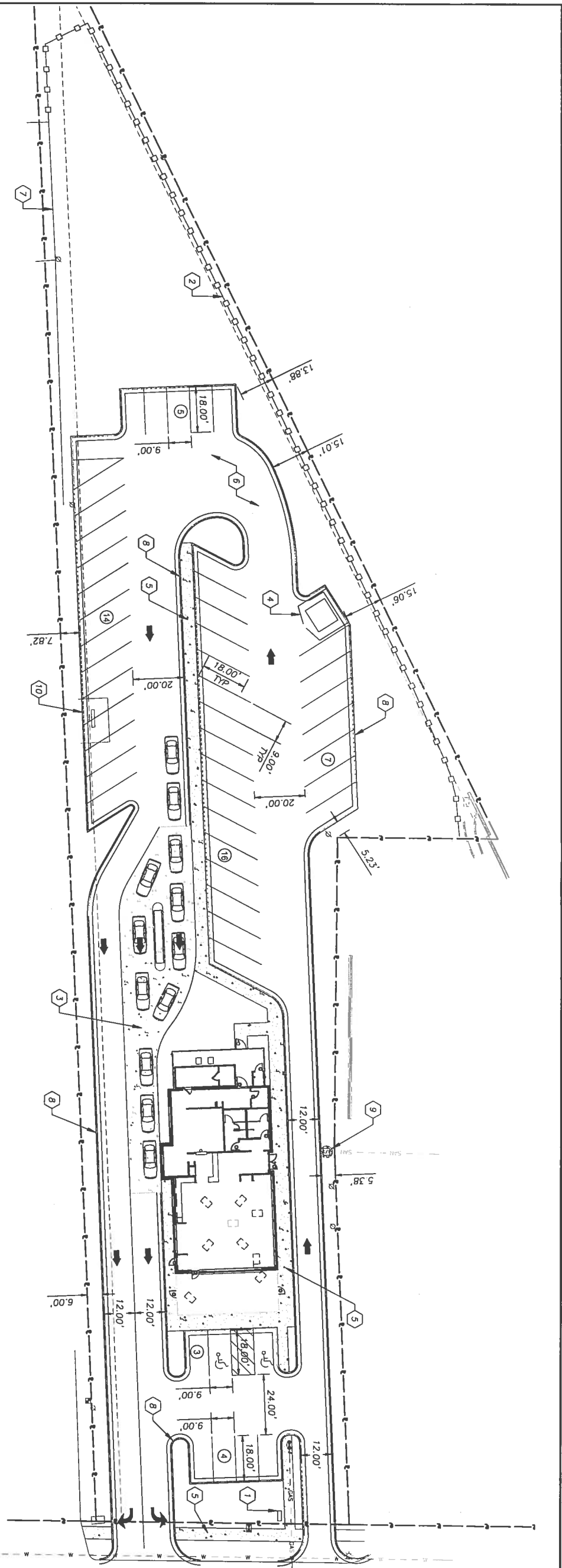
- Site plan showing existing and proposed structures on the property in questions, and adjacent property, off-street parking, driveways, and other information.
- Certified list of property owners

## **Conditional Use Permit Meeting of Standards Explanation**

Applicant requests that The City of Prairie Village, Kansas issue a conditional use permit for 7930 State Line authorizing the operation of a drive thru facility on the property for the convenience of the general public. This facility will be designed in accordance with established design criteria of the City of Prairie Village, taking into account the public health, welfare and safety of its citizens.

This use is compatible with the neighborhood and consistent with all adjacent and many other area business which have existing drive thru facilities. These include Panda Express and McDonalds to the North, Interstate Federal Savings to the South, and CVS Pharmacy, Wendy's and Culvers to the East.

All height and area regulations and off street parking, loading and screening requirements will be incorporated into the design of the facility in accordance with the City of Prairie Village Planning and Zoning Regulations. Provisions for adequate utility, drainage and other such necessary facilities will also be included in the design of the project.



**CONSTRUCTION NOTES**

- 01 MONUMENT SIGN. REFER TO ARCHITECTURAL
- 02 6" WOOD PRIVACY FENCE.
- 03 CONCRETE PAVEMENT
- 04 DUMPSTER ENCLOSURE
- 05 CONCRETE SIDEWALK
- 06 ASPHALT PAVEMENT
- 07 PROTECT EXISTING WOOD PRIVACY FENCE
- 08 CONCRETE CURB AND GUTTER
- 09 PROTECT EXISTING SEWER MANHOLE
- 10 PROTECT EXISTING STORM DRAIN

**SITE DATA**

SITE AREA: 1.37 ACRES/59,663 SQ FT  
 IMPERVIOUS AREA: 50,027 SQ FT (83.8%)  
 PROPOSED: 36,805 SQ FT (61.7%)

BUILDING EXISTING BUILDING: 11,962 SF  
 PROPOSED BUILDING: 3,564 SF + 671 SF PATIO

PARKING STALLS TOTAL PARKING STALLS: 49 STALLS  
 REQUIRED PARKING: 94 INDOOR SEATS/2.5 = 37.6 STALLS  
 1/2.5 SEATS 28 OUTDOOR SEATS/2.5 = 11.2 STALLS  
 = 48.8 STALLS

REQUIRED HANDICAPPED STALLS: 2 (1 VAN)  
 (26-50 STALLS REQUIRES 2 HC STALLS PER ADA)

HANDICAP STALLS PROVIDED: 2 (2 VAN)

**LEGAL DESCRIPTION**

PART OF LOT 3, NEL-ARO, AND PART OF LOT 14, BLOCK 8, MEADOW LAKE, BOTH BEING SUBDIVISIONS IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 3 WITH THE WEST LINE OF STATE LINE ROAD, AS NOW ESTABLISHED; THENCE NORTH 2° 50' EAST, ALONG THE WEST LINE OF STATE LINE ROAD, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 15, IN SAID BLOCK 8; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 150.00 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 87° 10' WEST, ALONG A LINE WHICH MAKES A SOUTHWEST ANGLE OF 90 DEGREES WITH THE EASTERLY LINE OF SAID LOT 14, A DISTANCE OF 123.00 FEET; THENCE NORTH 2° 50' EAST, A DISTANCE OF 63.37 FEET, TO A POINT ON THE NORTHWESTERN LINE OF SAID LOT 14; THENCE SOUTH 66° 21' 16" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 14, A DISTANCE OF 421.97 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOTS 14, AND 3 A DISTANCE OF 651.33 TO THE POINT OF BEGINNING.

**PROJECT ADDRESS**

7930 STATE LINE ROAD  
 PRAIRIE VILLAGE, KS 66208

**GENERAL NOTES**

1. All work in public easement and Right-of-Way shall be installed per the requirements and specifications of the City of Prairie Village, Kansas.
2. All existing topographic, survey, and utility information shown was provided to BHC Rhodes in the form of a Topographic Survey prepared by Viking Surveys and dated October 3, 2014. BHC Rhodes makes no guarantee as to the accuracy of the existing information shown hereon. Contractors shall satisfy themselves as to the existing conditions of the site and have all utilities located prior to commencing construction.
3. The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
4. Any work adjacent to or crossing existing streets requires proper traffic control devices. Traffic control devices shall be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
5. The contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all local, State, and Federal regulations governing such disposal.
6. The contractor shall prevent any trash, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
7. The contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owner's satisfaction at the Contractor's expense.
8. Contractors at the site shall be solely responsible for all aspects of work shown hereon.
9. All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
10. All buildings are shown as a reference only. All buildings shall be located and constructed per the Architectural drawings prepared by others.
11. Contractor shall be responsible for contacting all utility companies for field locations of underground utilities affected by the contract. All existing utilities indicated on these plans are according to the best information available to the engineer, however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced at the expense of the contractor.
12. Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.

**LEGEND**

- (#) PARKING STALL COUNT
- MEDIUM DUTY PCGP PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE CURB & GUTTER
- PROPERTY LINE
- 6" WOOD PRIVACY FENCE

SCALE: 1"=20'  
 0 20 40



Rev.	Date	Description	By	App.

**BHC RHODES**  
 Civil Engineering • Surveying • Utilities  
 7101 College Blvd, Suite 400  
 Overland Park, Kansas 66210  
 P. (913) 463-1900 F. (913) 663-1633  
BHC RHODES is a trademark of Douglas Household & Company, P.A.

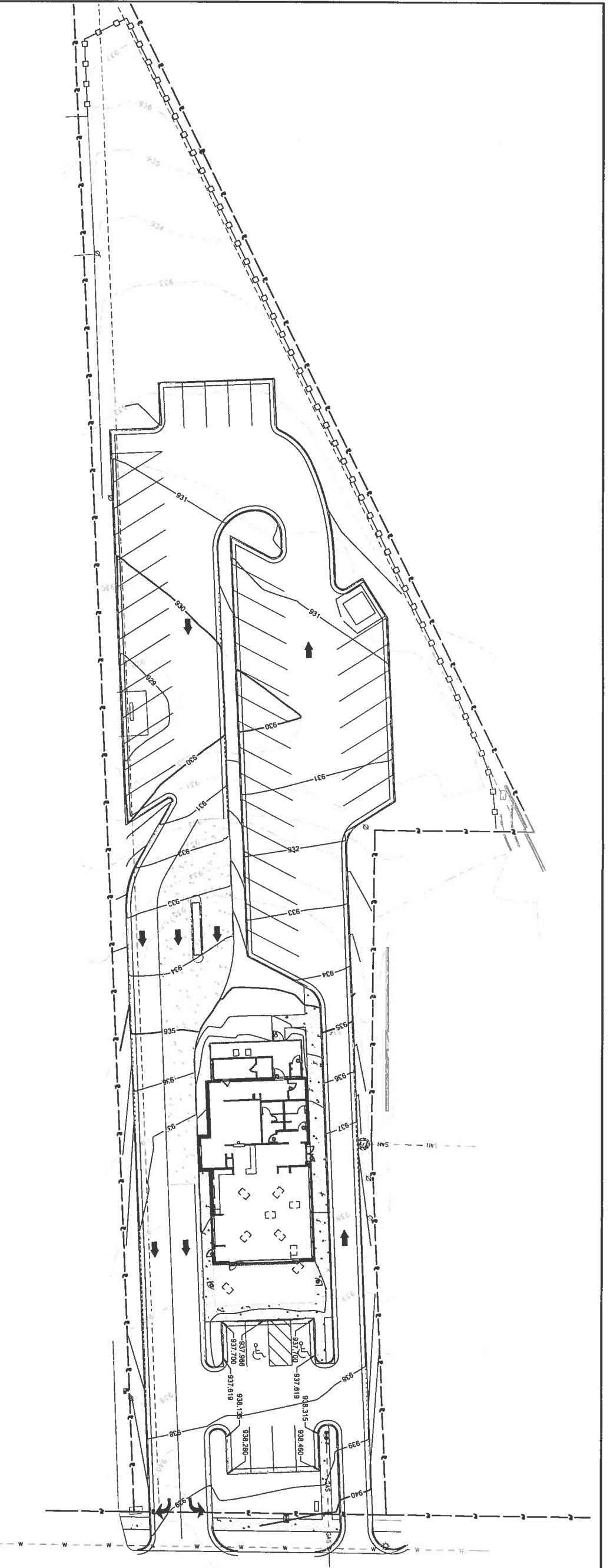
Prepared For  
**BLOCK AND COMPANY, INC.**  
 605 WEST 47TH STREET  
 SUITE 200  
 KANSAS CITY, MO 64112  
 P. (816) 753-6000

**7930 STATE LINE ROAD  
 PRELIMINARY DEVELOPMENT PLANS  
 PRAIRIE VILLAGE, KANSAS**

**SITE PLAN**

Design: JWB/JWB  
 Checked: JWB/JWB  
 Issue Date: 05/22/2015  
 Project Number: 021220

C1 of 5



**GRADING NOTES**

1. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Kansas. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
2. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the On-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
3. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for government depths, building pads, topsoil, etc when grading the site.
4. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
5. All excavation and embankments shall comply with the recommendations provided by the Geotechnical Engineer.
6. Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the Engineer and the On-Site Geotechnical Representative. Areas that display rutting or pumping that are unsatisfactory to the Engineer shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime.
7. Finished grades shall not be steeper than 3:1.
8. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
9. A 1/4" per foot maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

**LEGEND**

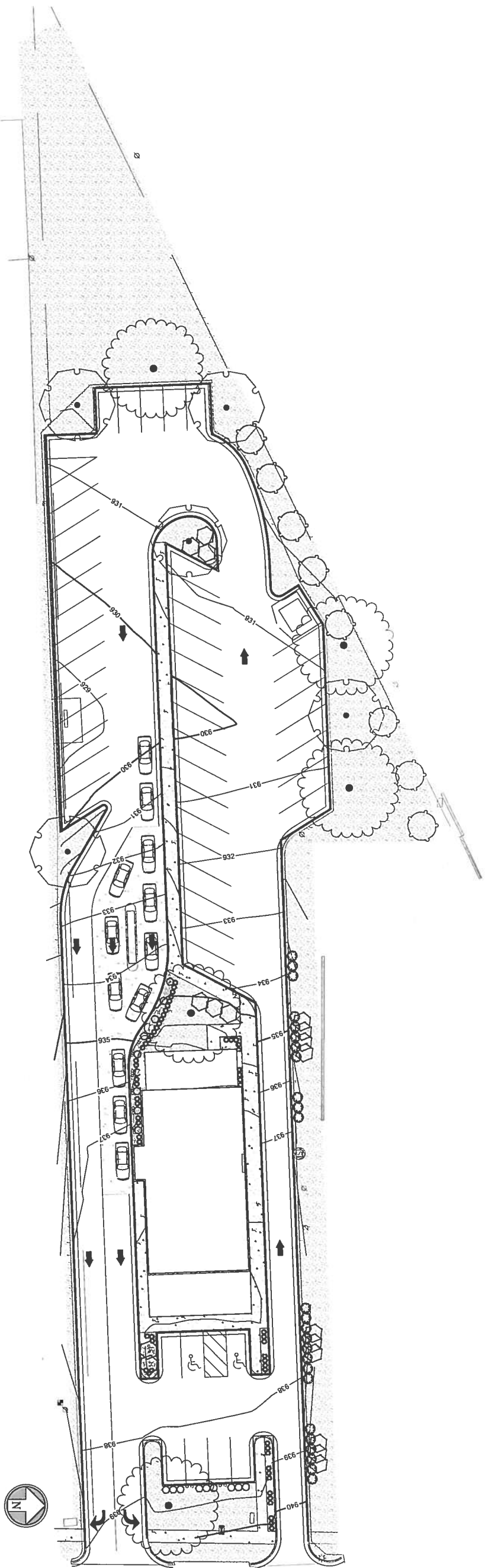
- FINISH GRADE 5' CONTOURS
- FINISH GRADE 1' CONTOURS
- EXISTING GRADE 10' CONTOURS
- EXISTING GRADE 1' CONTOURS
- PROPERTY LINE



SCALE: 1"=20'  
0 20 40

<p><b>7930 STATE LINE ROAD PRELIMINARY DEVELOPMENT PLANS PRAIRIE VILLAGE, KANSAS</b></p> <p style="text-align: center;"><b>GRADING PLAN</b></p> <p>Design: JWB Checked: RAE Issue Date: 05/22/2015 Project Number: 021220</p>	<p>Prepared For:</p> <p>BLOCK AND COMPANY, INC. 605 WEST 47TH STREET SUITE 200 KANSAS CITY, MO 64112 P: (816) 753-6000</p>	<p><b>BHC RHODES</b> Civil Engineering • Surveying • Utilities</p> <p>7101 College Blvd, Suite 400 Overland Park, Kansas 66210 p: (913) 663-1900 f: (913) 663-1633 BHC 100022 is a trademark of Broughton, Howard &amp; Company, P.A.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Rev.</th> <th style="width: 10%;">Date</th> <th style="width: 50%;">Description</th> <th style="width: 10%;">By</th> <th style="width: 10%;">App.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Rev.	Date	Description	By	App.																																																		
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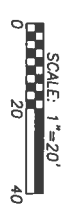
**LANDSCAPING NOTES**

1. ALL DISTURBED AREAS SHALL BE SODED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF THREE CULTIVARS.
2. ALL LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE LANDSCAPED SHOULD BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE HARROW OR RAKE FERTILIZER IN THE TIP 1-1/2-INCHES ON TOPSOIL, AT A UNIFORM RATE.
7. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF ARKANSAS DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N-P-K IN THAT ORDER.
8. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING THE FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES.
9. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY LANDSCAPED AREAS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EYE-COLORED, VIABLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT.
	5	Acer rubrum / Red Maple	15 gal
	5	Cedrela trichanthes 'nervis' 'Shademaster' TM / Shademaster Locust	15 gal
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	8	Amandorcher arboreo / Dwarf Serviceberry	5 gal
	25	Calliopsis dichotoma 'Early Amethyst' / Beaulieuerry	3 gal
	19	Euonymus alatus 'Odor' TM / Little Moses Dwarf Burning Bush	3 gal
	18	Rhus glabra / Smooth Sumac	3 gal
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	21	Achillea millefolium / Common Yarrow	1 gal
	60	Eragrostis spectabilis / Purple Love Grass	3 gal
	34	Schizanthus scopolorum / Little Bluestem Grass	3 gal
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT.
	18,615 sq ft	Festuca quadrinervis 'Waterover Blend' / Waterover Blend of tall Fescue	sod
	733 sq ft	Native Cobblestone	4" - 3" stones

