

PLANNING COMMISSION AGENDA  
CITY OF PRAIRIE VILLAGE  
TUESDAY, JANUARY 5, 2016  
7700 MISSION ROAD  
7:00 P.M.

I. ROLL CALL

II. APPROVAL OF PC MINUTES - DECEMBER 1, 2015

III. PUBLIC HEARINGS

PC2016-01 Request for Renewal of Special Use Permit for DayCare  
5311 West 75<sup>th</sup> Street  
Zoning: C-0  
Applicant: Alison Ernzen, Little Owl's Nest for Knowledge  
(No action needed)

PC2016-02 Request for Rezoning from CP-2 (Planned General Commercial  
District) to MXD (Mixed Use District)  
5200 West 94<sup>th</sup> Terrace  
Current Zoning: CP-2  
Proposed Zoning: MXD  
Applicant: Mark Ledom, 2020, LLC.

IV. NON-PUBLIC HEARINGS

PC 2016-101 Request for Preliminary Redevelopment Plan  
5200 West 94<sup>th</sup> Terrace  
Current Zoning: CP-2  
Proposed Zoning: MXD  
Applicant: Mark Ledom, 2020, LLC

PC2016-102 Request for Preliminary & Final Plat Approval  
Meadowbrook 2020  
5200 West 94<sup>th</sup> Terrace  
Applicant: Mark Ledom, 2020, LLC

PC2016-103 Request for Building Height Elevation  
7044 Cedar  
Current Zoning: R-1a  
Applicant: James Marten  
(See BZA application and staff report)

V. OTHER BUSINESS

VI. 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**

**PLANNING COMMISSION MINUTES**  
**December 1, 2015**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, December 1, 2015 in the Municipal Building Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 with the following members present: James Breneman, Melissa Brown, Patrick Lenahan, Jonathan Birkel, Gregory Wolf and Jeffrey Valentino.

The following persons were present in their advisory capacity to the Planning Commission: Chris Brewster, City Planning Consultant; Wes Jordan, Assistant City Administrator; Mitch Dringman, Building Official; Eric Mikkelson, Council Liaison and Joyce Hagen Mundy, Commission Secretary.

**APPROVAL OF MINUTES**

James Breneman noted on page 26 in the third paragraph the word "title" should be "tile". Gregory Wolf moved for the approval of the minutes of the Planning Commission for November 3, 2015 as corrected. The motion was seconded by James Breneman and passed unanimously.

James Breneman asked that the first sentence on page 30, paragraph 2 read "Jim Breneman asked if Van Trust Real Estate would be selling the lots or doing all the building." Jeffrey Valentino moved for the approval of the minutes of the Special Planning Commission Meeting for November 12, 2015 as amended. The motion was seconded by Jonathan Birkel and passed by a vote of 5 to 0 with Gregory Wolf and Patrick Lenahan abstaining.

**PUBLIC HEARINGS**

There were no Public Hearings scheduled before the Planning Commission.

**NON PUBLIC HEARINGS**

**PC2015-115 Request for Site Plan Approval  
7501 Mission Road**

Wes Jordan stated the City has received communication from Chris Hafner with Davidson Architects stating they are continuing to work on revisions to this site plan and asked that this item be continued.

James Breneman moved the Planning Commission continue consideration of PC2015-115 to the January 5, 2016 Planning Commission meeting. The motion was seconded by Gregory Wolf and passed unanimously.

**PC2015-116 Request for Building Line Modification  
8440 Roe Avenue**

Dana Blay, 8031 Wenonga Road architect for the applicant, advised the Commission that he has discussed the proposed building line modification with both the Town & Country Estates Homes Association and with neighboring property owner Larry Rouse of 8445 Linden Lane. Both are supportive of the requested building line modification as revised for 8440 Roe Avenue. The revised proposal changes the orientation of the garage previously proposed on the original application by 90 degrees and now faces 85<sup>th</sup> street. This reduces the extent that the building will encroach into the platted setback, and it moves the building extension and driveway further to the east away from the property boundary along the west side. The proposed re-orientation and design of the addition is acceptable to the Home Owners Association, but they cannot take action until the city has approved the building line modification.

Mr. Blay noted that in response to the staff report, he revised the site plan narrowing the curb cut on 85<sup>th</sup> Street to a single-drive approach within the right-of-way and removed the existing curb-cut on 85<sup>th</sup> Street with the driveway removed the first 25 feet from the curb line.

Chris Brewster reminded the Commission that this lot is located on the northwest corner of 85<sup>th</sup> and Roe, and has a platted building line of 75 feet adjacent to both 85<sup>th</sup> Street and Roe Avenue. The house sets at an angle on the lot. The current house extends over both platted building lines - a small corner of the structure on the northeast portion of the building along Roe (approximately 3') and a larger portion of the structure on the south along 85<sup>th</sup> Street (approximately 30'). Platted building lines often exist in Prairie Village in addition or in place of zoning setbacks, and are put in place at the time of the development. They are most common on corner lots to allow different orientations of buildings. This application is a modification to the platted building line per section 18.18 of the subdivision regulations. The proposed application would meet all zoning setbacks for the R-1A district

Because the house sits at an angle, the encroachments into the platted building lines occur deepest on the corners, and the extent of the encroachment is less as each façade angles deeper into the lot. Also, because the lot is a corner lot, the required zoning setbacks depend on which street frontage is interpreted as the "front". By ordinance, lots in the R-1A district have a 30' front setback, 25' rear setback, and 5' side yard setback, with a 15' setback on street-side side yards. The proposed applications will meet all of these setbacks, and would meet the most strict interpretation of either frontage (i.e. it is more than 30' from both Roe and 85<sup>th</sup> street, and meets the side and rear setbacks on the other lot lines).

The property to the west of this property is closest to the proposed addition. It has a platted building line of 50'. The structure on this lot is situated approximately 100' from the closest corner of the proposed addition. An existing tree-line along the property boundary provides a buffer between the two properties.

Jonathan Birkel asked about the roof connection. Mr. Blay replied the gable from the south and north will connect with the existing gable.

James Breneman noted that the plans reflect the replacement of the retaining wall. Mr. Blay replied they are replacing the deteriorating existing wall with a stone wall and fence and would also be adding additional landscaping.

Chris Brewster reviewed the application per Section 18.18.D of the Prairie Village Subdivision Regulations which establishes criteria for the Planning Commission to consider for building line modifications to adjust platted setbacks:

1. **That there are special circumstances or conditions affecting the property;**  
The lot is a corner lot with the building situated at an angle. The platted building line of 75' on both sides are not consistent with adjacent property and are far larger than the zoning setbacks.
2. **The building line modification is necessary for reasonable and acceptable development of the property in question;**  
The buildable area of the lot is reduced as a result of the platted building lines. While the lot is large and there is a reasonable amount of buildable area under the platted building lines, it is still more constraining than other lots in the area. Additionally, the revised adjustment reduces the amount of extension into the platted setback to approximately 35' on the closest eastern corner and to approximately 50' on the western corner (due to the angle of the addition). The property to the west has a platted building line of 50', while this property has a platted building line of 75'.
3. **That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated;**  
Most corner lots in the neighborhood have an "intersection orientation" with the home situated at an angle and deep setbacks on both street frontages. The current structure already encroaches into the platted building line (approximately 3' on Roe and approximately 30' on 85<sup>th</sup> street). However since these encroachments occur at an angle, only the corner encroaches at the deepest spot. Both the existing encroachments and what is proposed will still be well within the most restrictive interpretation of zoning setbacks for the property.

Mr. Brewster noted that the current configuration of this property has two curb-cuts - one single on Roe and one single curb-cut on 85<sup>th</sup> street. These drive accesses are no longer functional with the new configuration. The application proposes a new double curb cut on 85<sup>th</sup> street. This will increase the impact of the driveway access on the public streetscape. Thee applicant submitted a revised site plan to address this situation.

Gardiner Davis, President of the Town & Country Homes Association, 8347 Delmar Lane asked how far the proposed building would extend over the platted setback line.

Jeffrey Valentino responded the requested modification takes the front building line on 85<sup>th</sup> Street from seventy-five feet to thirty five feet on the east and fifty feet on the west as shown on the site plan dated November 30, 2015. Mr. Brewster stated that the extension is only for that portion of the building as proposed on the site plan. It does not extend across the property as a zoning setback would. He added that there are portions of the existing home that currently extend beyond the platted setback. Mr. Blay added the revised plan was shifted back to minimize the encroachment requiring the building line modification approval.

Gregory Wolf moved the Commission find favorably on PC2015-116 and approve PC Resolution PC2015-116 granting a Front Building Line Modification for just that portion of the garage necessary to permit additional encroachment beyond the platted building line (to approximately 35' on the eastern edge and approximately 50 feet on the western edge) as depicted on the revised site plan dated November 30, 2015, subject to the applicant providing sufficient assurances that the Homeowners Association is in agreement with the proposed orientation of the garage and proposed building design. The motion was seconded by James Breneman and passed unanimously.

#### **PC2015-120 Request for Site Plan Approval 4195 Somerset**

Present for the applicant were Gregory Zike, Vice President with First Washington Realty; Alex Nyhan, Senior Vice President; Monica Mallory, Regional Property Manager; Tom Proebstle with Generator Studio and Kevin Pinkowski with BHC Rhodes.

At the November 1, 2015 meeting the Planning Commission considered the original site plan application and in particular discussed the following concerns and issues:

- Signage, and the background colors of the sign pallets.
- Materials, in particular the metal columns and the tile bases of the façade.
- The bike station location, in relation to overall parking and access to the center.
- Handicap parking and access via existing curb ramps and parking areas

Mr. Zike introduced Tom Proebstle with Generator Studio to review the revised plans addressing the concerns raised by the Planning Commission at their November 3<sup>rd</sup> meeting. The planter box material has been replaced with a stone veneer to match the existing in other buildings in the center. The proposed steel columns have been replaced with cedar columns. The signage background color has been changed from white to a gray signage panel painted cityscape as stipulated in the approved sign standards for the center. Mr. Proebstle added that the size of the courtyard has been increased as recommended by the Commission.

Wes Jordan stated that the applicant met with staff two weeks to discuss the revised plan to make sure it addressed the concerns expressed by the Commission at its November meeting. Considerable effort has been made to incorporate the suggestions of the Commission.

Greg Zike distributed a revised landscape plan that addressed staff recommendation 3a.

James Breneman questioned the proposed tile to be used below the windows rather than stone that has been used throughout the center. Mr. Proebstle presented the building materials to be used on the building and reviewed how these materials are reflective of colors and materials used elsewhere in the center.