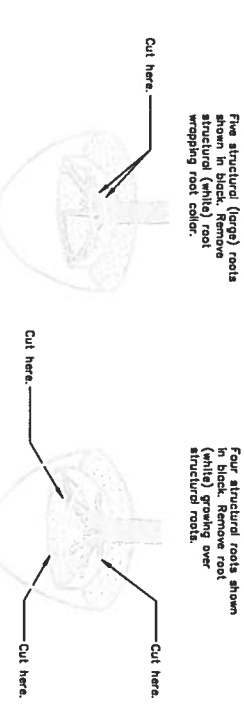
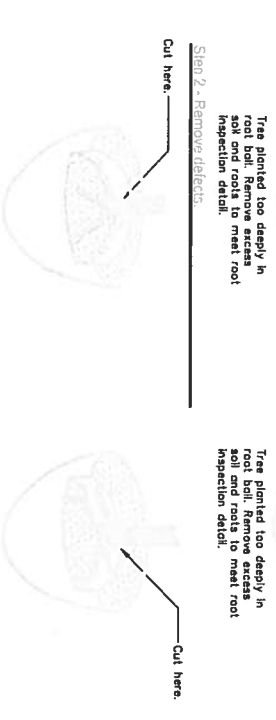
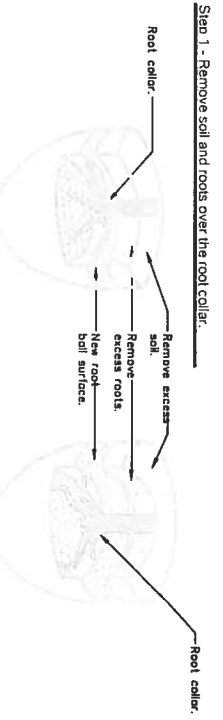
**SLIM CHICKEN LANDSCAPING PLAN**



<p><b>7930 STATE LINE ROAD PRELIMINARY DEVELOPMENT PLANS PRAIRIE VILLAGE, KANSAS</b></p> <p><b>LANDSCAPE PLAN</b></p>	<p>Prepared For: <b>BLOCK AND COMPANY, INC.</b> 605 WEST 47TH STREET SUITE 200 KANSAS CITY, MO 64112 P: (816) 753-6000</p>	<p><b>BHC RHODES</b> Civil Engineering • Surveying • Utilities 7101 College Blvd, Suite 400 Overland Park, Kansas 66210 P: (913) 663-1900 F: (913) 663-1633 <small>BHC RHODES is a trademark of Burtchell-Horowitz &amp; Company, P.A.</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Rev.</th> <th style="width: 10%;">Date</th> <th style="width: 50%;">Description</th> <th style="width: 10%;">By</th> <th style="width: 10%;">App.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Rev.	Date	Description	By	App.																				
Rev.	Date	Description	By	App.																								
<p>Design: JWB / Drawn: JWB Checked: RAE Issue Date: 05/22/2015 Project Number: 021220 L1 of 5</p>																												

**PLANTING NOTES**

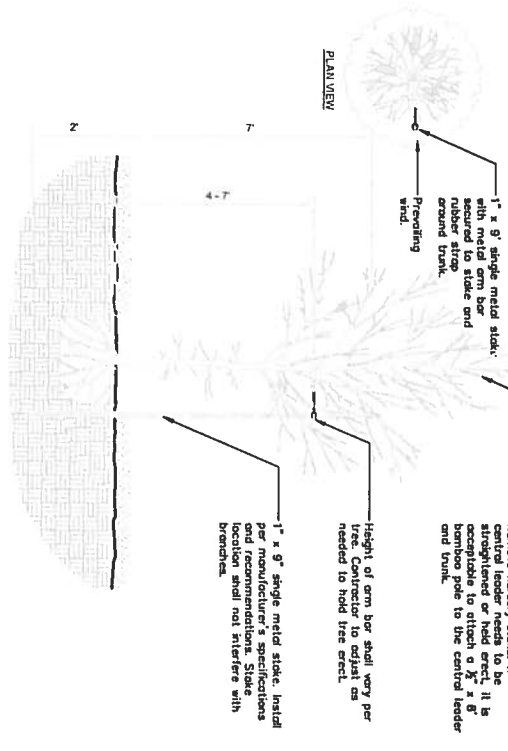
1. LOCATION OF ALL EXISTING UTILITIES NEEDS TO BE DONE BEFORE COMMENCING WORK.
  2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
    - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
    - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
    - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
    - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
  3. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3" MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".
  4. NOTE: IF PLANTS ARE NOT LABELED, THEY ARE EXISTING AND SHALL REMAIN.
  5. ALL LANDSCAPED AREAS IN ROW SHALL BE SODED AND IRRIGATED UNLESS OTHERWISE SPECIFIED.
- MATERIALS:**
1. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS AS PER AAS STANDARDS.
  2. SHREDDED BARK MULCH INSTALLED AT TREES SHALL BE FINELY CHIPPED AND SHREDDED HARDWOOD CHIPS, CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL OTHER FOREIGN SUBSTANCES. PINE BARK COMPOST MULCH INSTALLED AT PLANTING BED AREAS SHALL BE FREE OF ALL OTHER FOREIGN SUBSTANCES.
- INSTALLATION:**
1. ALL COMPACTED SOIL AND ROLL SPLIT WITHIN THE AREA TO BE LANDSCAPED SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN TWO (2) FEET AND SHALL BE BACKFILLED WITH TOPSOIL.
  2. ALL PLANTING BEDS SHALL BE AMENDED WITH 1 CUBIC YARD OF PEAT MOSS PER 1,000 SQUARE FEET. TILL PEAT MOSS INTO SOIL TO A 6" DEPTH. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING. AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
  3. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
  4. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 50% PEAT OR WELL COMPOSTED MANURE AND 50% TOPSOIL.
  5. TREES PLANTED IN LANDSCAPED PLANTING AREAS SHALL BE SITUATED A MINIMUM OF THREE (3) FEET FROM ANY CURB.
  6. PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF TWO YEARS AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE.
  7. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE AT WHICH POINT THE TWO YEAR GUARANTEE BEGINS.



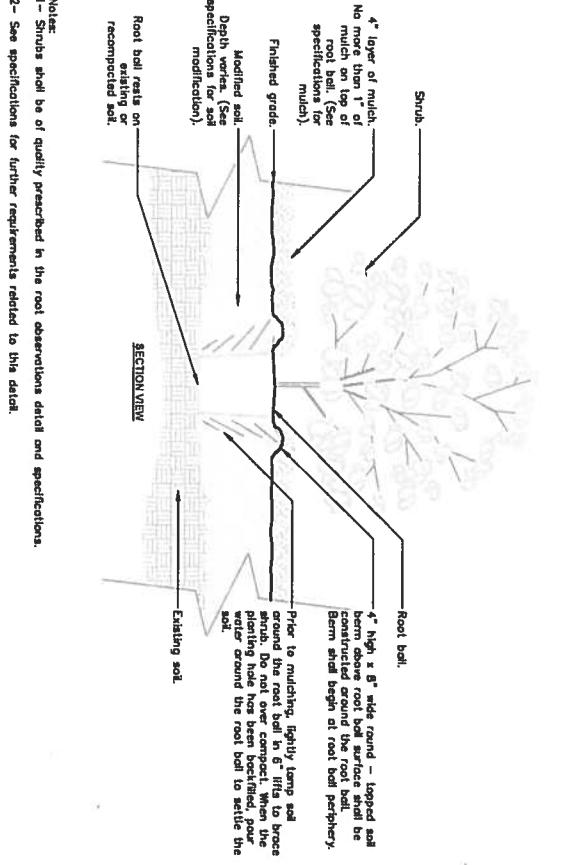
**1 ROOT CORRECTION DETAIL - BALLED AND BURLAPPED**  
NOT TO SCALE

**Note:**  
Trees shown are replaceable unless they undergo recommended correction.  
1- First step 1, then step 2. Adjust hole depth to allow for the removal of excess soil and roots over the root collar.  
2- Roots and soil may be removed during the correction process, substitute/soil shall be replaced after the correction has been completed.  
3- Roots and soil may be removed during the correction process, substitute/soil shall be replaced after the correction has been completed.  
4- Trees shall pass root observations detail following correction.

**2 TREE STAKING - SINGLE METAL STAKE**  
NOT TO SCALE

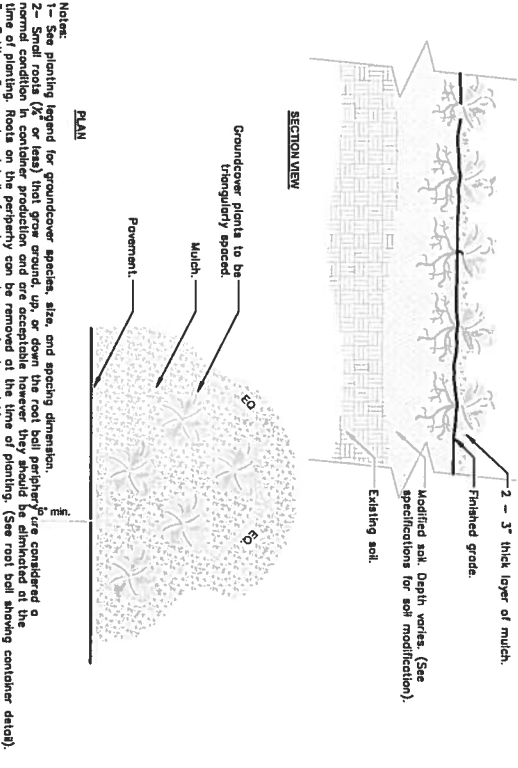


**3 SHRUB - MODIFIED SOIL**  
NOT TO SCALE



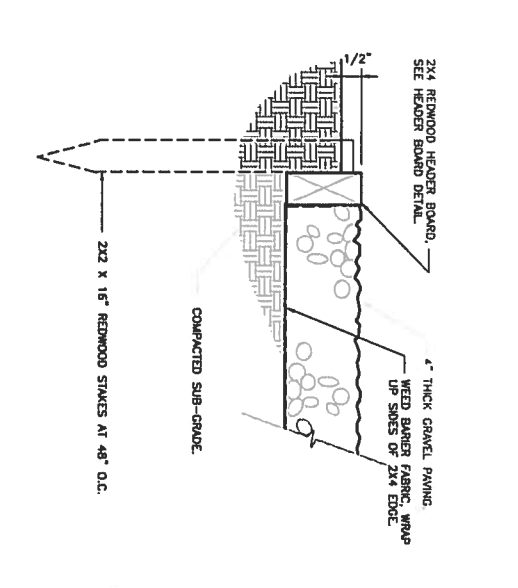
**Note:**  
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.  
2- See specifications for further requirements related to this detail.

**4 GROUNDCOVER**  
NOT TO SCALE



**Note:**  
1- See planting legend for groundcover species, size, and spacing dimension.  
2- Small roots (2\"/>

**5 EDGE AT GRAVEL PAVING**  
NOT TO SCALE



Rev.	Date	Description	By	App.

**BHC RHODES**  
Civil Engineering • Surveying • Utilities  
7101 College Blvd., Suite 400  
Overland Park, Kansas 66210  
P: (913) 663-1900 F: (913) 663-1633  
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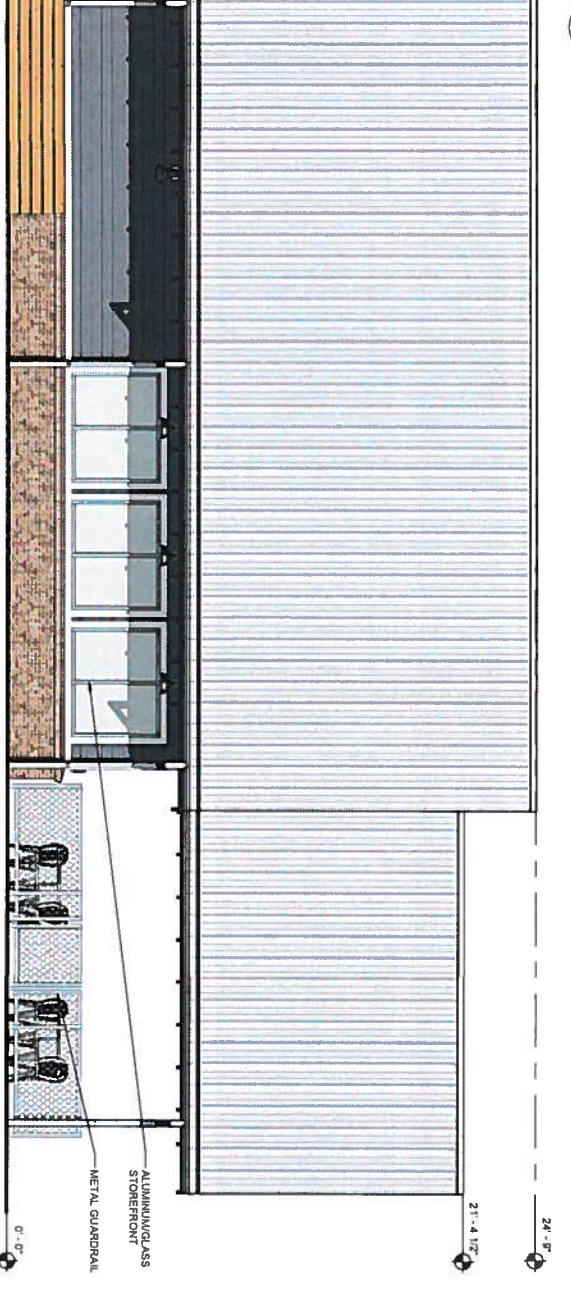
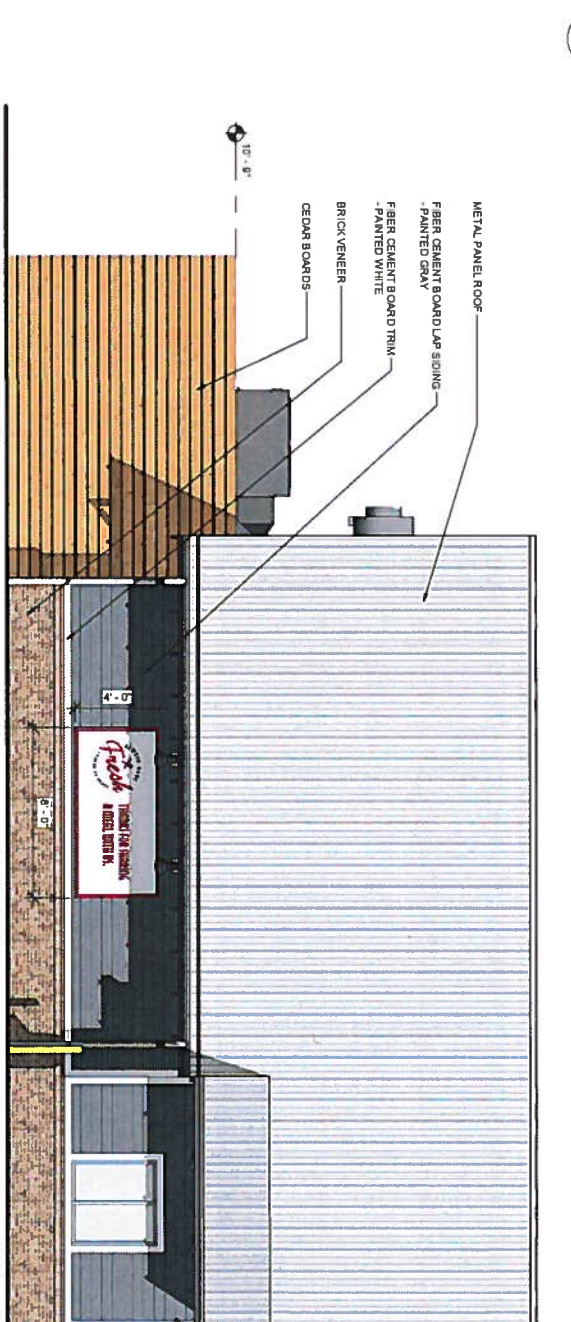
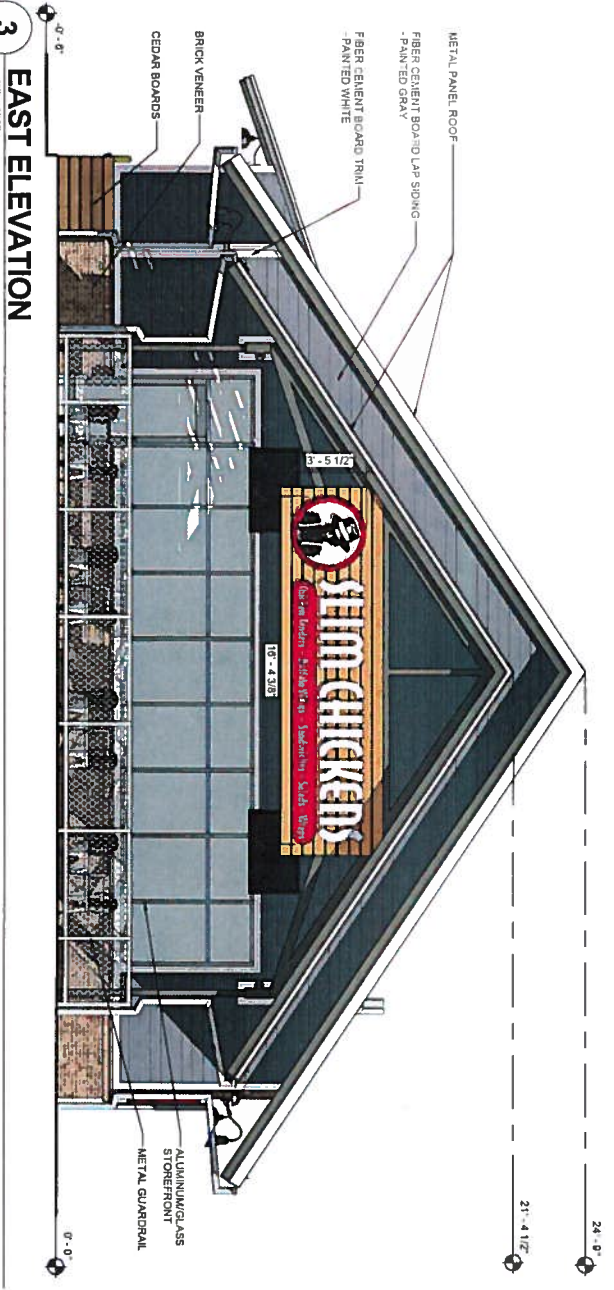
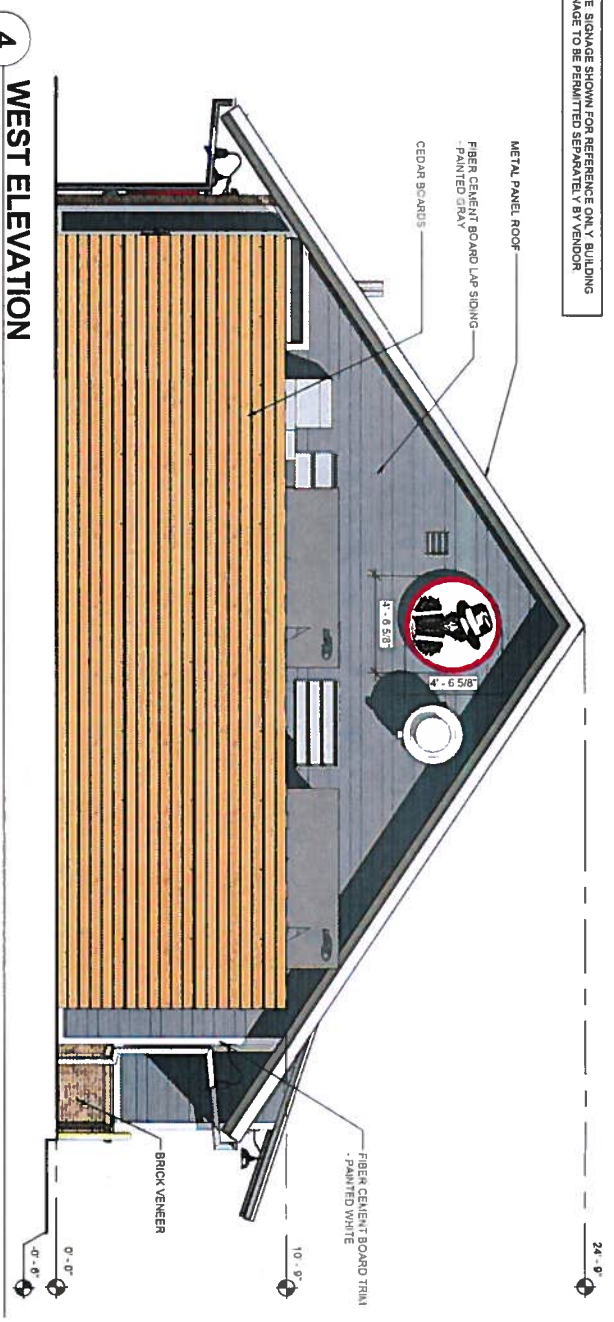
Prepared For:  
**BLOCK AND COMPANY, INC.**  
605 WEST 47TH STREET  
SUITE 200  
KANSAS CITY, MO 64112  
P: (816) 753-6000