Patrick Lenahan asked about bike parking that was not reflected on the plan. Mr. Proebstle stated no new bike parking is planned for this location as bike parking currently exists near Mely's located to the southeast of this building. They felt the bikes could conflict with the outside courtyard patrons. He added that this is a smaller location making bike racks difficult.

Chris Brewster noted the previous application included a bike station that was related to the trail and not bike racks within the center. This will be addressed in a future application as it relates to the entire center and not in conjunction with this specific application.

Jeffrey Valentino expressed concern with curb cut related to traffic on the west sidewalk on the southwest corner. Mr. Brewster replied that staff had reviewed that and felt that there would not be a significant increase in traffic over what there is currently. The pedestrian access issue exists primarily due to the current entrance design and the sidewalk along that entrance opposite this site, and that the crosswalk on Somerset providing pedestrian connections from the neighborhoods the sidewalk along opposite side of the entry. These existing conditions are not necessarily impacted by this application. He noted that changes may be possible with future streetscape improvements not related to this project. Melissa Brown felt such changes would be beneficial. Jonathan Birkel suggested that street striping be considered. Wes Jordan replied that staff has discussed a comprehensive review of the entire center at a later date at which time bike and pedestrian accessibility could be addressed, but not in conjunction with this application.

James Breneman stated he liked the change from the steel columns to the cedar columns but expressed concern with the proposed grey façade rather than the stone seen elsewhere in the center. Nancy Wallerstein noted that the façade color matches that of the sign panels and is carried out throughout the building.

Mr. Breneman noted page C1 references the bike path. Mr. Proebstle replied that reference should have been removed in the revision and is no longer applicable.

Jonathan Birkel confirmed that the outdoor courtyard would have electrical outlets.

Melissa Brown asked if a side door to Hatties had been considered to reduce potential congestion. Mr. Zike responded that would be a decision to be made by the tenant.

Chris Brewster noted this building and site is part of the larger Corinth Square Shopping Center, this building is located in the northwest portion of the center. This application involves one of seven buildings on the parcel and about 15% of the overall grounds.

Several other site plans have been approved for renovations and upgrades to existing buildings in the center over the last seven years, and a new building (CVS) was approved on this parcel in 2011.

### *Comprehensive Plan*

Chapter 7. Center Redevelopment - Corinth Square of the Village Vision was devoted to future redevelopment of Corinth Square. The plan discusses redevelopment of the center as part of a signature, pedestrian-scale destination. Overall the current format of the entire center does not take advantage of its context, relationships to external streetscapes, or opportunities for improved streetscapes and pedestrian connectivity within the site. These opportunities are specifically detailed in Village Vision. While Village Vision suggest redevelopment of the center into a more compact, high-activity, pedestrian center, incremental improvements and upgrades to existing buildings and sites may also be considered consistent with the long-range plans of the city.

### *Zoning Requirements*

The application is a site plan approval and should be judged under the standards of the current zoning and site plan approval criteria. The property is zoned C-2, General Commercial Shopping District. The application is a renovation of an existing building, addition of patio space with landscape amenities, and does not impact any of the development standards of the C-2 district as the site is already in compliance.

Chris Brewster presented through the staff report the following criteria for site plan approval based on the revised submittal:

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

The site plan meets the development standards of the C-2 district and adequately accommodates the building, parking and circulation and open space and landscape. The proposed renovation is not impacting any development standards of the existing building or any parking configurations.

The existing condition does leave some parking behind the building (Somerset Drive side) under-utilized. This is primarily the service and delivery side of the building. This area should be emphasized for better use as employee parking that can free up other customer parking.

The bike station, signage and pedestrian path improvements, from Somerset Drive, proposed on the original submittal have been removed as part of this revised submittal.

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

The proposed use is the same use to the previous development, and of a similar scale. The existing utilities will adequately support the proposed development.

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

The site proposes a small increase in impervious surface and some construction activity in relation to existing storm water facilities. Concurrence of Public Works with the

stormwater analysis and approval of any grading and facility construction shall be required prior to permits.

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

The renovations will not impact any existing vehicle ingress and egress issues. A new pedestrian connection from the driveway provides an additional, ADA accessible, access point to this building and improvements.

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

The site plan deals primarily with existing facilities with the main features being a façade renovation and additional outside amenities that enhance the buildings relationship to outside civic and landscape areas.

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

Many stone elements are proposed, and stone elements (both in buildings and in streetscape / landscape amenities) exist throughout the center. The plan does identify the use of existing stone veneer and new stone veneer that will match and be complimentary of that existing character in the surrounding area. The cedar elements and trellis do compliment the overall aesthetic of natural materials and earth tones and are consistent with the recent improvements to the center. Prior to permits, details of the material and construction quality of the stone planter box elements shall be submitted to the City Staff.

Any future signage on the parapets and sign frames will need to meet current Tenant sign criteria with regard to number, size, location and design, or any deviations from those criteria will require a future application.

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

The proposed site plan represents an incremental step to some of the concepts identified for future redevelopment of Corinth Square.

Nancy Wallerstein noted on the revised landscape plan it is noted that the contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. She stated it has been the general practice of the Commission to require that the applicant be required to maintain and replace landscaping and plant material as needed and would like to add that as a condition of approval.

Gregory Wolf moved the Planning Commission find favorably on PC2015-120 and approve the proposed site plan for 4195 Somerset Drive subject to the following conditions:

1. A final storm water plan be approved by Public Works.



2. All future signs shall meet the current and applicable sign standards and Corinth Tenant Criteria approved by the Planning Commission.
3. That the landscape plan be revised to include:
  - A. Treatment or the replacement, one-for-one, of the current ash tree located near the southwest corner of the building, adjacent to the Somerset Drive driveway should occur as part of the landscape improvements. Suitable replacements include Oak, Hybrid Elm or American Linden.
  - B. Provide sufficient detail on the quality of stone and construction of the planter boxes be submitted to demonstrate consistency with other landscape amenities throughout the center.
  - C. That the applicant be required to maintain all landscaping and replace plant materials as needed.

The motion was seconded by Jeffrey Valentino and passed unanimously.

Planning Commission Chairman Nancy Wallerstein thanked and commended the applicant for efforts in revising the site plan per the recommendations of the Commission and stated she is looking forward to using the new and expanded outdoor courtyard.

## **OTHER BUSINESS**

### **NEXT MEETING**

The planning commission secretary noted the filing deadline for the January meeting is December 4<sup>th</sup>. However, applications are anticipated for a special use permit for the daycare currently at 7501 Belinder which is moving to 5311 West 75<sup>th</sup> Street; the continued site plan for 7501 Mission Road and potentially a site plan for a six-plex on the property to the south of Meadowbrook.

### **Meadowbrook Update**

Wes Jordan reported there has been significant action on the Meadowbrook project over the past two weeks since the Planning Commission considered their application, specifically in regard to the Roe street connection/parking lot. The project continues to change and receive input from stakeholders and residents.

Initially the plans showed a Roe Street connection, which was removed prior to consideration by the Planning Commission because of neighborhood objection. It was replaced with a parking lot and an emergency access trail/path in-lieu of a thru road connecting to Roe. This plan was approved by the Commission. There have been significant reactions to the modified plan which were summarized by Mr. Jordan as follows:

- Johnson County Park and Recreation District (JCPRD) met last week and reviewed the Park master plan and will be submitting a letter to the City encouraging the Roe Street connection. It views the connection as important to the northeast neighbors to use and fully access the regional park.
- Johnson County staff has advised staff that the exclusion of a Roe Street connection will potentially be a problem for the County Commission approval of the wastewater agreement. The Board views their role as one of assuring the public good is met by the plan.

- Van Trust continues to meet with Mark Ledom regarding the 95<sup>th</sup> Street connection. Mr. Ledom owns the parking lot and property which will be split by the proposed 95<sup>th</sup> Street connection. As he stated at the public hearing, he was initially supportive of the plan. He intends to develop the east portion of the parking lot property into a residential six-plex. Mr. Ledom has submitted to Van Trust stated that he will not sign paperwork for the 95<sup>th</sup> Street connection unless there is a traffic signal at Nall or there is a Roe connection as he is concerned with the traffic that will drive south in and out of the project due to the reduction in other options.
- City staff met with the Overland Park Planning Director and Traffic Engineer regarding the possibility of a traffic signal at 92<sup>nd</sup> Terrace and Nall. Overland Park will not support the placement of a traffic signal that does not feel traffic warrants for a signal and projected traffic counts on Nall do not meet the warrants for a signal.
- Representative of Van Trust, JCPRD and the City are meeting with the Kenilworth neighbors to bring them up to date on this information and its potential impact on the project this evening. The City Council will consider that Planning Commission recommendation as well as the proposed Johnson County Parks Master Plan for this site at their December 7<sup>th</sup> meeting. Possible action would be to approve the Planning Commission recommendation without the road, to amend the Planning Commission recommendation requiring a road connection which would require a 2/3 vote of the Council or to return the application back to the Planning Commission for consideration of the roadway based on new information.

Jonathan Birkel noted that the Planning Commission did not see the park plans at its November 12<sup>th</sup> meeting and if this item is sent back to the Commission he would like the Commission to have those plans to get a better overall picture of the project. Mr. Jordan replied that at the time of the Commission meeting the plans had not yet been presented to the Park Board. He feels that since the plans are now public documents, the Commission would be able to see them. He added that the park master plan is going to be presented to the City Council on Monday, December 7<sup>th</sup>.

Chairman Nancy Wallerstein welcomed students from Shawnee Mission North High School who were attending the meeting for their government class.

## **ADJOURNMENT**

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 7:55 p.m.

Nancy Wallerstein  
Chairman



THE CITY OF PRAIRIE VILLAGE  
STAR OF KANSAS

December 29, 2015

Ms Alison Ernzen  
Little Owly's Nest for Knowledge,  
7706 Aberdeen  
Prairie Village, KS 66208

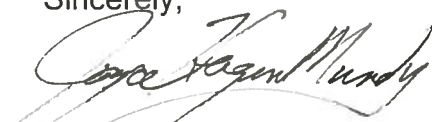
Dear Allie:

**RE: Request for Special Use Permit**

A review of your application for a Special Use Permit for the operation of a Day Care Program at 5311 West 75<sup>th</sup> Street was reviewed by our Planning Consultant. He has advised us that since the new location is in a commercially zoned district (C-0), the operation of a Day Care is an allowed use and a Special Use Permit is not necessary.

Your application has been removed from the Planning Commission agenda and a refund of your deposit will be processed once the invoice for the initial review by Mr. Brewster is received. This letter will serve as confirmation of your authorization to conduct Little Owly's Nest for Knowledge at 5311 West 75<sup>th</sup> Street.