**7930 STATE LINE ROAD**  
**PRELIMINARY DEVELOPMENT PLANS**  
**PRAIRIE VILLAGE, KANSAS**

**LANDSCAPE DETAILS**

Design: JVB  
Checked: JVB  
Date: 05/22/15  
Sheet Number: 021220  
12 of 15

NOTE: SIGNAGE SHOWN FOR REFERENCE ONLY. BUILDING SIGNAGE TO BE PERMITTED SEPARATELY BY VENDOR.



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**SLIM CHICKENS**  
PHONE VILLAGE #1  
JOB NUMBER: 17-14-00-001

7930 STATE LINE ROAD  
PRAIRIE VILLAGE, KS 66208

ISSUE BLOCK	


CHECKED BY: J.H.H.  
DRAWN BY: M.G.C.  
ISSUE: REVIEW SET  
ISSUE DATE: 05/27/15  
PROJECT: 2015-06-01

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NOT FOR CONSTRUCTION

ELEVATIONS



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**SUN CHICKENS**  
PRAIRIE VILLAGE #1  
JOB NUMBER 17-14-00-01

7930 STATE LINE ROAD  
PRAIRIE VILLAGE, KS 66208

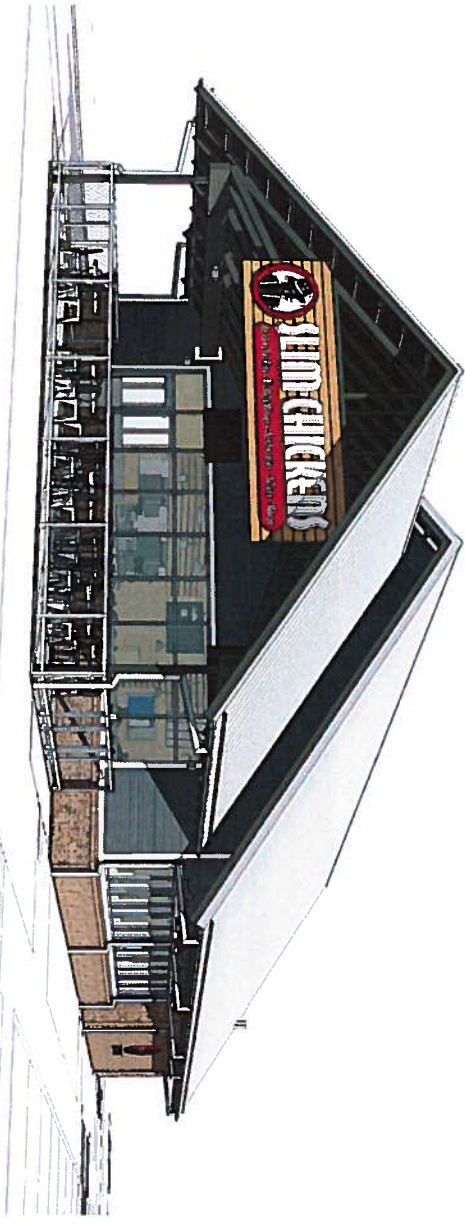
**ISSUE BLOCK**


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DRAWN BY: M.J.C.  
ISSUE: REVIEW SET  
ISSUE DATE: 05/28/15  
PHOTO CYCLE: 2015-04-09

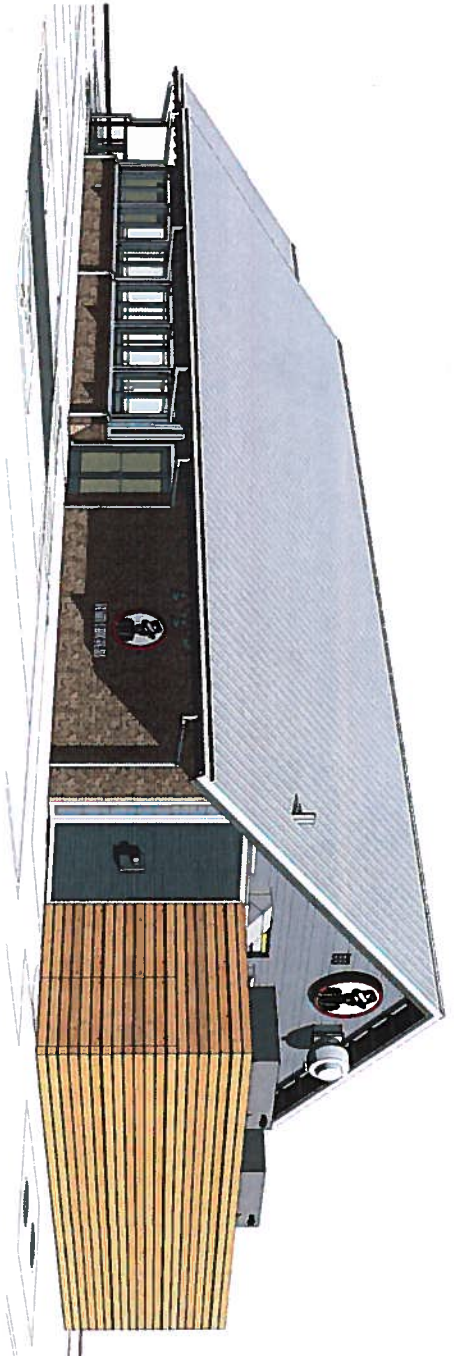
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PERSPECTIVES

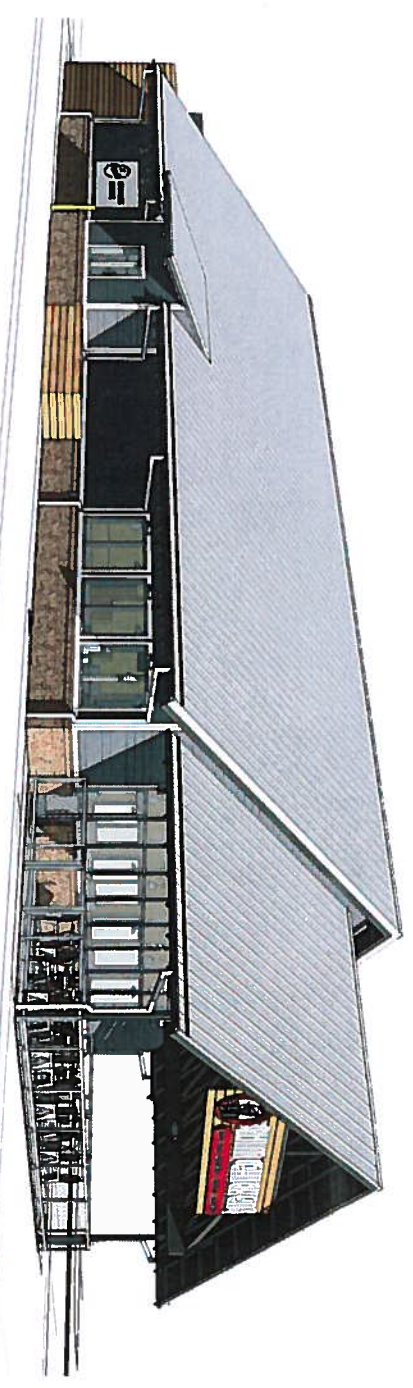
SHEET  
DRB2.0



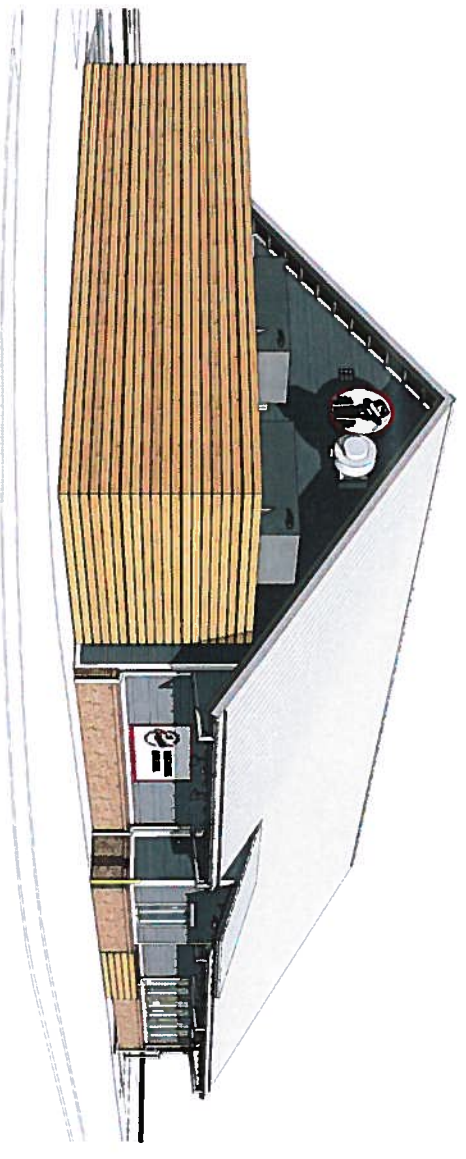
3 EXTERIOR PERSPECTIVE



4 EXTERIOR PERSPECTIVE



1 EXTERIOR PERSPECTIVE



2 EXTERIOR PERSPECTIVE

NOTE: SIGNAGE SHOWN FOR REFERENCE ONLY. BUILDING SIGNAGE TO BE PERMITTED SEPARATELY BY VENDOR.

HARRISON, JR. S&J  
 ARCHITECTS, P.C.  
 216 S. Main Blvd., Suite 3  
 Bonomi, IL, Adams 61712  
 P: 815.271.1790  
 F: 815.270.1968  
 www.hjr.com



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STIPULATION FOR REUSE  
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 PROJECT NUMBER: 17-14-00497  
 DATE OF SETTING: 05/26/15  
 PROJECT SET ON: 07/14/15  
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**SLIM CHICKEN**  
 PRAIRIE VILLAGE #1  
 7930 STATE LINE ROAD  
 PRAIRIE VILLAGE, KS 66208  
 JOB NUMBER: 17-14-00497

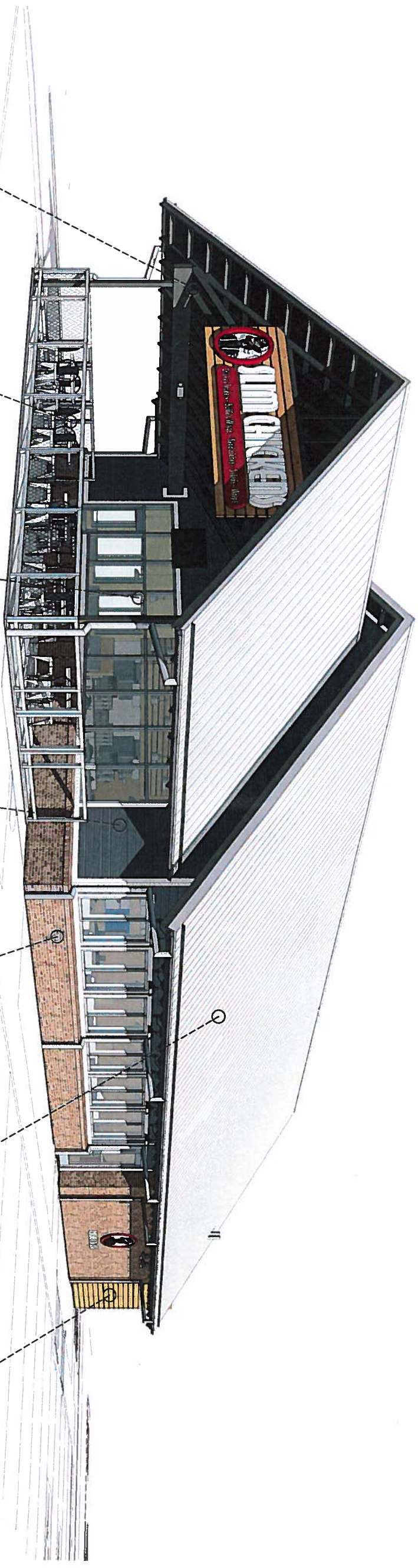
ISSUE BLOCK	DATE	DESCRIPTION

CHECKED BY: ALH  
 DRAWN BY: MJC  
 ISSUE: REVIEW SET  
 ISSUE DATE: 05/26/15  
 PROTO CYCLE: 2015-04-09

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EXTERIOR MATERIAL BOARD

SHEET: DRB3.0



**PAINTED WOOD**

- LUMBER, TRUSSES, LVL'S, DECKING, ETC
- PAINTED DARK, MATTE GRAY



**METAL GUARDRAIL**

- STEEL TUBES, ANGLES, ETC
- GABION HEX WIRE
- GALVANIZED STEEL



**STOREFRONT**

- ANODIZED ALUMINUM
- LOW-E COATED, CLEAR INSULATING GLASS



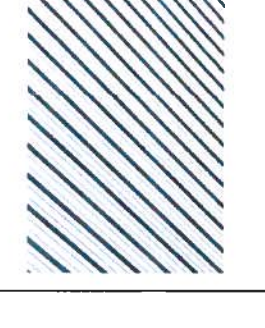
**FIBER CEMENT BOARD**

- WOOD-GRAIN TEXTURED LAP SIDING
- PAINTED DARK, MATTE GRAY
- TRIM - PAINTED MATTE WHITE



**BRICK**

- RUNNING BOND WITH ROWLOCK SILL
- CLAY FACE BRICK WITH NATURAL MORTAR



**METAL ROOFING**

- STEEL SHEET R-PANELS
- ACRYLIC COATED GALVALUME



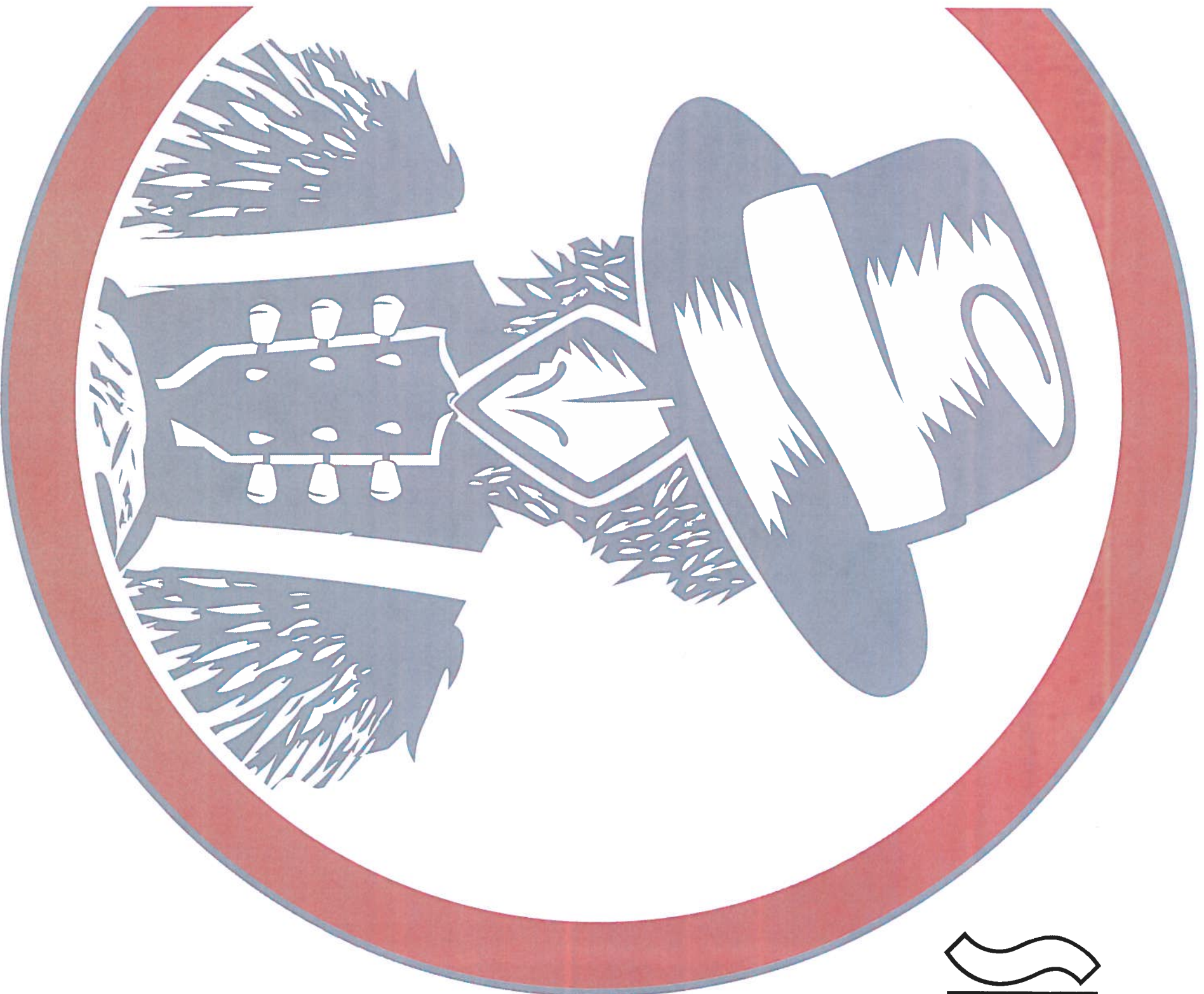
**SEALED WOOD**

- 2X6 ROUGH-SAWN CEDAR BOARDS
- TRANSPARENT, SEALED FINISH

# SLIM CHICKENS<sup>®</sup>

**Sign Specification Program**

**Updated 9/11/14**





**SLIM CHICKENS RESTAURANTS  
Sign Specification Program**

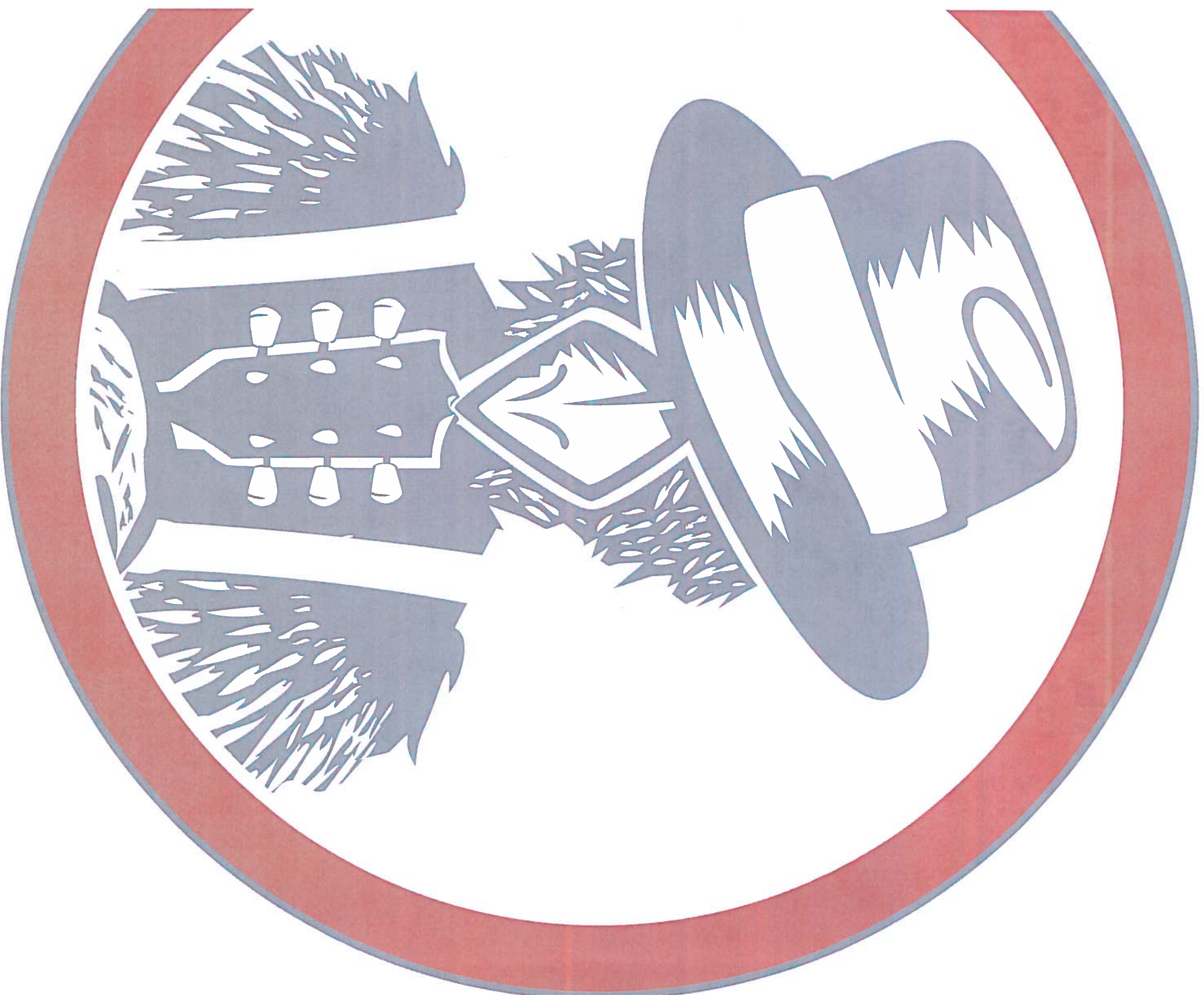
9/5/14  
*Greg Jones*

*\*\*All Prices are for Fabrication of sign ONLY and do not include Permitting, Freight or Install. The price also excludes installation items such as Pole, Foundation, etc. Excluded items will be additional cost and are quoted separately, based on location requirements.*

Sign Type	Size	Page Reference	Price
Monument Sign	51.66 sq.ft.	1 of 10	\$15,075.00 each
Channel Letters	57.95 sq.ft.	4 of 10	\$4,200.00 each
Double-Faced Pylon Cabinet	51.66 sq.ft.	6 of 10	\$9,580.00 each
Directional Signs	3 sq.ft.	8 of 10	\$1,275.00 each
Wall Sign - Externally Lit	38.56 sq.ft.	9 of 10	\$1,690.00 each
Wall Sign - Internally Lit	42.875 sq.ft.	10 of 10	\$4,210.00 each
Non Illuminated Wall Panel	32 sq. ft.	11 of 11	\$1050.00 each

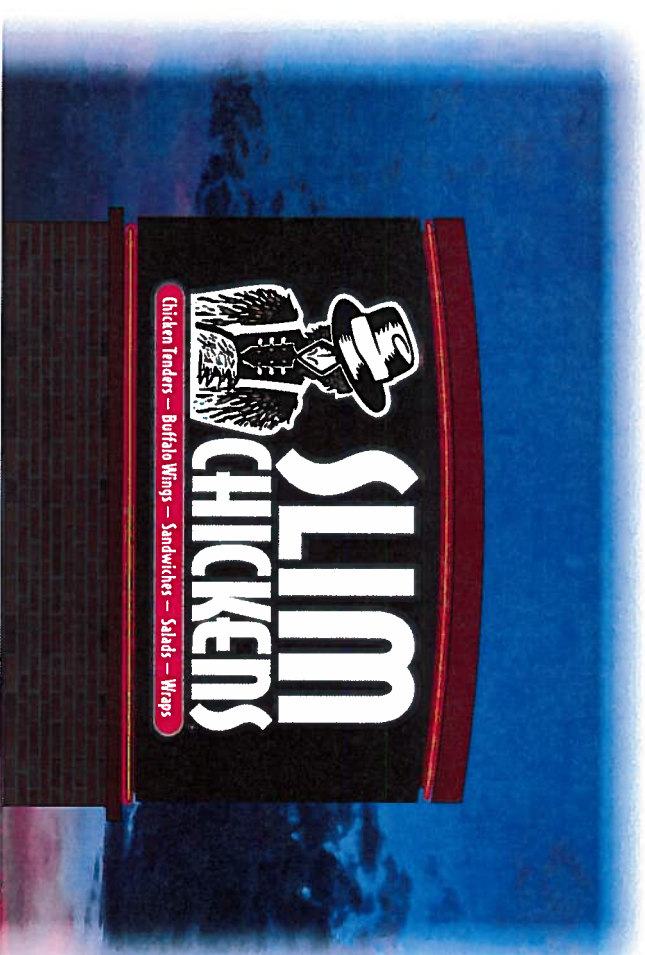
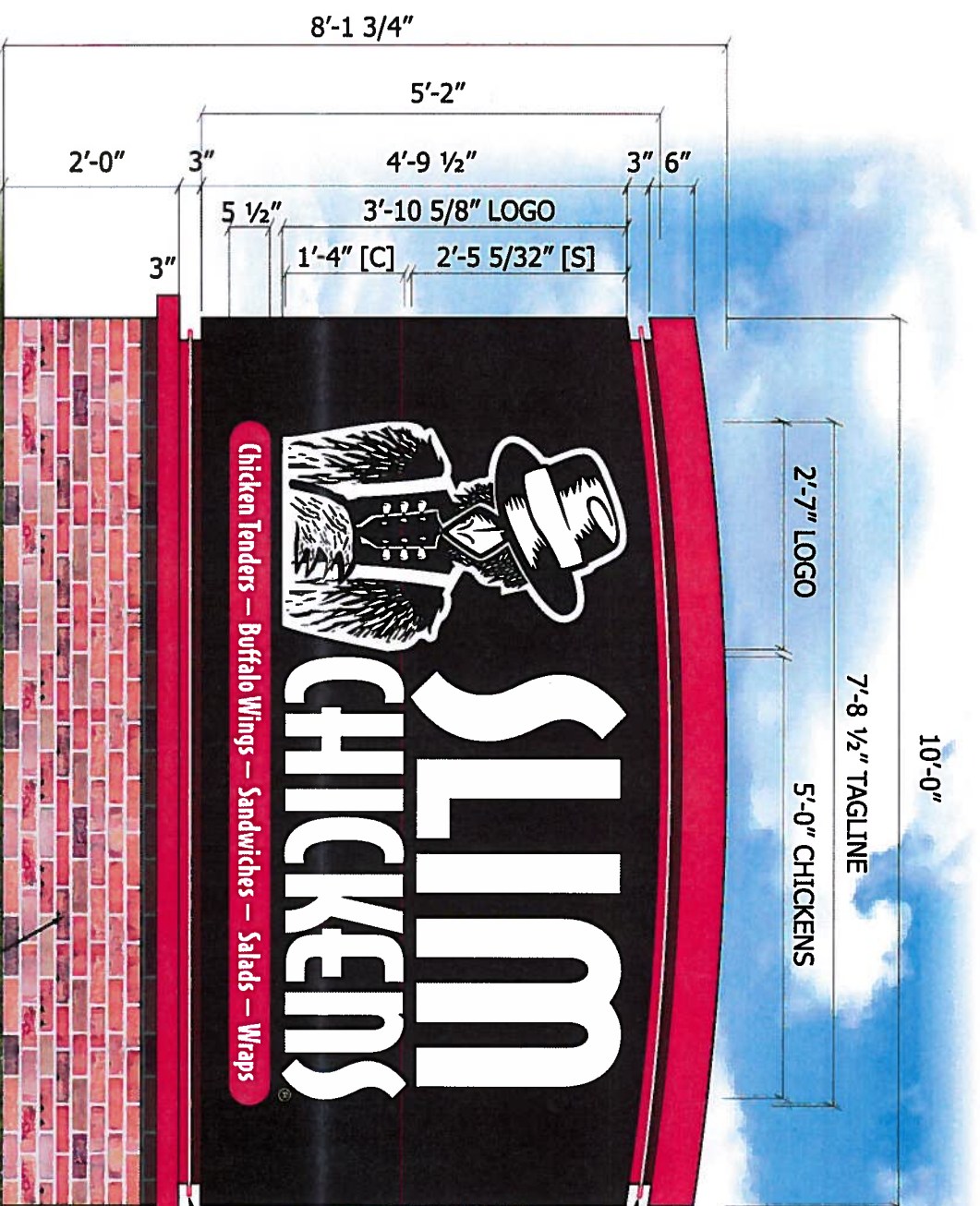
**Slim Chickens Restaurants** owns the sign specification drawings & will use them to ensure that all sign types are manufactured per their Standard Sign Specifications in order to maintain all Branding Requirements.

- 1) The process ensures that there is consistency with all signage aligned with your branding requirements.
- 2) It offers alternate opportunities to fit budget needs.
- 3) The program setup will be turn-key through the process of design, survey, engineering, fabrication, and installation.
- 4) All signs will have the features, aesthetics, and performance desired by Slim Chickens Restaurants.
- 5) All details will include: quality grade, framing, finishes, lighting types, materials and connections.