Sincerely,



Joyce Hagen Mundy  
City Clerk/Planning Commission Secretary

**STAFF REPORT**

**TO:** Prairie Village Planning Commission  
**FROM:** Confluence, Kansas City, Kansas  
- Christopher Shires, AICP, Principal  
- PJ Novick, ASLA, LEED GA, Principal  
**DATE:** January 5, 2016, Planning Commission Meeting (Confluence Project # 15018KC)

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**APPLICATION:** PC 2016-002, PC 2016-101, PC 2016-102

**REQUEST:** Rezoning from CP-2 (Planned General Business District) to MXD (Mixed Use District), Approval of a Preliminary Development Plan, and approval of a Preliminary Plat and a Final Plat

**PROPERTY ADDRESS:** 5200 West 94<sup>th</sup> Terrace

**APPLICANT:** Mark Ledom  
2020, LLC  
5200 West 94<sup>th</sup> Terrace  
Prairie Village, KC 66207

**CURRENT ZONING AND LAND USE:** CP-2 (Planned General Business District) – office parking lot

**SURROUNDING ZONING & LAND USE:** North: MXD – Meadowbrook Park  
East: MXD – Meadowbrook Park (maintenance building)  
South: CP-2 – Bank  
West: CP-2 - Office

**LEGAL DESCRIPTION:** Rezoning & Preliminary Development Plan - proposed Lot 2 of Meadowbrook 2020; Preliminary and Final Plats - proposed Lots 1 and 2 of Meadowbrook 2020

**PROPERTY AREA:** Rezoning & Preliminary Development Plan - 0.71 acres;  
Preliminary and Final Plats – 2.21 acres

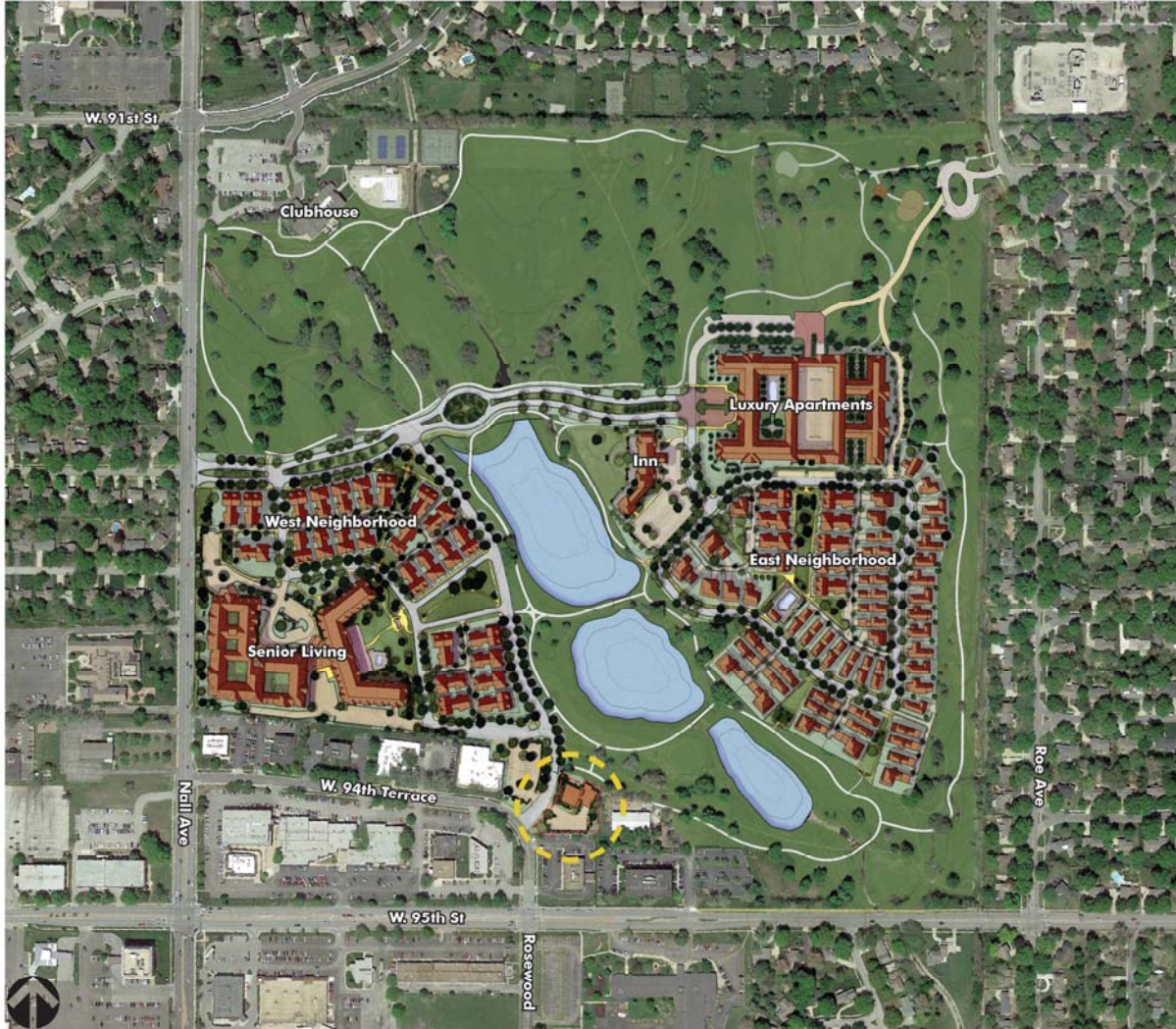
**RELATED CASE FILES:** n/a



**ATTACHMENTS:**

Applications, Plans, Preliminary Plat, and Final Plat

**GENERAL LOCATION MAP:**



**SITE MAP:**



**COMMENTS:**

The subject property is the approximate 0.71-acre site located at the northeast corner of W. 95<sup>th</sup> Street and Rosewood Drive, east of the intersection of the new street that is proposed to connect to Meadowbrook Park.

The applicant, Mark Ledom with 2020, LLC, is proposing to reconfigure the parking lot for the existing office building at 5200 West 94<sup>th</sup> Terrace in response to the planned platting and construction of a public street through his property that will connect Meadowbrook Park to Rosewood Drive. He is further proposing to construct a 3-story tall, 6-unit residential condominium building, with under-building parking, on the subject 0.71-acre site that will be on the east side of this new roadway. The existing office building at 5200 West 94<sup>th</sup> Terrace is proposed to be platted as Lot 1 (1.29 acres) and the new condo building on the subject site is proposed to be plated as Lot 2 (0.71 acres). The new street lot is approximately 0.21 acres.

In order to obtain the necessary approvals for this project, the applicant is requesting Lot 2 be rezoned from CP-2 (Planned General Business) to MXD (Mixed Use District) and is further requesting approval of a Preliminary Development Plan for Lot 2 to be added as an addendum to the recently approved Preliminary Development Plan for the adjoining Meadowbrook Park.

The applicant is further requesting approval of a Preliminary Plat and a Final Plat to create these two lots, as well as the lot necessary for the new public street right-of-way. Not included as part of this request, the applicant is seeking administrative approval of a minor modification to the site plan for the existing office building on proposed Lot 1 for the parking lot reconfiguration.

Per the City's Zoning Code, the MXD zoning district is intended to encourage a variety of land uses in closer proximity to one another than would be possible with more conventional zoning districts. It further encourages building configurations that create a distinctive and memorable sense of place. This district allows the flexibility to determine the specific zoning regulations and design standards (such as building setbacks, building design, landscaping requirements, and parking standards) as part of the planning and design of the development. A detailed Preliminary Development Plan (site plan) followed by a Final Development Plan is required as part of the MXD zoning with the intent being the zoning regulations for the property are established and defined as part of the review and approval of the Preliminary and Final Development Plans.

In accordance with the Planning Commission's Citizens' Participation policy, the applicant held a neighborhood meeting on December 28, 2015. There were no attendees.

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 existing neighborhood is characterized by the proposed mixed-use Meadowbrook Park development as well as single-family development farther to the east and north and office, retail, and residential uses to the south and west. This proposal can be considered an extension of the Meadowbrook Park development and is intended to be an addendum to the recently approved Preliminary Development Plan.

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

The application area is zoned CP-2 and is part of the parking lot for an existing office building. The property to the north and east is zoned MXD and is the recently approved Meadowbrook Park development that includes a mix of residential uses, a hotel, and a county park. The area to the south and west is zoned CP-2 and is developed with office and retail uses.

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

The property is currently part of an office building's parking lot that is planned to be reconfigured to accommodate a new public street. The new street will divide and separate this property from the office building.

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

With six (6) dwelling units, the project will generate little additional traffic. The proposed building can serve as a transition from the existing office and retail development to the south and west to the newly approved Meadowbrook Park development, as this development is mostly a mix of residential uses and county park land.

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

The property is currently part of a parking lot for an existing office building.

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

The property has relatively little value as merely a parking lot. The proposed condominium building will serve a very special housing market by providing higher-end multi-family residential units in a very convenient location. The City is built-out and there is very little opportunity to bring new housing to the market place. This project will not remove any existing homes or office/retail square footage from the inventory. The hardship on neighboring landowners should be minimal, considering the small scale of this project.

**7. City Staff Recommendations.**

Staff has reviewed the requested rezoning, the Preliminary Development Plan, the Preliminary Plat, and the Final Plat. Although there are some minor issues that still need to be addressed, it is Staff's opinion that the rezoning, Preliminary Development Plan, Preliminary Plat, and Final Plat meet the intent of the development as recommended in the Village Vision, have little impact to the surrounding properties, and will be a positive asset to the community. The issues that still need to be addressed are as follows:

- a. Parking: City code requires a minimum of 2 parking spaces for each apartment unit, and this site is therefore required to provide 12 spaces. The Preliminary Development Plan identified 15 basement parking spaces and 14 surface lot parking spaces.

In order to help accommodate the parking required for the existing office building on proposed Lot 1, the applicant is proposing to establish a cross parking easement allowing the office building to use all 14 of the surface parking spaces on Lot 1 should they be



needed. This proposed condominium meets the City's parking requirement and can accommodate guest parking on the surface lot as residential guest parking typically occurs off-peak (evenings and weekends) from the typical weekday peak office parking demand.

In addition to the 14 spaces from Lot 2, the existing office building on Lot 1 is proposed to have 44 parking spaces plus 34 spaces via a cross parking easement from the Van Trust property to the north for a total of 92 spaces. City code required 1 parking space per 300 sq. ft. of gross floor area. The existing office building has a gross floor area of 30,000 sq. ft. and therefore will be short 8 parking spaces per code. However, based on the parking history for this office building, 92 spaces will be more than adequate parking for the building. This will need to be addressed as part of the approval of the minor modification to the site plan for the office building and may require a variance.

- b. Exterior Building Materials: The proposed Addendum to the Vision Book for the Preliminary Development Plan lists the appropriate exterior building materials for the condominium building as: brick, stone, stucco, wood siding, wood shakes, and fiber-cement siding or shakes. A brick or stone base is required for every structure. Synthetic stucco, EIFS, thin brick and cultured stone are prohibited. The general exterior layout and basic combinations of exterior materials is further defined for the condominium building as clear stained cedar siding, earth tone stucco, stone panels, granite panels, patina copper, and board formed concrete.

According to the applicant, the building design is Frank Lloyd Wright inspired and will serve as a transition between the pitched roofs of the proposed Meadowbrook Park development and the flat roof architecture that currently surrounds the building. The 'diamond form' proposed on the south façade of the building represents a yet to be designed building logo. The building name will be CAPELLA, the brightest star in the northeastern sky. The proposed building faces northeast and the applicant intends to design a representative logo to be mounted on the building in the approximate location as shown on the elevations. The applicant should be prepared to discuss the overall size of this element, materials and lighting required with the Planning Commission during the meeting.

In general, staff feels that the structure would benefit from additional architectural relief along the east, west and south elevations; the large 'panels' of clear stained cedar appear somewhat stark and in sharp contrast to the surrounding structures. The applicant should consider additional articulation in this portion(s) of the façade. In addition, staff would recommend that the applicant provide images and additional information on the maintainability and the long-term appearance expected of the clear stained cedar siding. Staff also recommends that additional information be provided regarding the design, size, and materials of the diamond form on the south façade and define the locations of the use of stucco.

The applicant has commented that they are open to reducing the amount of vertical wood stained siding on the east and west elevations and replacing with stucco. The applicant has further commented that stained cedar siding has long been used as an exterior building material. It requires maintenance (resealing) approximately every five years, similar to painted exterior surfaces. The current office building on Lot 1 incorporates exterior cedar stained siding that has been maintained for the last 10 years by this periodic process. Regarding the use of stucco, the applicant has verified that a small portion of earth tone stucco is currently planned for the outdoor kitchen area on the loggias (covered balconies).

- c. Utility Easement and Plat Labels: The Final Plat identifies an existing 10 ft. wide utility easement (U/E) generally along the north line of the proposed Lot 2 and the condominium building as proposed appears to cross this easement. According to the applicant, there are no utilities located within the easement. The U/E will either need to be vacated and the Preliminary and Final Plat will need to note that this easement is vacated.

The Preliminary Plat should identify all existing and proposed easements, including those to be vacated, as well as the proposed building setbacks. The Preliminary Plat should clearly show the boundaries of the proposed lots, including the street lot, and label them. The Final Plat needs to define the boundaries of the proposed lots, including the street lot, and show and label the proposed building setback lines.

## 8. Conformance with the Comprehensive Plan.

The Village Vision Strategic Investment Plan, adopted by the City of Prairie Village, Kansas, in 2007 as the City's Comprehensive Plan, specifically identifies the adjoining Meadowbrook Country Club (now known as Meadowbrook Park) as a potential site for redevelopment. The Plan recommends development of a planned neighborhood with open space and higher density. Recently, the City approved the rezoning of the Meadowbrook site and a Preliminary Development Plan that includes a mix of residential uses, a hotel, and a county park. This project is intended as an addendum or addition to this plan.

### **RECOMMENDATIONS:**

Prior to making its recommendation, the Planning Commission must make findings of fact based on the "golden factors" that have been set out in this staff report. The Planning Commission can recommend approval, recommend approval subject to conditions, or recommend denial of the MXD rezoning and the Preliminary Development Plan (including the Vision Book Addendum) as well as the Preliminary and Final Plats. If the Planning Commission finds favorably on the findings of fact, it is recommended that it be subject to the following conditions:

1. The applicant updating the architectural detail in the Vision Book Addendum to address staff's comments.
2. The applicant providing with the Final Development Plan, detailed plans for all trash enclosures and HVAC/building mechanical equipment screening to ensure that all trash dumpsters, recycling bins, HVAC and building mechanical equipment, etc., is fully screened from view. All screening shall be designed and constructed of materials that are durable and consistent and compatible with the building architecture.
3. The applicant having the 10 ft. wide existing utility easement on the north end of Lot 2 vacated prior to obtaining any permit for construction.
4. The applicant providing an updated Preliminary and Final Plat that clearly defines the boundaries of the proposed lots including the street lot, label all existing and proposed easements including the utility easement to be vacated, and label the proposed building setback lines.
5. Prior to obtaining any permit for construction, the applicant shall submit a Final Development Plan for review and approval by the Planning Commission.

6. Approval is contingent upon approval of the Final Development Plan. If the Final Development Plan is not approved by the City, the approval of this Rezoning, Preliminary Development Plan, and Preliminary and Final Plat will be null and void.

App 17897

CITY OF PRAIRIE VILLAGE, KANSAS  
REZONING APPLICATION FORM



For Office Use Only

Case No.: PC2016-02

Filing Fees: 100

Deposit: 500

Customer # 17897  
(Engineering Solutions)

Date Advertised: \_\_\_\_\_

Date Notices Sent: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_

APPLICANT: 2020, LLC PHONE: 913-226-6288  
ADDRESS: 5200 W.94<sup>th</sup> Terr ZIP: 66207  
OWNER: Same as Above PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_  
LOCATION OF PROPERTY: 5200 W. 94<sup>th</sup> Terr  
LEGAL DESCRIPTION: See Attached

Present Zoning CP-2 Requested Zoning: MXD  
Present Use of Property: \_\_\_\_\_

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Community Space</u>	<u>R-1A</u>
South	<u>Commercial</u>	<u>CP-1</u>
East	<u>Community Space</u>	<u>R-1A</u>
West	<u>Commercial</u>	<u>CP-1 / MDX</u>

CHARACTER OF THE NEIGHBORHOOD: Commercial

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?  
No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?  
Yes  
If yes, explain: Current lot is being developed as part of a larger project

CONFORMANCE WITH COMPREHENSIVE PLAN:

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

DEVELOPMENT PLAN SUBMITTAL:

x \_\_\_\_\_ Development Plan

x \_\_\_\_\_ 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: New Public Street off 94<sup>th</sup> Terr
- 2. Classification of Street(s):  
Arterial \_\_\_\_\_ Collector \_\_\_\_\_ Local x
- 3. Right-of-Way Width: 50 Feet
- 4. Will turning movements caused by the proposed use create an undue traffic hazard?  
No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

- 1. Appropriately Sized Lots? Yes
- 2. Properly Size Street Right-of-Way? Yes
- 3. Drainage Easements? No
- 4. Utility Easements:  
Electricity? No  
Gas? No  
Sewers? No  
Water? No
- 5. Additional Comments: \_\_\_\_\_

UNIQUE CHARACTRISTICS OF PRPROERTY AND ADDITIONAL COMMENTS:

This property is being developed as part of a larger parcel and leaving this parking lot area

SIGNATURE: 

DATE: 12/4/15

BY: 2020, LLC

TITLE: Managing Member

Application No. PC 2016-02

**AFFIDAVIT**

STATE OF KANSAS                    )  
  ) ss.  
COUNTY OF JOHNSON         )

Mark Ledom, being duly sworn upon his oath, disposes and states:

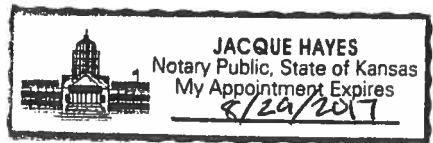
That he is the (owner) (attorney for) (agent of) the tract of land for which the application was filed. That in accordance with Municipal Code 2003, Section 19.42.010 (G, H, I), applicant placed and maintained a sign, furnished by the City, on that tract of land. Said sign was a minimum of two feet above the ground line and within five feet of the street right-of-way line in a central position of the tract of land and had no visual obstruction thereto.

  
Mark Ledom, Member 2020, LLC

Subscribed and sworn to before me this 4<sup>th</sup> day of December, 20 15

Secretary

  
Notary Public or Planning Commission



Application No. \_\_\_\_\_



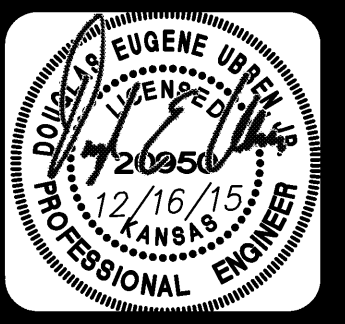
Detention/BMP Waiver Request  
December 4, 2015  
Meadowbrook Condo  
Prairie Village, KS

This letter is to request a waiver from any storm water detention or storm water quality requirements for the proposed 6 unit condominium project to be located on Lot 2, Meadowbrook 2020. The justification for this request is the site is currently 73.8% impervious and the development of this lot will reduce the impervious area to 51.8%. This reduction in impervious area will meet the exceptions listed in APWA Section 5600 for a site not being required to construct any storm water quality or detention systems onsite.

Thank you for your consideration in this matter

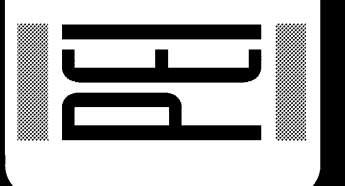
*Matthew J. Schlicht*  
Matthew J. Schlicht, PE 19071





PHELPS ENGINEERING, INC.  
 1270 N. Winchester  
 Olathe, Kansas 66061  
 (913) 993-1155  
 Fax (913) 993-1166  
 www.phelpsenr.com

PLANNING  
 ENGINEERING  
 IMPLEMENTATION



**SITE DEMOLITION PLAN**  
**MEADOWBROOK 2020 - LOT 1**  
 PRAIRIE VILLAGE, KANSAS

**SHEET TITLE**

- C1 DEMOLITION PLAN
- C2 SITEPLAN PLAN
- C3 GRADING PLAN
- C4 UTILITY PLAN
- C5 DRAINAGE MAP
- C6-C7 EROSION CONTROL
- L1 LANDSCAPE PLAN