# SLIM CHICKENS MONUMENT STUDY ~ 51.66 SQ.FT. SIGN FACE [BOXED]

CABINET FACE AND RETURNS PAINTED MATTHEWS BLACK SEMI-GLOSS FINISH  
 ALUMINUM TUBE FRAME CONSTRUCTION  
 ALL HARDWARE MUST BE NON-CORROSIVE



NIGHT VIEW ~ NOT TO SCALE

RADIUS TOPPER  
 3" REVEAL PAINTED TO MATCH PMS 186 RED  
 WITH RED US LED CONTOUR ACCENT



1/2" PROJECTION ROUTED  
 PUSHED THROUGH LETTERS,  
 LOGO AND TAGLINE



SIDE VIEW ~ 1/2" = 1'-0'

PMS 186 RED  
 VINYL: AVERY A9340-T  
 PAINT: MATTHEWS MP7463

ELEVATION ~ 1/2" = 1'-0'  
 INTEGRATED MASONRY- BRICK VENEER  
 PANNED ALUMINUM SILL PAINTED TO MATCH PMS 186 RED  
 INTERIOR: DIRECT EMBEDDED SINGLE POLE

DRAWING FOR DESIGN INTENT ONLY. NOT FOR PRODUCTION.

**JONES SIGN**  
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 1711 Scheuring Road De Pere, WI 54115  
 Tel: 920-983-6700 Fax: 920-983-9145  
 www.jonesign.com



**SLIM CHICKENS**

CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

REVISIONS

1	9/11/14	
2		
3		
4		
5		
6		

Reviewer  
 Sign

REPRESENTATIVE

Steve Barryman

DRAWN BY

Jim Pogo

DATE

7/3/14

SCALE

1/2" = 1'-0"

SHEET

1 of 11

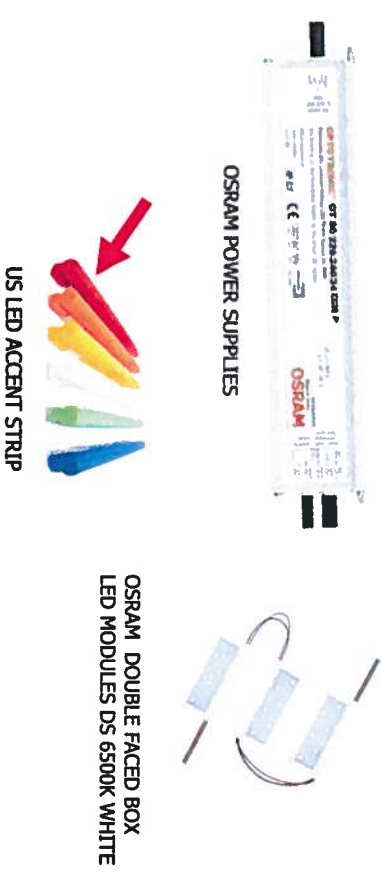
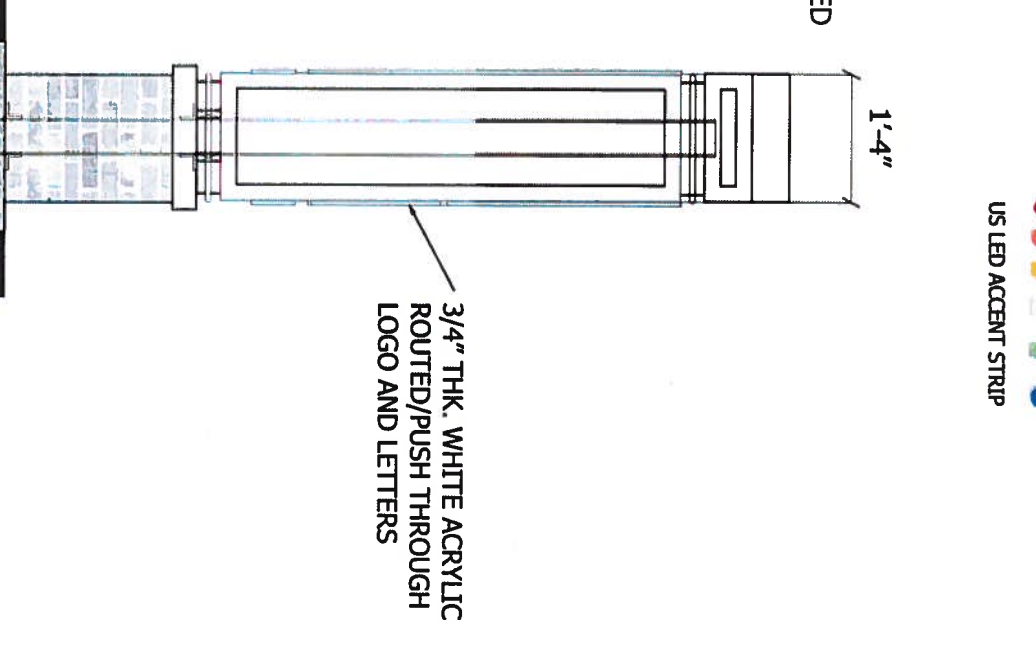
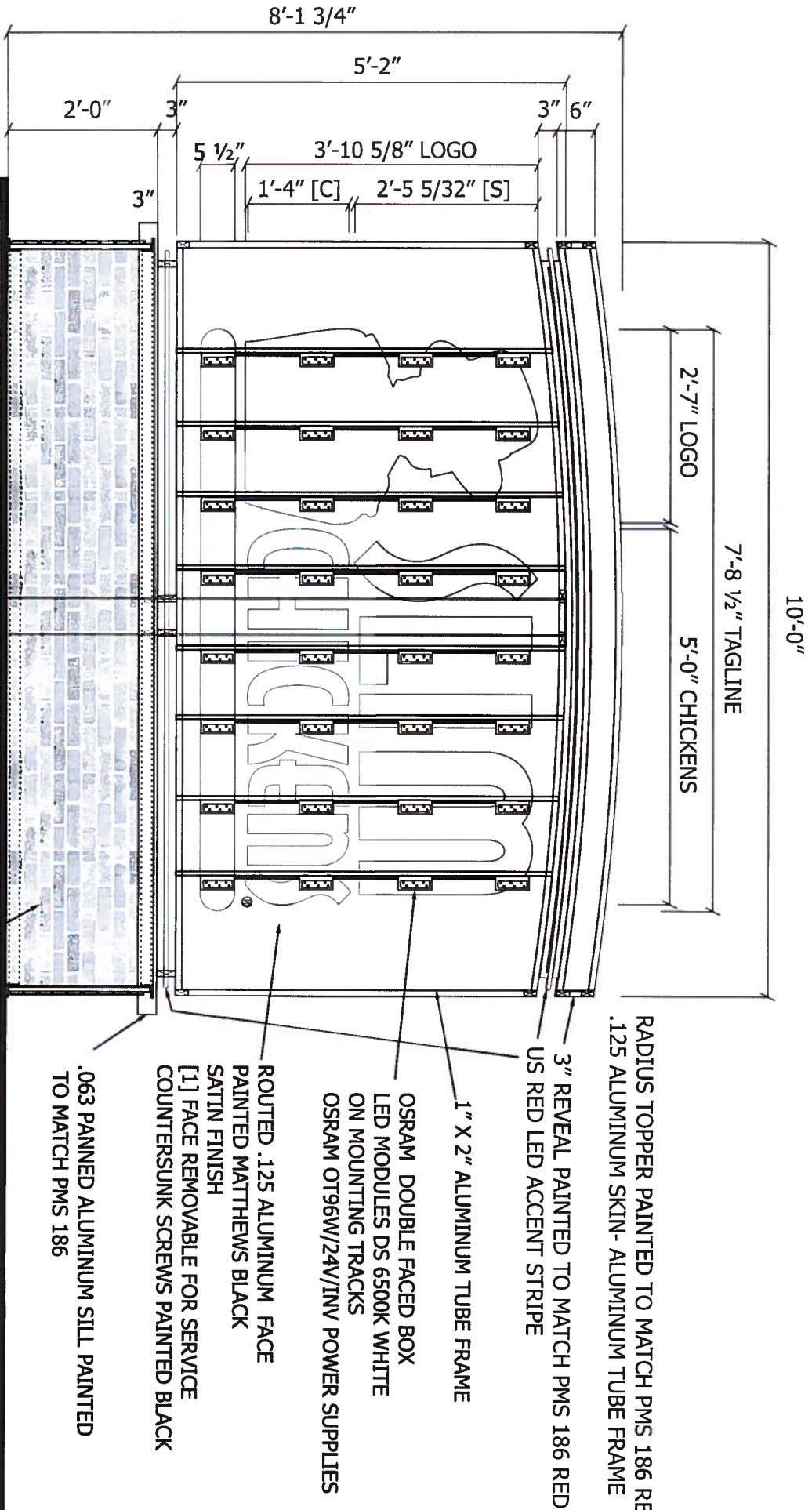
DRAWING #

**SSP**

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# SLIM CHICKENS D/F MONUMENT STUDY ~ 51.66 SQ.FT. SIGN FACE [BOXED]

CABINET FACE AND RETURNS PAINTED MATTHEWS BLACK SATIN FINISH  
 ALUMINUM TUBE FRAME CONSTRUCTION  
**ALL HARDWARE MUST BE NON-CORROSIVE**



ELEVATION ~ 1/2" = 1'-0"

INTEGRATED MASONRY BASE  
 2" X 2" STEEL ANGLE WITH  
 3/4" AC PLYWOOD ATTACHED  
 COORDINATE THIN BRICK VENEER  
 WITH CLIENT AND GC  
 SADDLE MOUNTED TO 6" OD X 230" STEEL POLE

DIRECT EMBED INTO  
 CONCRETE- HOLE DIAM. 30" DEPTH 60"

PMS 186 RED  
 VINYL: AVERY A9340-T  
 PAINT: MATTHEWS MP7463

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 www.jonesign.com

PROJECT  
**SLIM CHICKENS**

CUSTOMER APPROVAL  
 Authorized Signature  
 X \_\_\_\_\_  
 Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

REVISIONS

1	9/11/14
2	
3	
4	
5	
6	

REPRESENTATIVE  
 Steve Barryman  
 DRAWN BY  
 Jim Pogo  
 DATE  
 7/3/14

SCALE  
 1/2" = 1'-0"  
 SHEET  
 2 of 11

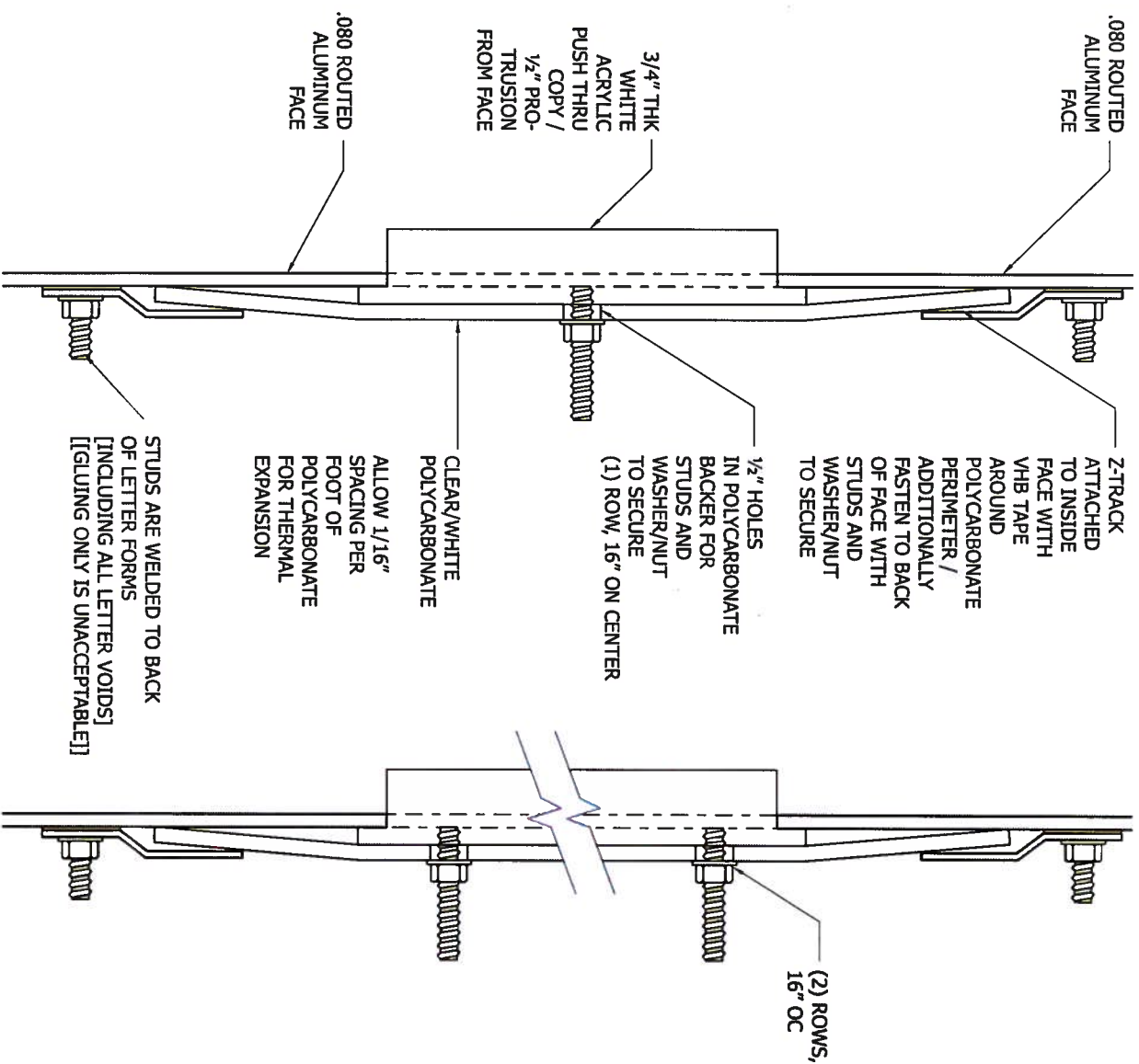
DRAWING #  
**SSP**

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# SLIM CHICKENS MONUMENT PUSH THROUGH DETAIL

16" - 31" COPY

32" - 47" COPY



## PUSH THROUGH METHOD

ALL HARDWARE MUST BE NON-CORROSIVE

DRAWING FOR DESIGN INTENT ONLY. NOT FOR PRODUCTION.

PMS 186 RED  
VINYL: AVERY A9340-T  
PAINT: MATTHEWS MP7463

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PROJECT

**SLIM CHICKENS**

CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

REVISIONS

1	9/11/14	
2		
3		
4		
5		
6		

Review Stamp

REPRESENTATIVE  
Steve Barryman

DRAWN BY  
Jim Pogo

DATE  
7/3/14

SCALE  
AS NOTED

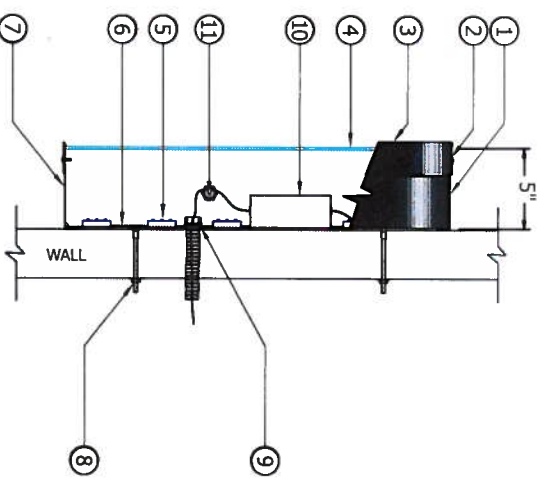
SHEET  
3 of 11

DRAWING #  
**SSP**

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# SLIM CHICKENS LETTER SET

**57.95 SQ. FT. [BOXED]**



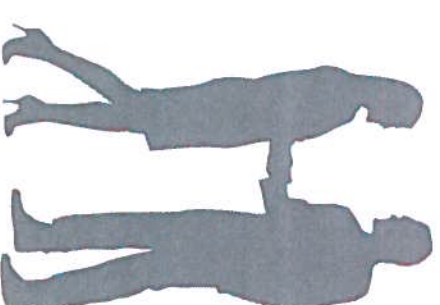
SELF CONTAINED FACE LIT CHANNEL LETTERS  
SCALE: NTS TYPICAL

- ① .040" X 5" PRE-FINISHED BLACK ALUMINUM COIL (WHITE INSIDE)
- ② #8 - 1/2" PAN HEAD SCREWS
- ③ 1" PRE-FINISHED BLACK JEWELITE CHEMICALLY BONDED TO FACES
- ④ 3/16" ACRYLIC / STANDARD COLORS
- ⑤ JTC] 7 LEDs 6500 K/ 1 ROW SECURED TO BACK OF LETTER- MAXBRITTE 60w 12v 120-277 POWER SUPPLIES
- ⑥ .063" PRE-FINISHED BLK/WHT ALUMINUM BACK
- ⑦ 1/4" DIA. WEEP HOLES (EXTERIOR APPLICATIONS ONLY)
- ⑧ MOUNTING HARDWARE (TBD BY WALL CONSTRUCTION)
- ⑨ 7/8" ELECTRICAL HOLE / 3/4" COUPLER W/ FLEXIBLE CONDUIT
- ⑩ MAXBRITTE 60 WATT LED POWER SUPPLY
- ⑪ TOGGLE SWITCH / MOUNT TO TOGGLE FRONT TO BACK



42 1/2" X 196 3/8"  
[3'-6 1/2" X 16' 4 3/8"]

NEW HORIZONTAL LETTER SET ELEVATION ~ 3/8" ± 1'-0"  
57.95 SQ.FT.