**DEMOLITION KEY NOTES:**

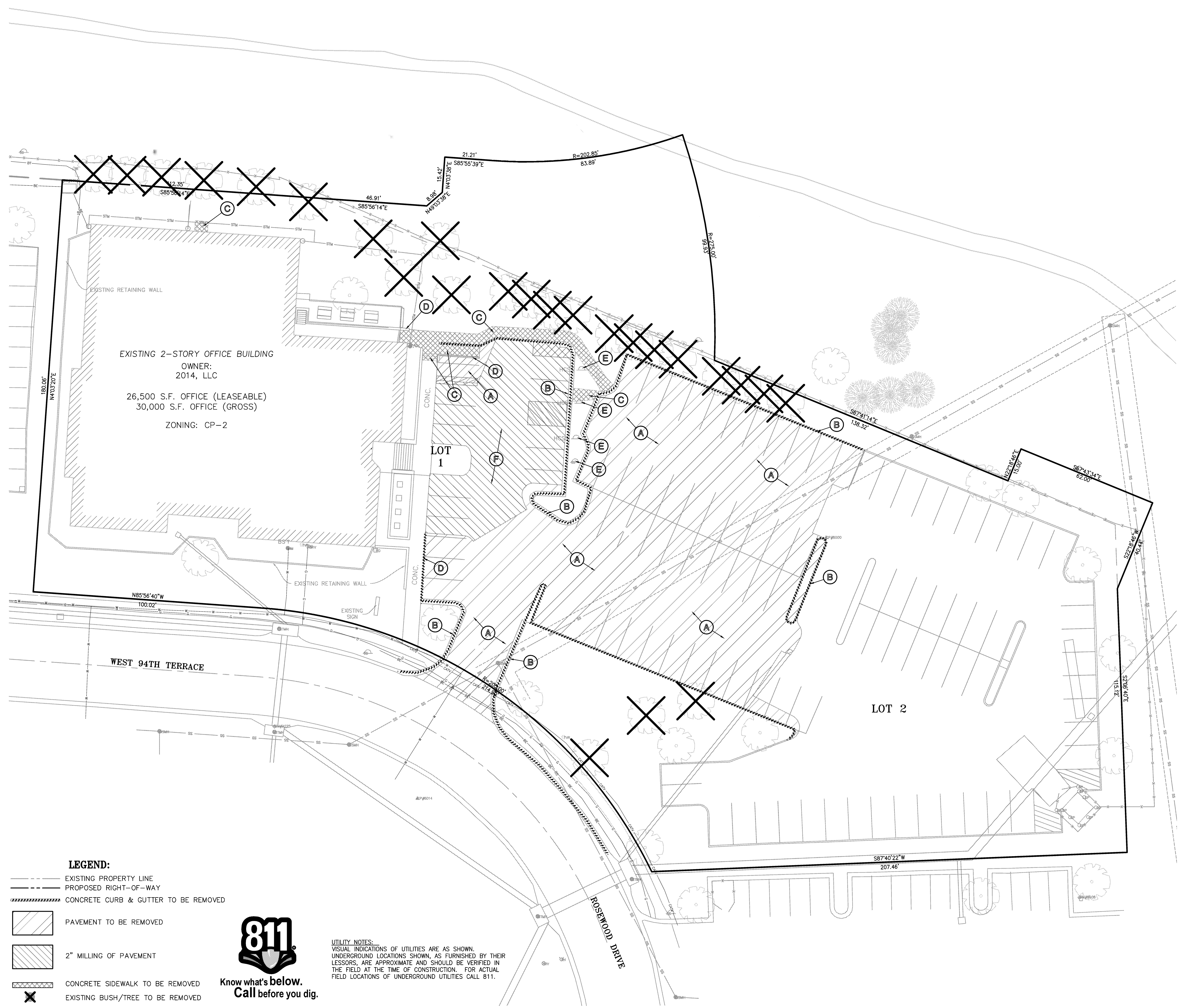
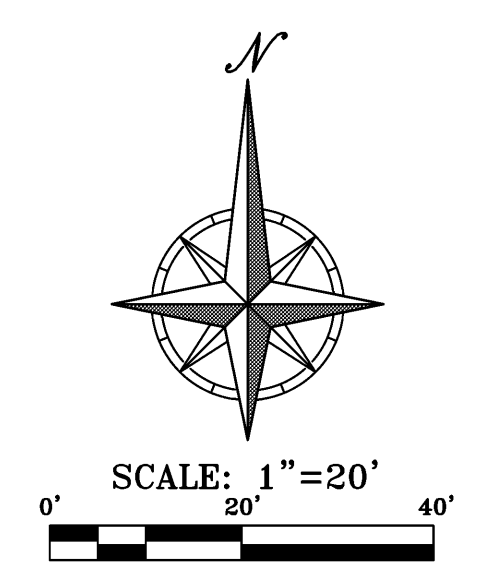
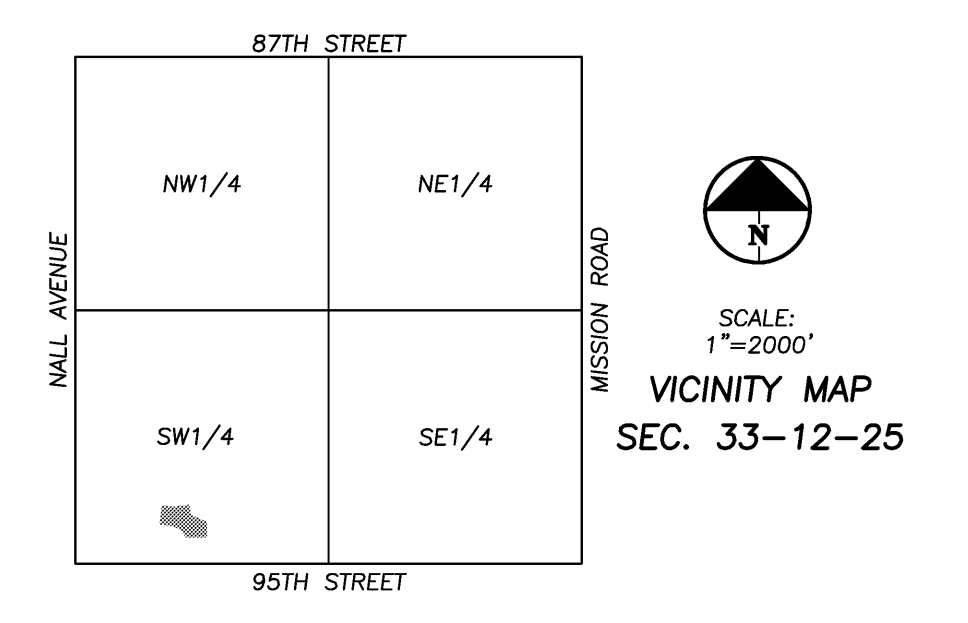
- (A) REMOVE EXISTING PAVEMENT
- (B) REMOVE EXISTING CURB & GUTTER
- (C) REMOVE EXISTING CONCRETE SIDEWALK AND SIDEWALK RAMPS
- (D) REMOVE EXISTING RETAINING WALL
- (E) REMOVE EXISTING STREET/PARKING SIGNS (TYPICAL)
- (F) 2" MILLING OF EXISTING PAVEMENT

**DEMOLITION NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.

**LEGAL DESCRIPTION:**

LOT 1, MEADOWBROOK 2020, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS.



**LEGEND:**

- - - - - EXISTING PROPERTY LINE
- - - - - PROPOSED RIGHT-OF-WAY
- ▨ CONCRETE CURB & GUTTER TO BE REMOVED
- ▨ PAVEMENT TO BE REMOVED
- ▨ 2" MILLING OF PAVEMENT
- ▨ CONCRETE SIDEWALK TO BE REMOVED
- ✕ EXISTING BUSH/TREE TO BE REMOVED



Know what's below.  
 Call before you dig.

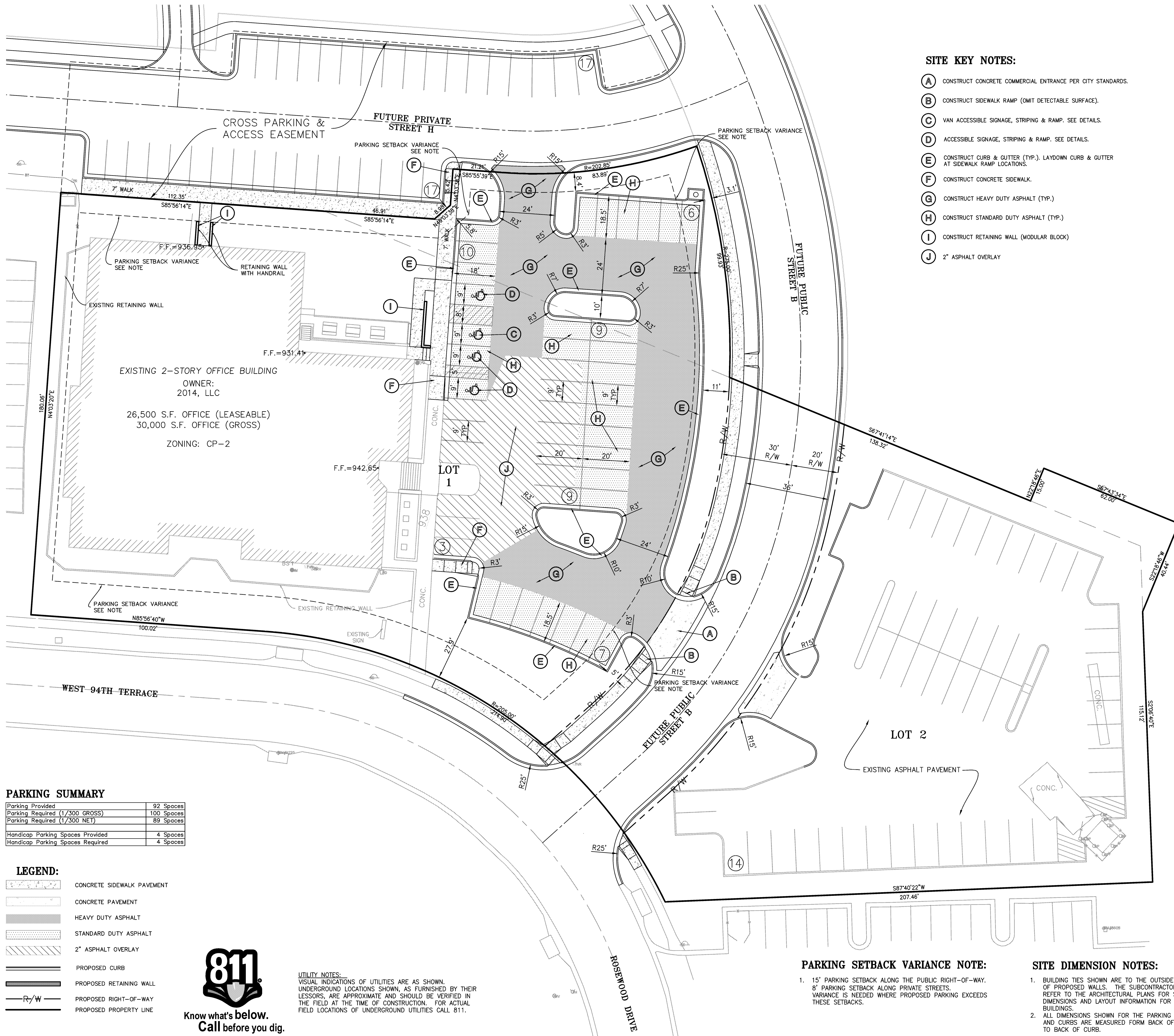
**UTILITY NOTES:**  
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Z:\P\151134\DWG\Plan\DEMOL PLAN.dwg Layout1 Dec 16, 2015 3:16pm Mark Restorer

By	App.	Date	No.	Revisions:

SHEET  
**C1**





**SITE PLAN NOTES:**

- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
  - City ordinances & O.S.H.A. Regulations.
  - The City of Prairie Village Technical Specifications and Municipal Code.
  - The Project Technical Specifications.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the Contract Documents, City of Prairie Village, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
- WARRANTY/DISCLAIMER:** The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. However, neither the Engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the Engineer observes the physical construction on a continual basis at the site.
- No work is to be allowed within the public right-of-way or easements without a right of way work permit.
- All paving construction and earthwork grading/compaction shall conform to the requirements of the geotechnical engineering report prepared for this project.
- Within forty-eight hours prior to any asphalt or concrete paving, the subgrade shall be proof rolled with a fully loaded tandem wheeled dump truck and observed by the on-site geotechnical engineer. Areas of the subgrade with excessive rutting and/or pumping shall be re-worked or removed in accordance with the project specifications. Flyash or granular material may be added by the contractor to stabilize the subgrade. See project specifications.
- All curb shall be sloped for positive drainage. Contractor shall use "dry curb and gutters" as needed in localized paved areas that drain away from the curb and gutter. See paving details.
- The Contractor is responsible for the protection all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, etc.. Damaged improvements shall be repaired in conformance with the latest city standards and to the City's satisfaction.
- The contractor is responsible for providing berms, silt fences, straw bales, or other means to prevent eroded materials from reaching the public right-of-way and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt or mud and restore the right-of-way or adjacent property to original or better condition.
- All disturbed areas are to receive topsoil, sod, and water until a healthy stand of grass is established. See the landscaping plans for requirements. Re-sodding shall be required (see project specifications).
- The contractor shall sod all disturbed areas within the public street right-of-way.
- Contractor shall refer to the architectural building plans for exact locations and dimensions of vestibules, slope paving, sidewalks, exit porches, truck docks, precise building dimensions and exact building utility entrance locations. All dimensions are to outside wall of building(s) or to back of curbs.
- Provide "fire lane" pavement marking and signing as required by the Prairie Village Fire Department. Curbs in designated areas shall be painted yellow. "No Parking Fire Lane" signs shall be installed. Signs must be double sided and visible from both directions of travel. Contractor to coordinate locations of pavement markings and signage with the Prairie Village Fire Department.
- Refer to building plans for site lighting electrical plan.

**SITE KEY NOTES:**

- (A) CONSTRUCT CONCRETE COMMERCIAL ENTRANCE PER CITY STANDARDS.
- (B) CONSTRUCT SIDEWALK RAMP (OMIT DETECTABLE SURFACE).
- (C) VAN ACCESSIBLE SIGNAGE, STRIPING & RAMP. SEE DETAILS.
- (D) ACCESSIBLE SIGNAGE, STRIPING & RAMP. SEE DETAILS.
- (E) CONSTRUCT CURB & GUTTER (TYP.). LAYDOWN CURB & GUTTER AT SIDEWALK RAMP LOCATIONS.
- (F) CONSTRUCT CONCRETE SIDEWALK.
- (G) CONSTRUCT HEAVY DUTY ASPHALT (TYP.)
- (H) CONSTRUCT STANDARD DUTY ASPHALT (TYP.)
- (I) CONSTRUCT RETAINING WALL (MODULAR BLOCK)
- (J) 2" ASPHALT OVERLAY

**PARKING SUMMARY**

Parking Provided	92 Spaces
Parking Required (1/300 GROSS)	100 Spaces
Parking Required (1/300 NET)	89 Spaces
Handicap Parking Spaces Provided	4 Spaces
Handicap Parking Spaces Required	4 Spaces

- LEGEND:**
- CONCRETE SIDEWALK PAVEMENT
  - CONCRETE PAVEMENT
  - HEAVY DUTY ASPHALT
  - STANDARD DUTY ASPHALT
  - 2" ASPHALT OVERLAY
  - PROPOSED CURB
  - PROPOSED RETAINING WALL
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED PROPERTY LINE



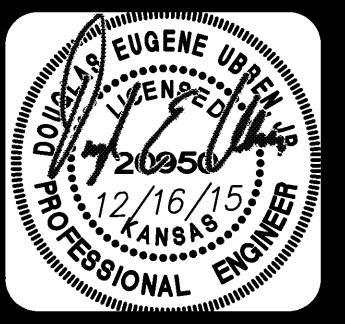
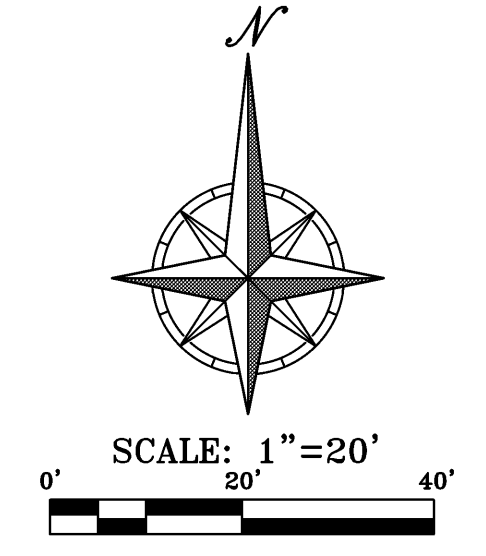
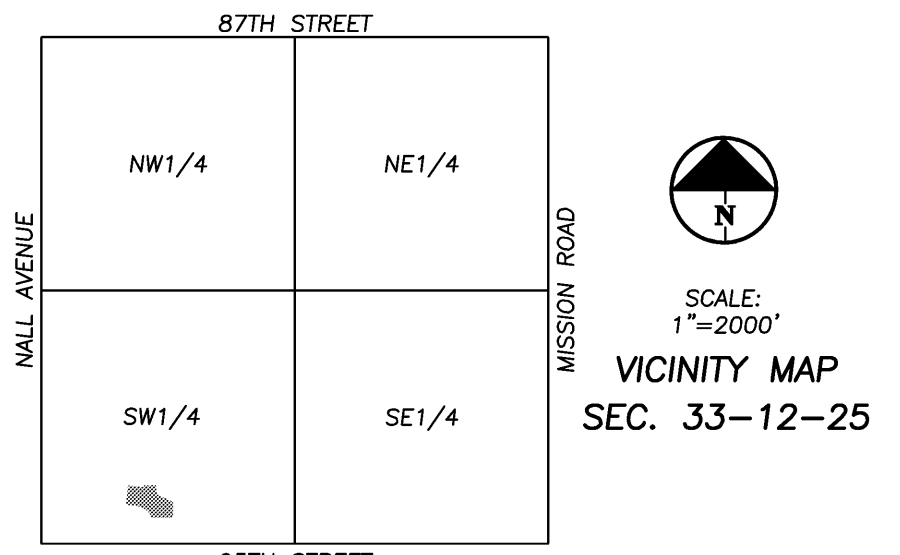
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**PARKING SETBACK VARIANCE NOTE:**

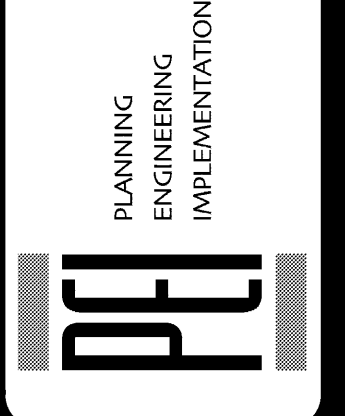
- 15' PARKING SETBACK ALONG THE PUBLIC RIGHT-OF-WAY.
  - 8' PARKING SETBACK ALONG PRIVATE STREETS.
- VARIANCE IS NEEDED WHERE PROPOSED PARKING EXCEEDS THESE SETBACKS.

**SITE DIMENSION NOTES:**

- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.



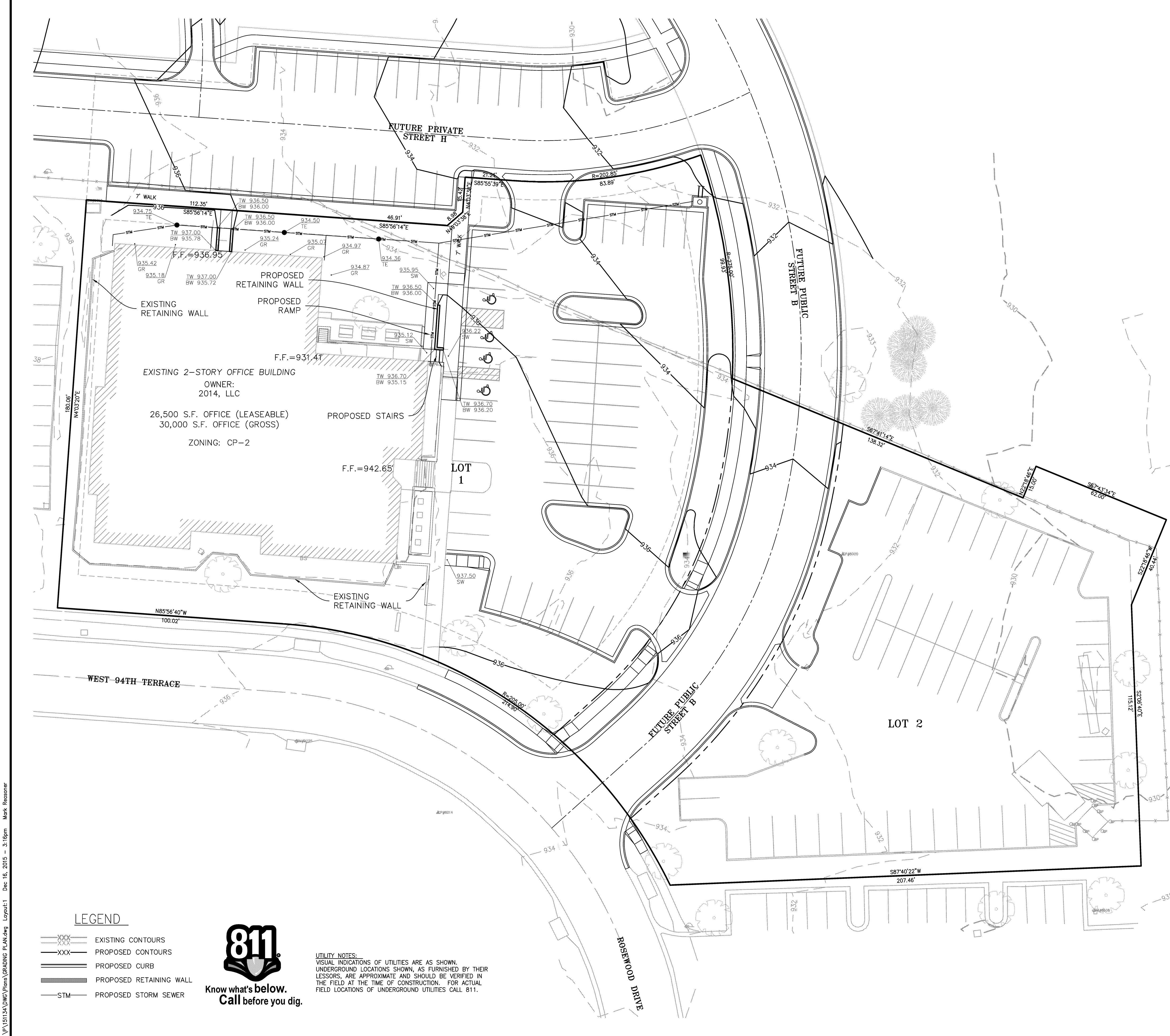
**PHELPS ENGINEERING, INC.**  
 1270 N. Winchester  
 Olathe, Kansas 66061  
 (913) 393-1155  
 Fax: (913) 393-1166  
 www.phelpsengineering.com