OPAQUE BLACK VINYL



PMS 186 RED  
VINYL: AVERY A9340-T  
PAINT: MATTHEWS MP7463



**ALL HARDWARE MUST BE NON-CORROSIVE**

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www.jonesign.com



PROJECT

**SLIM CHICKENS**

CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

REVISIONS

1 (date - initials - by et description of changes)

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

Revised  
Stamp

REPRESENTATIVE

Steve Barryman

DRAWN BY

Jim Pogo

DATE

7/3/14

SCALE

3/8"=1'-0"

SHEET

4 of 11

DRAWING #

**SSP**



**SLIM CHICKENS LETTER SET STUDY ~SIDE BY SIDE COMPARISON ~ NOT TO SCALE**

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PROJECT

**SLIM CHICKENS®**

CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

REVISIONS

1	9/11/14	
2		
3		
4		
5		
6		

Review  
Stamp

REPRESENTATIVE

Steve Barryman

DRAWN BY

Jim Pogo

DATE

7/3/14

SCALE

AS NOTED

SHEET

5 of 11

DRAWING #

**SSP**



EXISTING RESTAURANT SIGNAGE



PROPOSED RESTAURANT SIGNAGE

PMS 186 RED  
VINYL: AVERY A9340-T  
PAINT: MATTHEWS MP7463

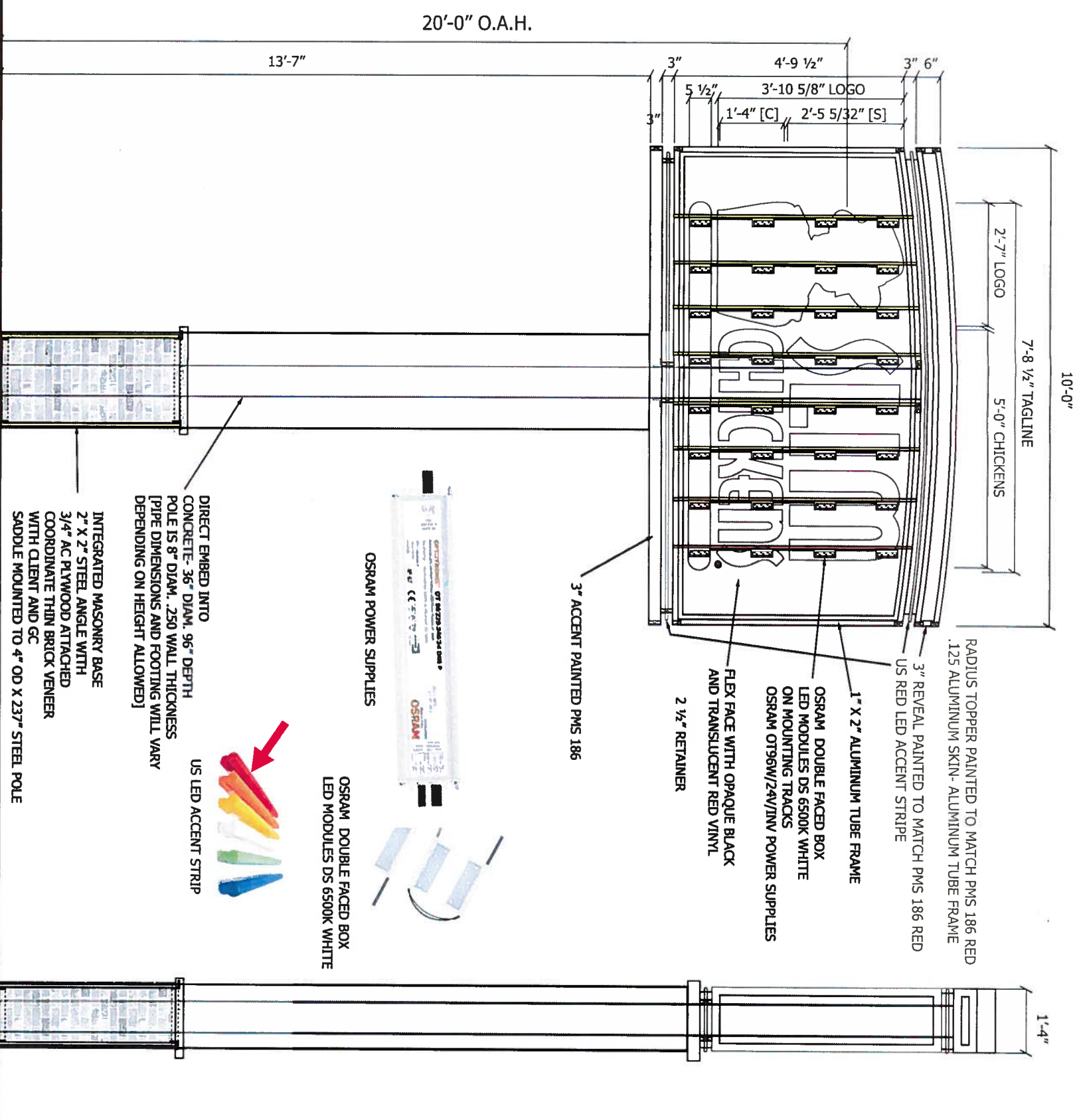
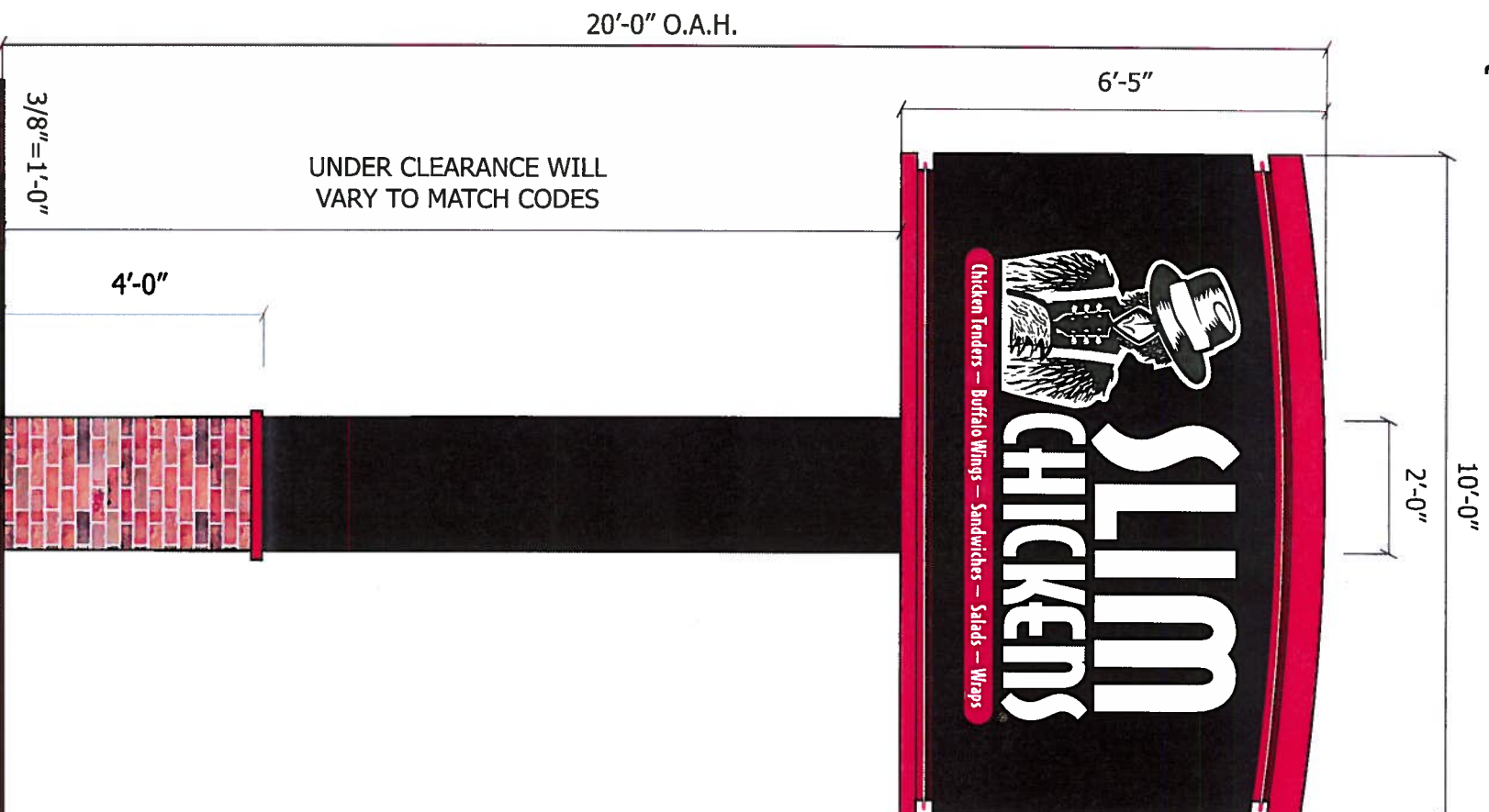
ALL HARDWARE MUST BE NON-CORROSIVE

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# SLIM CHICKENS D/F PYLON

51.66 SQ. FT. PER SIDE



PMS 186 RED  
VINYL: AVERY A9340-T  
PAINT: MATTHEWS MP7463

ALL HARDWARE MUST BE NON-CORROSIVE

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PROJECT

**SLIM CHICKENS**

CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

REVISIONS

1	9/11/14
2	
3	
4	
5	
6	

REPRESENTATIVE

Steve Barryman

DRAWN BY

Jim Pogo

DATE

7/3/14

SCALE

AS NOTED

SHEET

6 of 11

DRAWING #

SSP

# SLIM CHICKENS PYLON STUDY ~ NIGHT VIEWS

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PROJECT

**SLIM CHICKENS**

CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

REVISIONS

1	9/11/14	_____
2	_____	_____
3	_____	_____
4	_____	_____
5	_____	_____
6	_____	_____

Review  
Stamp

REPRESENTATIVE

Steve Barryman

DRAWN BY

Jim Pogo

DATE

7/3/14

SCALE

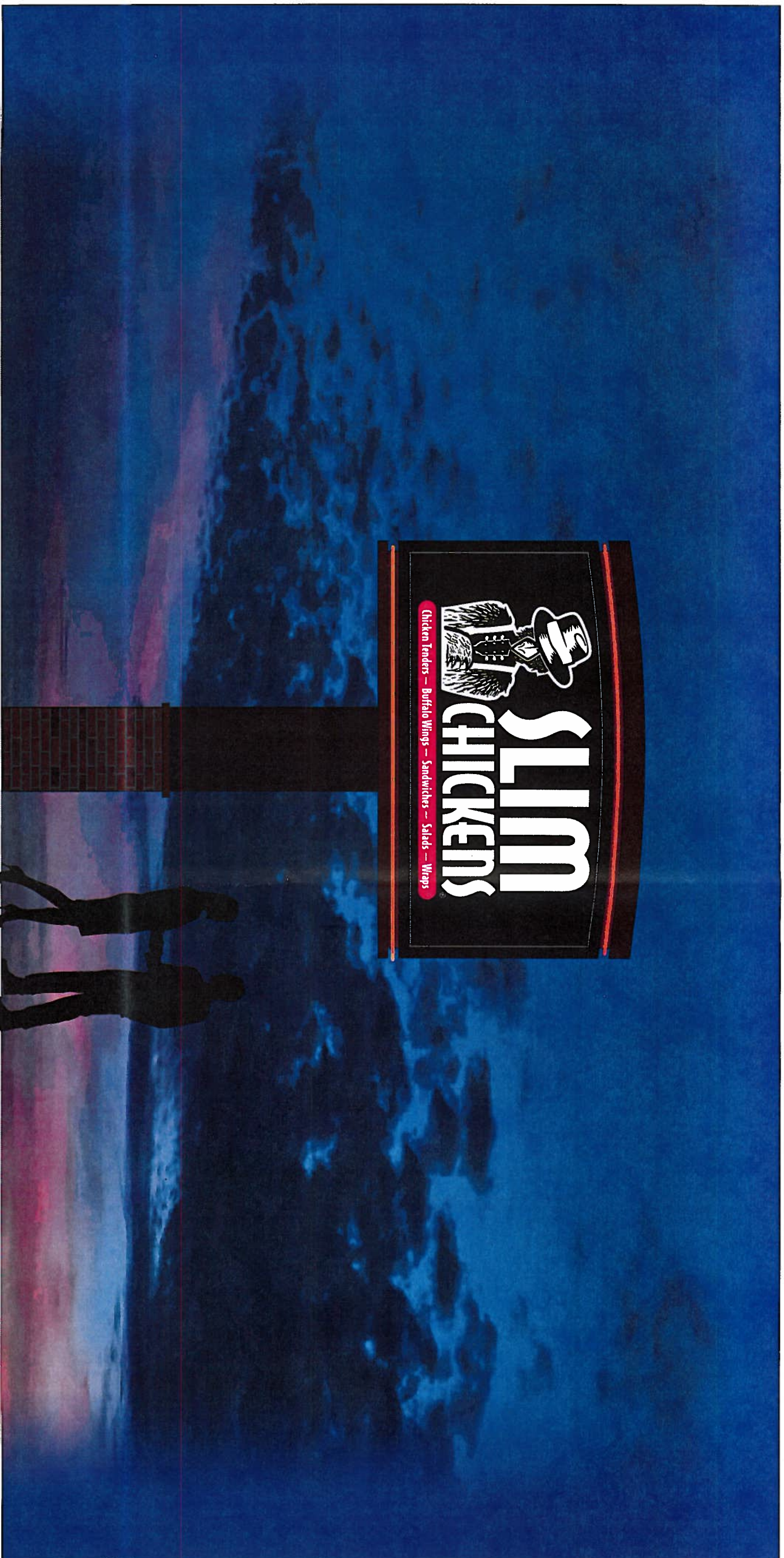
AS NOTED

SHEET

7 of 11

DRAWING #

**SSP**

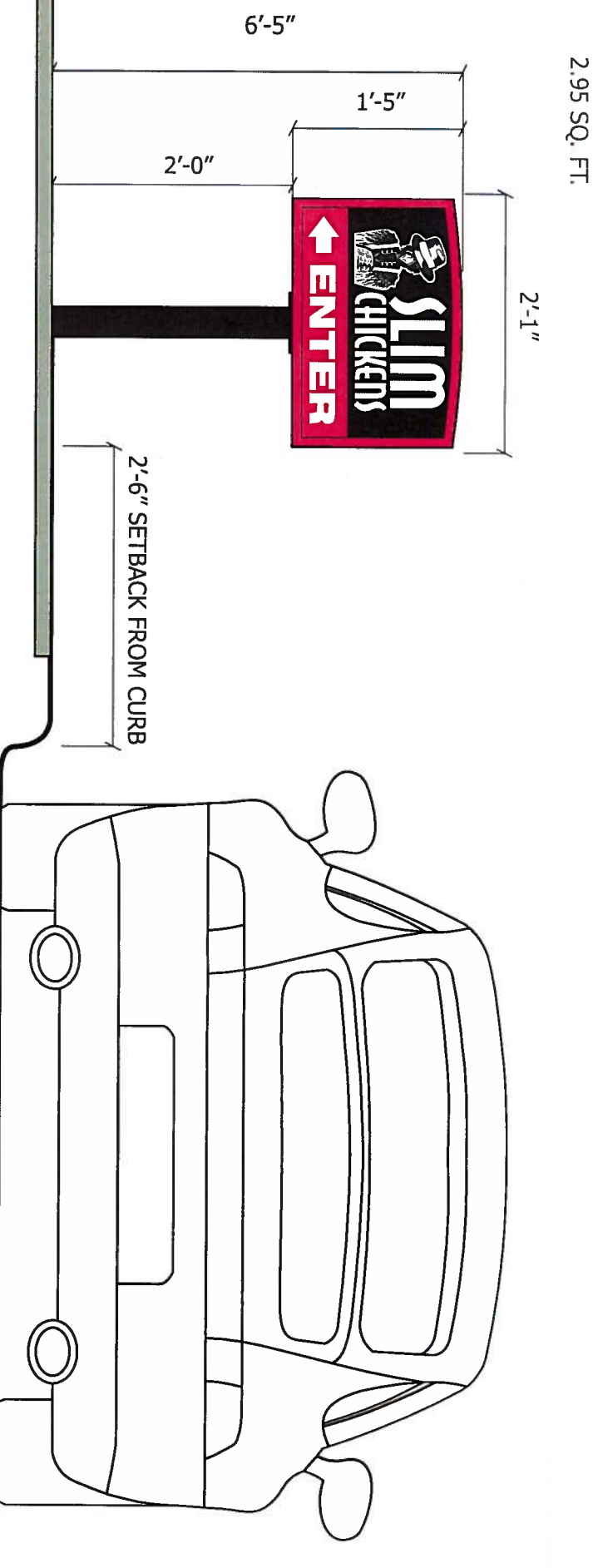


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# SLIM CHICKENS DIRECTIONAL SIGNS