**SITE PLAN**  
**MEADOWBROOK 2020 - LOT 1**  
**PRAIRIE VILLAGE, KANSAS**

PROJECT NO. 151134	Date
DATE: 12-16-15	
DRAWN: MRR	By
DESIGNED: DEU	App.
CHECKED: DEU	
APPROVED:	

SHEET  
**C2**



**SITE GRADING NOTES:**

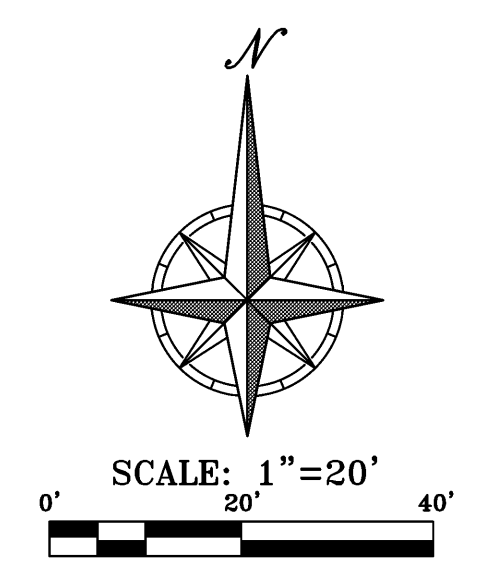
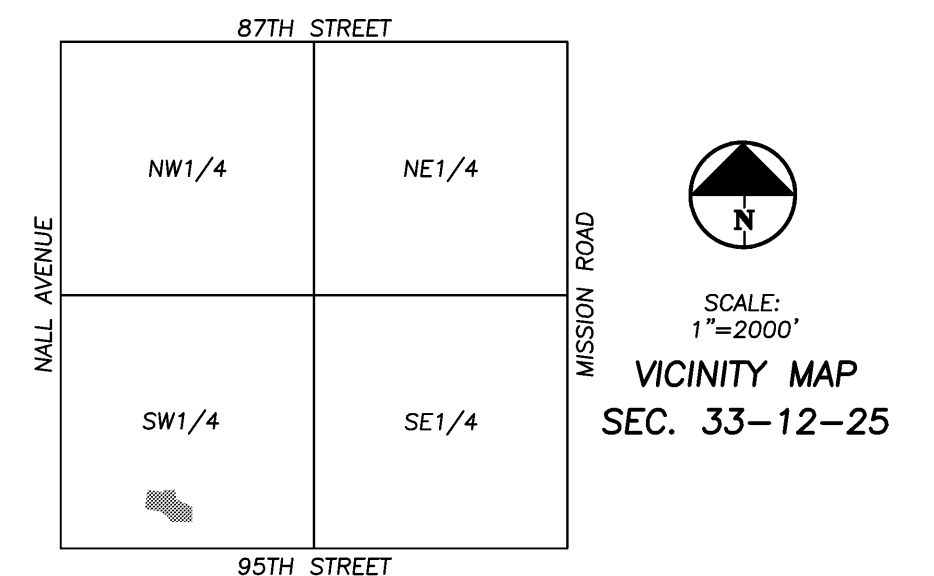
1. **CONTOURS AND ELEVATIONS:** Existing and proposed contours are shown on plans at two foot (2') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.
2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made of his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
3. **CLEARING AND GRUBBING:** Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.
4. **TOPSOIL STRIPPING:** Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and IITL.
5. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
6. **SUBGRADE PREPARATION:** Prior to placement of new fill material, the existing subgrade shall be proof-rolled and approved under the direction of the Geotechnical Engineer or his representative.
7. **PROOFROLLING:** Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.
8. **EARTHWORK:**
  - A) **SURFACE WATER:** Surface water shall be intercepted and diverted during the placement of fill.
  - B) **FILLS:** All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where the thickness of the engineered fill is greater than five feet, building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
  - C) **EXISTING SLOPES:** Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.
  - D) **COMPACTION REQUIREMENTS:** The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall be within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture content shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rammers or mechanical tampers.
9. All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 2% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
10. **TESTING AND INSPECTION:** Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
11. **CLASSIFICATION:** All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
12. **PERMANENT RESTORATION:** All areas disturbed by earthwork operations shall be sodded, unless shown otherwise by the landscaping plan or erosion control plan.
13. **UTILITIES:** The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
14. **LAND DISTURBANCE:** The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

**LEGEND**

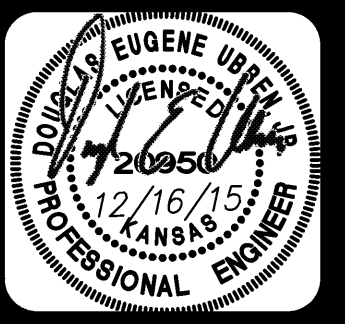
- EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
- PROPOSED CURB
- ▬ PROPOSED RETAINING WALL
- STM— PROPOSED STORM SEWER



**UTILITY NOTES:**  
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



Z:\P\151134\DWG\Plans\Grading\PLAN.dwg Layout:1 Dec 16, 2015 3:16pm Mark Reasner



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 1270 N. Winchester  
 Olathe, Kansas 66061  
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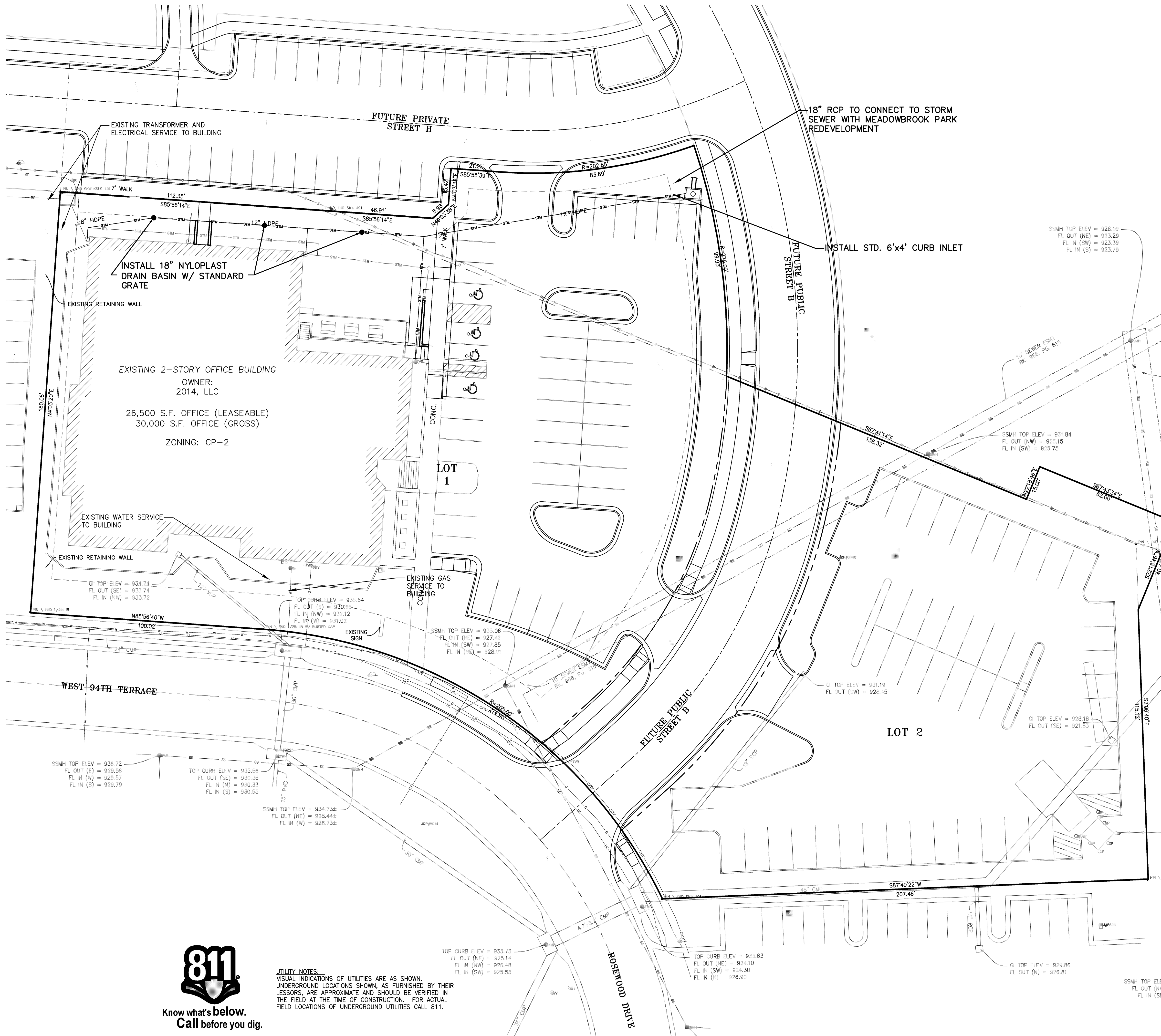
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**GRADING PLAN**  
**MEADOWBROOK 2020 - LOT 1**  
**PRAIRIE VILLAGE, KANSAS**