**3 SQ. FT. [BOXED] PER SIDE**

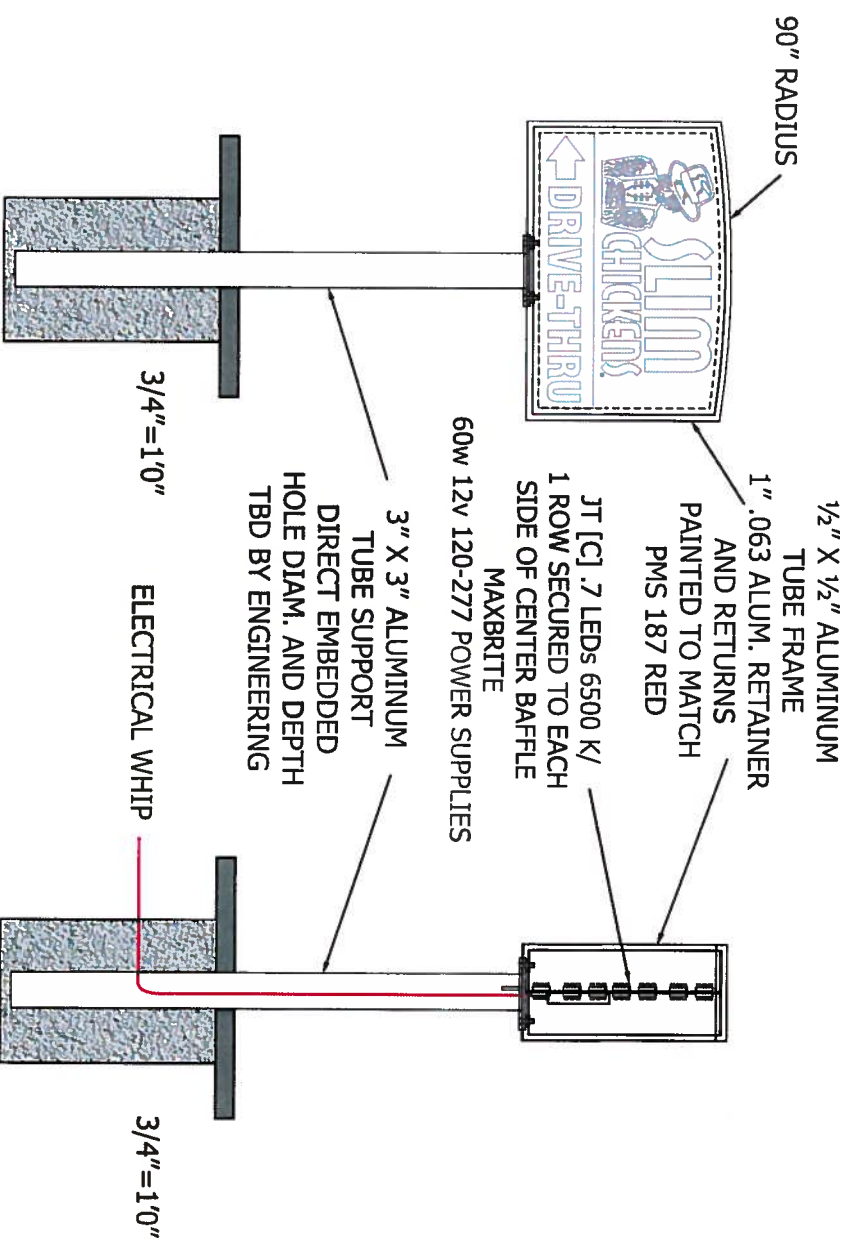


2.95 SQ. FT.



3/4"=1'0"

NIGHT VIEW



**ALL HARDWARE MUST BE NON-CORROSIVE**

**DRAWING FOR DESIGN INTENT ONLY. NOT FOR PRODUCTION.**

PMS 186 RED  
VINYL: AVERY A9340-T  
PAINT: MATTHEWS MP7463

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www.jonesign.com

PROJECT

**SLIM CHICKENS**

CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

REVISIONS

1 9/11/14

2 \_\_\_\_\_

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4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

Review Stamp

REPRESENTATIVE

Steve Barryman

DRAWN BY

Jim Pogo

DATE

7/3/14

SCALE

AS NOTED

SHEET

8 of 11

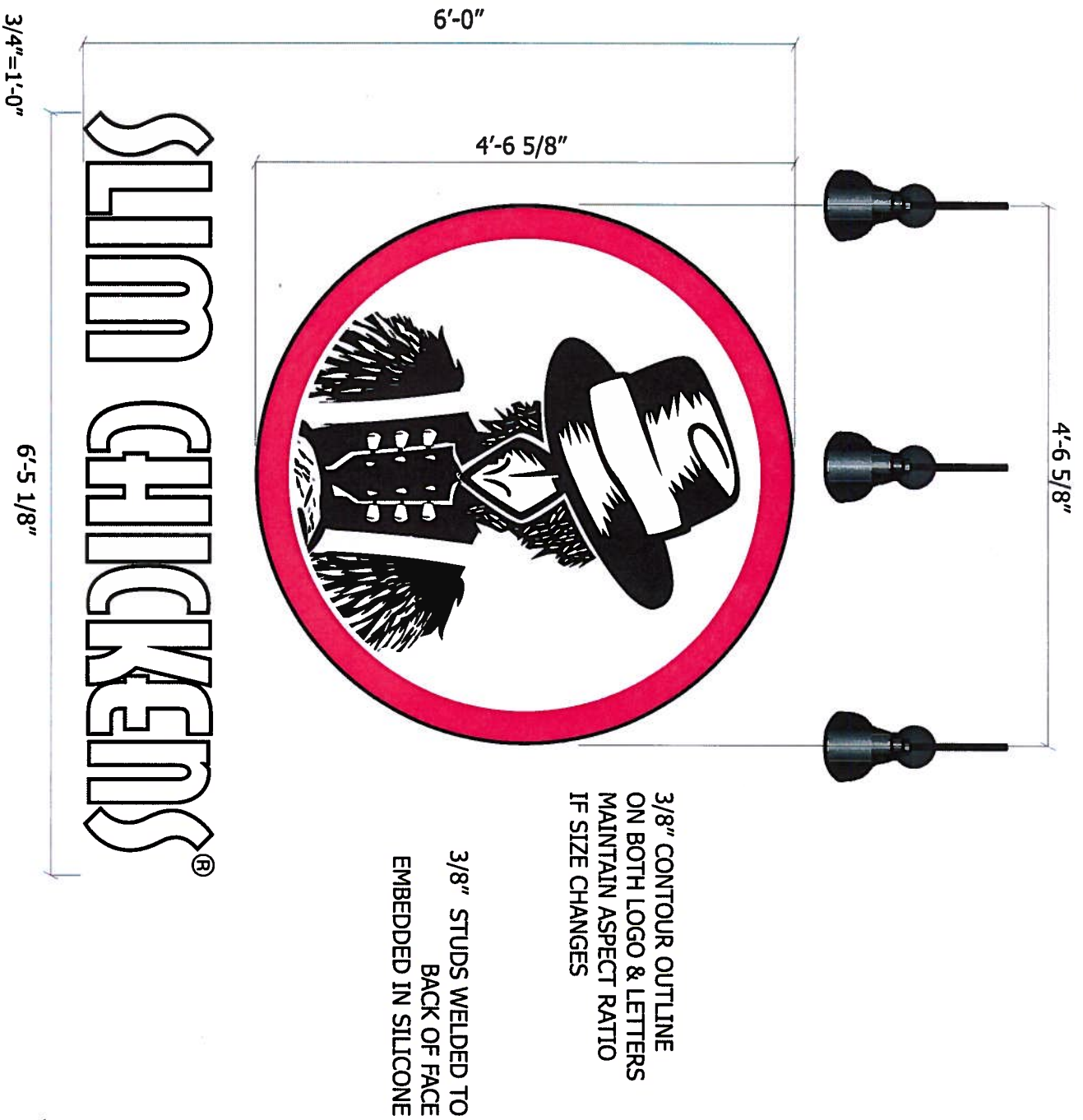
DRAWING #

**SSP**

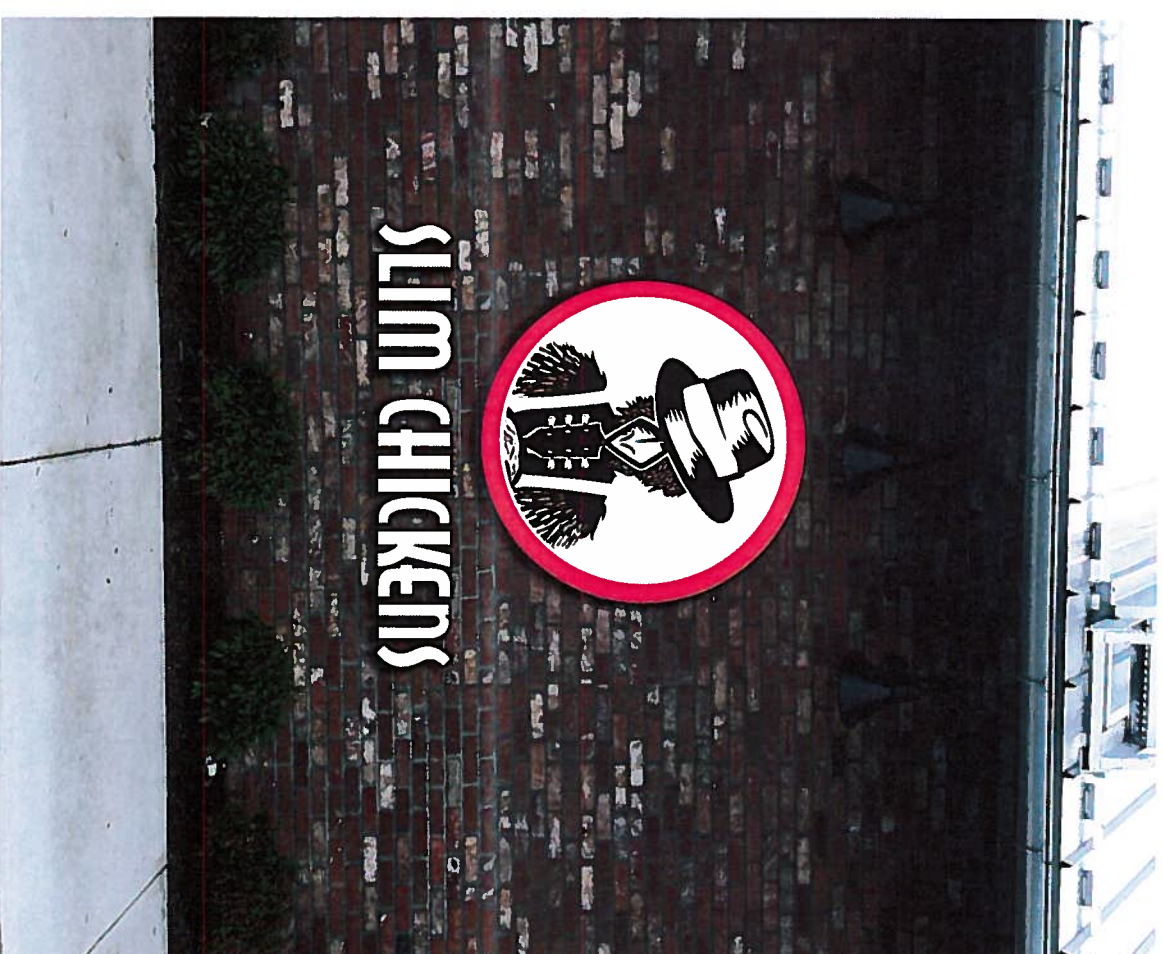
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**SLIM CHICKENS EXTERNALLY LIT WALL SIGN**

**38.56 SQ. FT. [BOXED]**



SIDE VIEW  
3/4"=1'-0"



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PROJECT

**SLIM CHICKENS**

CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

REVISIONS

1 9/11/14

2 \_\_\_\_\_

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4 \_\_\_\_\_

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6 \_\_\_\_\_

Review/Stamp

REPRESENTATIVE

Steve Barryman

Drawn By

Jim Pogo

DATE

7/3/14

SCALE

AS NOTED

SHEET

9 of 11

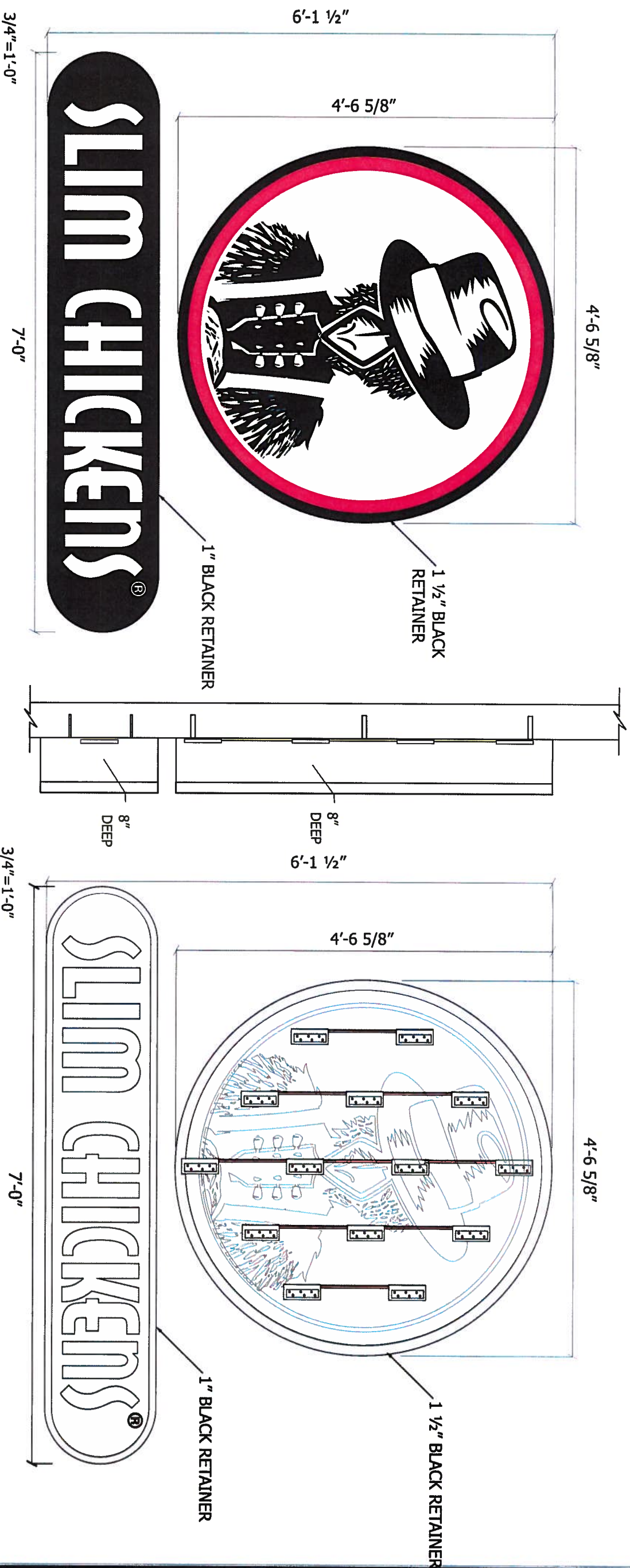
DRAWING #

**SSP**

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# SLIM CHICKENS INTERNALLY ILLUMINATED WALL SIGN

42.875 SQ. FT. [BOXED]



INTERNALLY ILLUMINATED ALUMINUM CONSTRUCTED WALL SIGN  
 .150" LEXAN FACE  
 WITH 1 1/2" RETAINER & 8" RETURN  
 PAINTED MATTHEWS BLACK SATIN FINISH  
 DIGITALLY PRINTED FILE-FACE  
**NOTE: PRINT MUST BE UV COATED**  
 ATTACHMENT: STUDS WELDED TO BACK MOUNT FLUSH TO WALL INTO SILICONE BEDS  
 OSRAM SINGLE FACED BOX  
 LED MODULES DS 6500K WHITE  
 GLUED TO BACK OF CABINET  
 OSRAM OT96W/24V/INV POWER SUPPLIES

CHICKEN LOGO MUST BE SEAMLESS

ALL HARDWARE MUST BE NON-CORROSIVE



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PROJECT	SLIM CHICKENS
CUSTOMER APPROVAL	_____
Authorized Signature	X _____
Date:	___/___/___
REVISIONS	1 9/11/14
	2
	3
	4
	5
	6
REPRESENTATIVE	Steve Barryman
DRAWN BY	Jim Pogo
DATE	7/3/14
SCALE	AS NOTED
SHEET	10 of 11
DRAWING #	SSP

**SLIM CHICKENS FRESH EXTERNALLY LIT WALL SIGN**

**32 SQ. FT. [BOXED]**

2'-8"

2'-8"



MAINTAIN ASPECT RATIO  
IF SIZE CHANGES



3/4"=1'-0"

8'-0"

4'-0"

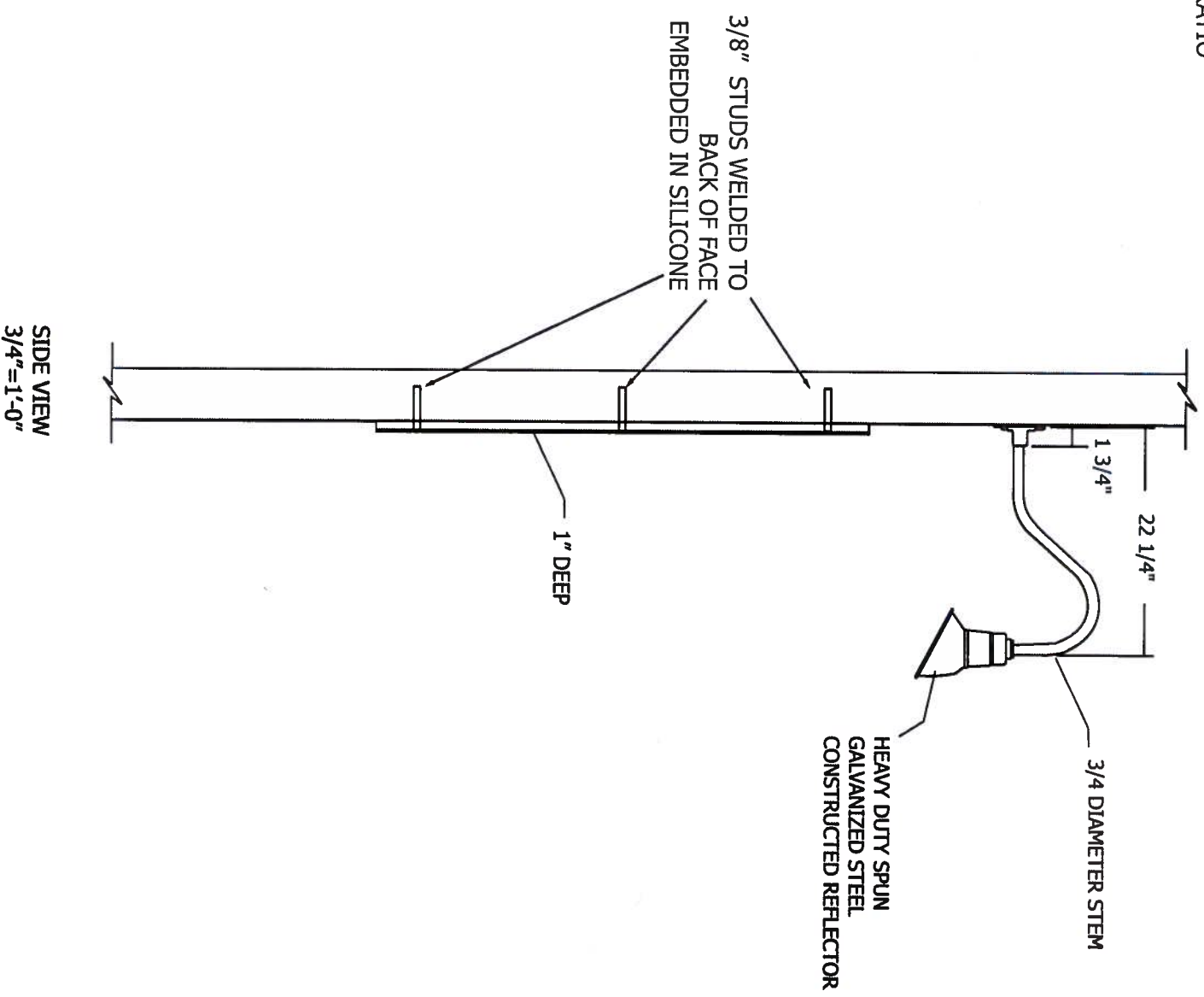
NON-ILLUMINATED ALUMINUM WALL SIGN  
.125" ALUMINUM FACE WITH .125 1" DEEP ALUMINUM RETURNS  
PAINTED MATTHEWS WHITE SATIN FINISH  
DIGITAL PRINT APPLIED 1ST SURFACE

C-8/M-100/V-100/K-1



**NOTE: PRINT MUST BE UV COATED**  
ATTACHMENT: STUDS WELDED TO BACK OF FACE MOUNT FLUSH TO WALL INTO SILICONE BEDS

**ALL HARDWARE MUST BE NON-CORROSIVE**



SIDE VIEW  
3/4"=1'-0"

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PROJECT

**SLIM CHICKENS**

CUSTOMER APPROVAL

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

REVISIONS

1	9/11/14
2	
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4	
5	
6	

REPRESENTATIVE

Steve Barryman

DRAWN BY

Jim Pogo

DATE

7/3/14

SCALE

AS NOTED

SHEET

11 of 11

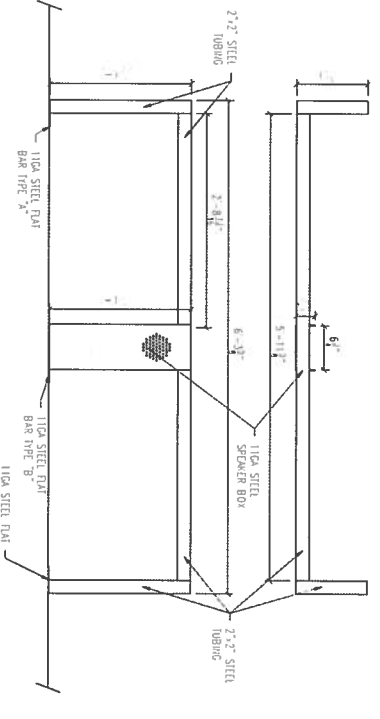
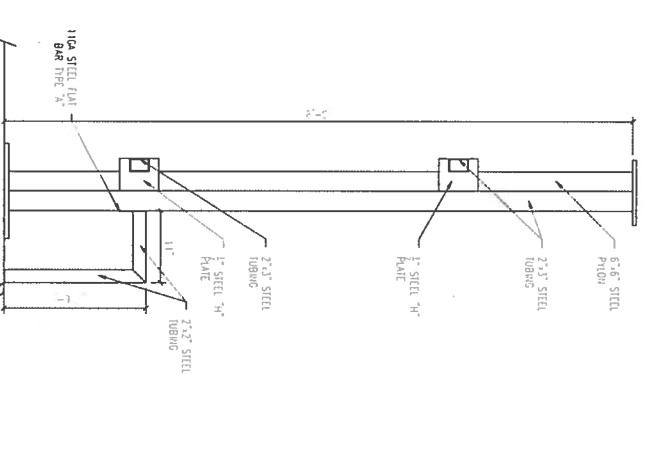
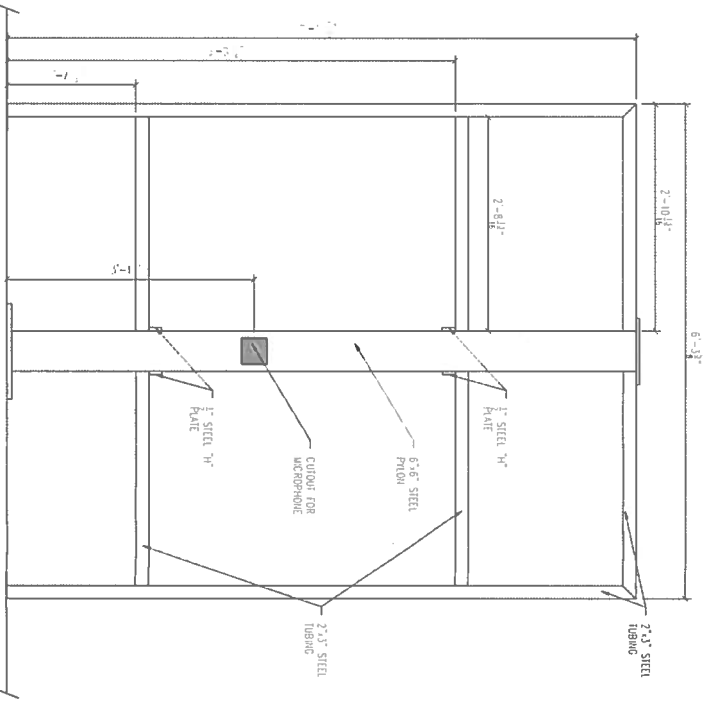
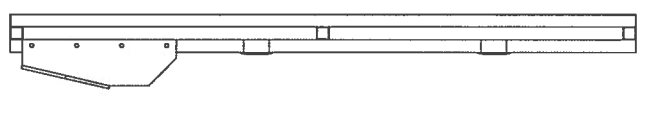
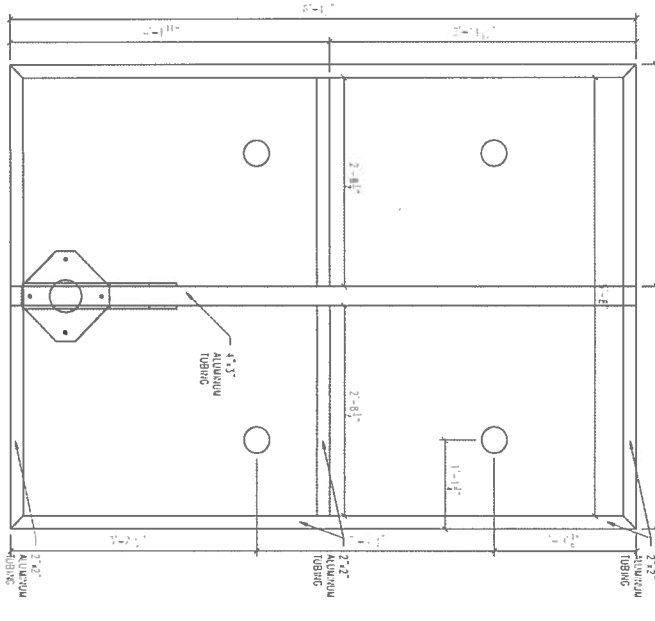
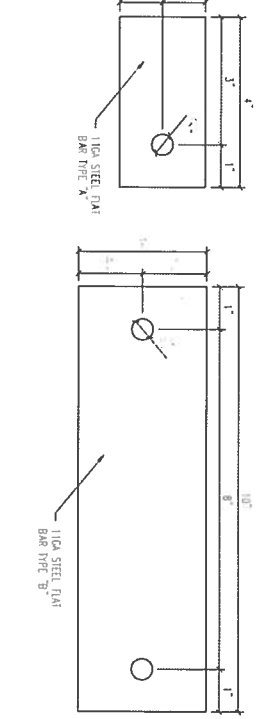
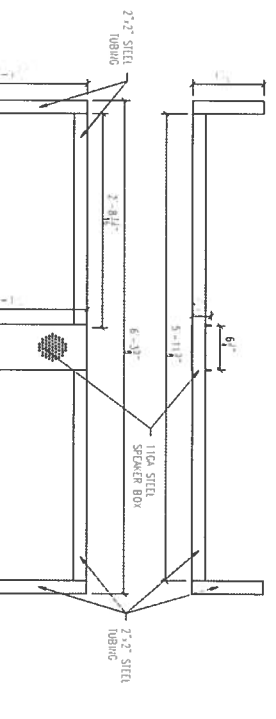
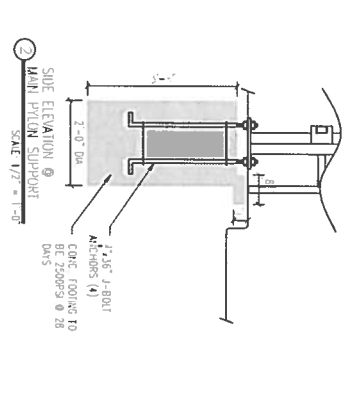
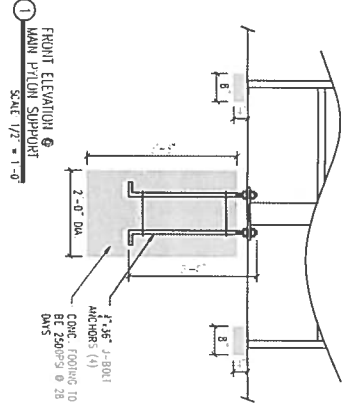
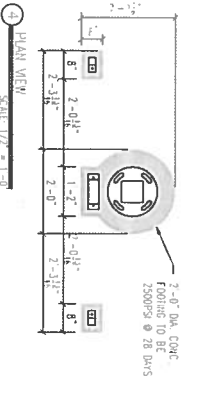
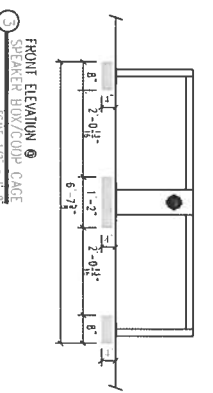
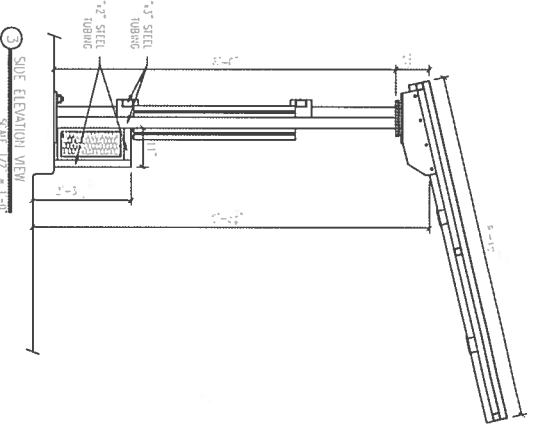
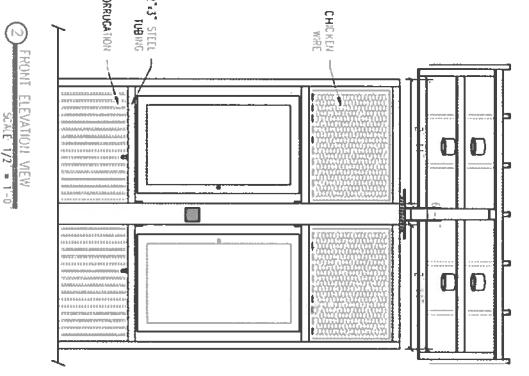
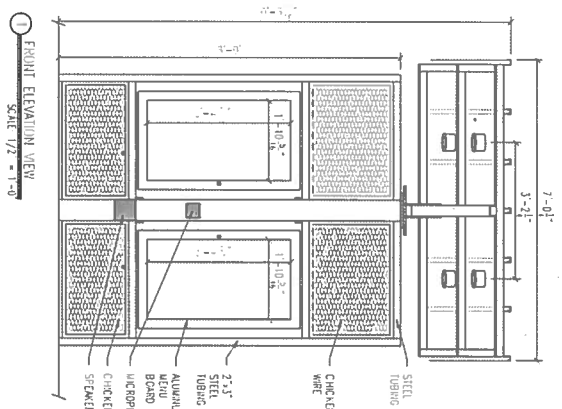
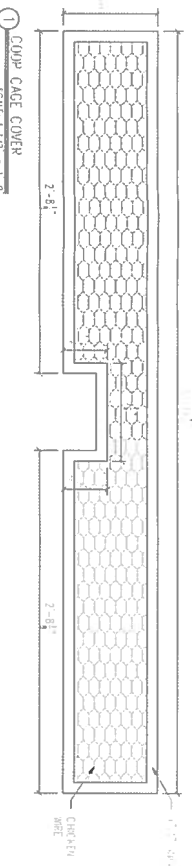
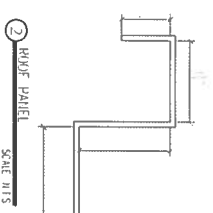
DRAWING #

**SPP**

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COLOR NOTES  
1. ORDER POINT TO BE COLOR BLACK\*



PIVOTING ORDER  
POINT CANOPY

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