Project No.	Date	By	App.
151134	12-16-15		
DATE:	MRR		
DRAWN:	DEU		
DESIGNED:	DEU		
CHECKED:	DEU		
APPROVED:			

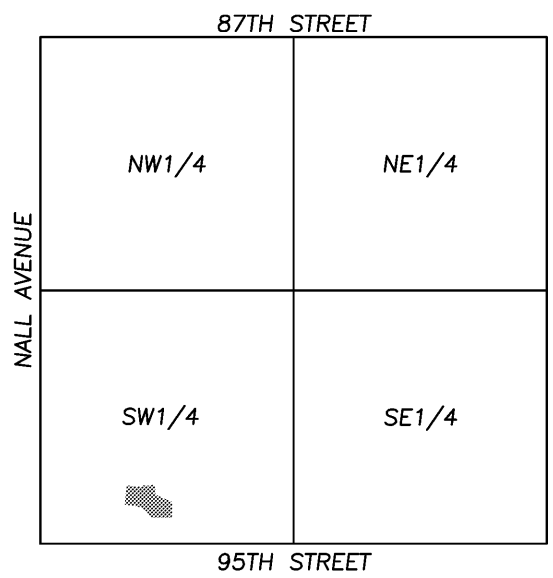
SHEET  
**C3**



- SITE UTILITY NOTES:**
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
  - The construction of storm sewers on this project shall conform to the requirements of the City of Prairie Village, Kansas Technical Specifications and Design Criteria.
  - The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
  - It will be the contractor's responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
  - Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
  - The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Prairie Village, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
  - By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
  - All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
  - Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
  - Storm sewer roof drains (st) shall be as follows (unless otherwise shown on plans).
    - PVC SDR 35 per ASTM D 3034 or HDPE (N-12), for pipes less than 12' deep.
    - PVC SDR 26 per ASTM D 3034, for pipes 12' to 20' deep.
  - Minimum trench width shall be 2 feet.
  - All waterlines shall be kept ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, on a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
  - In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or enclosed in concrete this same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 24" clearance. Meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
  - All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
  - All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
  - Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
  - When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.

**LEGAL DESCRIPTION:**

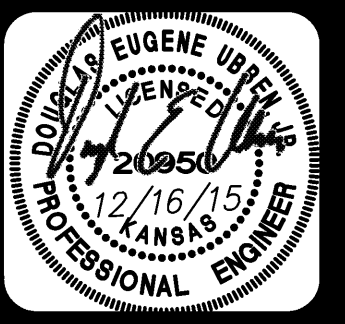
LOT 1, MEADOWBROOK 2020, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS.



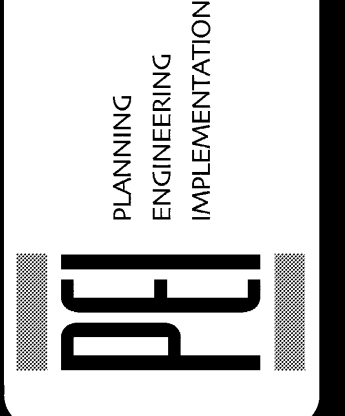
SCALE: 1"=2000'  
VICINITY MAP  
SEC. 33-12-25



**UTILITY NOTES:**  
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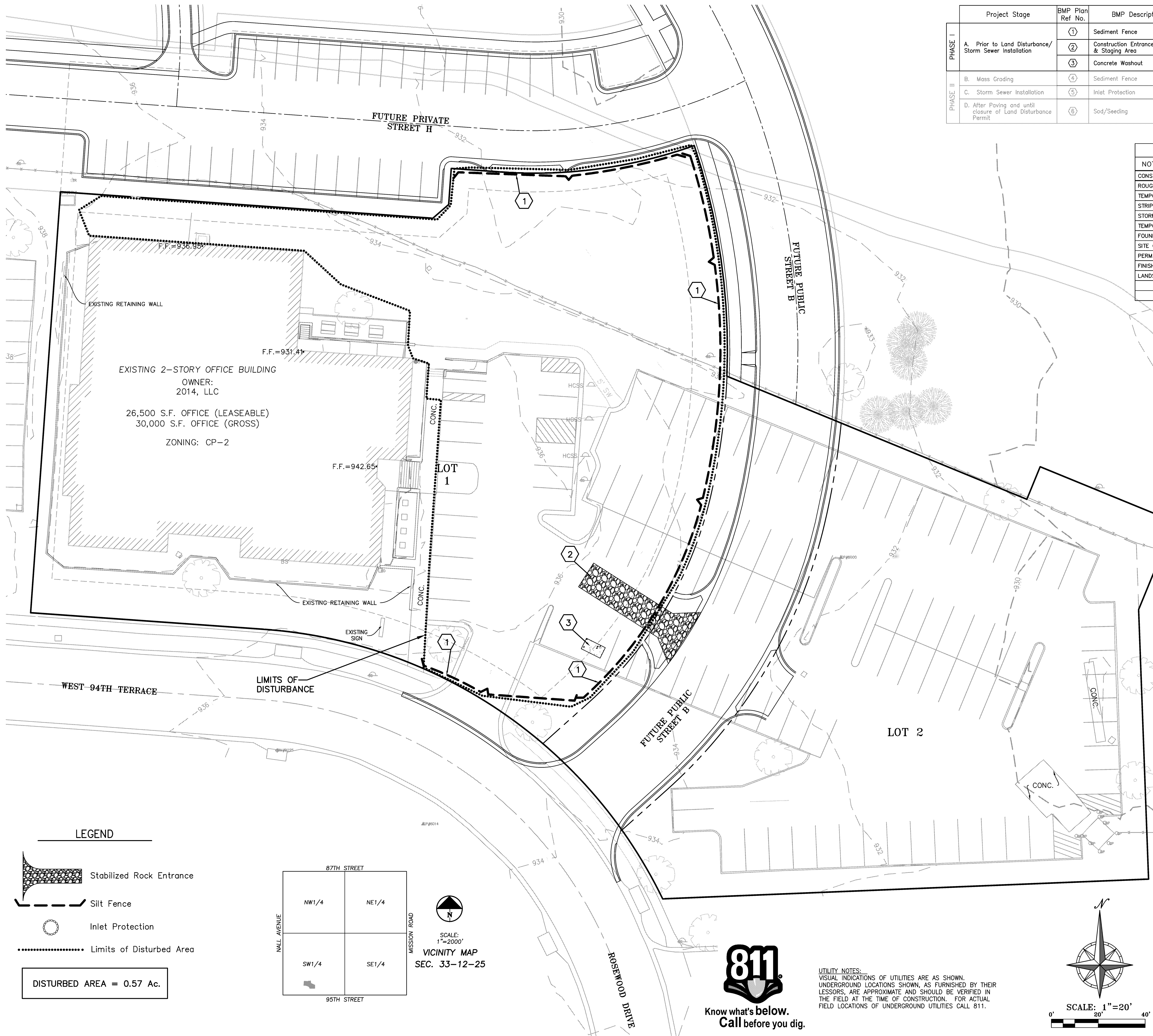


**UTILITY PLAN**  
**MEADOWBROOK 2020 - LOT 1**  
**PRAIRIE VILLAGE, KANSAS**

Project No.	Date	By	App.
151134	12-16-15		
DATE:	DRAWN: MRR	CHECKED: DEU	APPROVED: DEU
DESIGNED: DEU			

SHEET  
**C4**





**STAGING CHART**

Project Stage	BMP Plan Ref No.	BMP Description	Remove after Stage:	Notes:
PHASE I A. Prior to Land Disturbance/ Storm Sewer Installation	①	Sediment Fence	D	Install immediately after removal of existing pavement. Place downstream project site perimeter.
	②	Construction Entrance & Staging Area	D	
	③	Concrete Washout	D	
PHASE II B. Mass Grading C. Storm Sewer Installation D. After Paving and until closure of Land Disturbance Permit	④	Sediment Fence	D	Maintain Sediment Fence around site perimeter.
	⑤	Inlet Protection	D	
	⑥	Sod/Seeding	N/A	Sod/Seeding & Landscape Disturbed Area upon completion of construction.

**SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE**

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

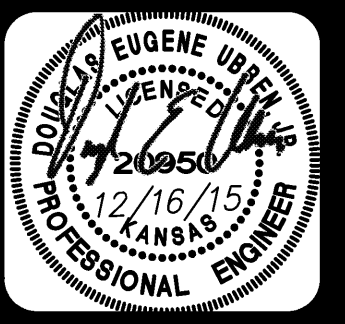
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
ROUGH GRADE / SEDIMENT CONTROL																			
TEMPORARY CONTROL MEASURES																			
STRIP & STOCKPILE TOPSOIL																			
STORM FACILITIES																			
TEMPORARY CONSTRUCTION ROADS																			
FOUNDATION / BUILDING CONSTRUCTION																			
SITE CONSTRUCTION																			
PERMANENT CONTROL STRUCTURES																			
FINISH GRADING																			
LANDSCAPING/SEED/FINAL STABILIZATION																			

**EROSION & SEDIMENT CONTROL GENERAL NOTES:**

- Prior to Land Disturbance activities, the contractor shall:
  - Delineate the outer limits of any tree or stream preservation designated to remain with construction fencing.
  - Construct a stabilized entrance/parking/delivery area and install all perimeter sediment controls on the site.
  - Install and request the inspection of the preconstruction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
  - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, placement of physical barriers or other means acceptable to the contractor and the City inspector.
- Erosion and sediment control devices protecting the public right-of-way shall be installed as soon as the right-of-way has been backfilled and graded.
- The contractor shall comply with all requirements of City Ordinances or State permit requirements, such as:
  - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
  - The contractor shall perform inspections of erosion and sediment control measures at least every 14 days and within 24 hours following each rainfall event of 1/4" or more within any 24-hour period
  - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The log shall be available for review by the City, the State of Kansas, or other authorities having jurisdiction.
- Unless otherwise noted in the plans, all seeding must conform to the Kansas Department of Transportation (KDOT) Standard Specifications for State Road and Bridge Construction, current edition, as amended by the most current Special Provisions.
- The contractor shall maintain installed erosion and sediment control devices on a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, tree preservation areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel. Failure to do so is a violation of the provisions of City Ordinances and State permit requirements.
- The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMP's in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
- Concrete wash or rinsewater from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc., may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place and excess water evaporated or infiltrated into the ground.
- Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials store outside must be in closed and sealed water-proof containers and located outside of drainage ways or

**MAINTENANCE:**  
All measures stated on this erosion and sediment control plan shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

- Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
- All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
- Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-third the height of the silt fence.
- The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
- The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.



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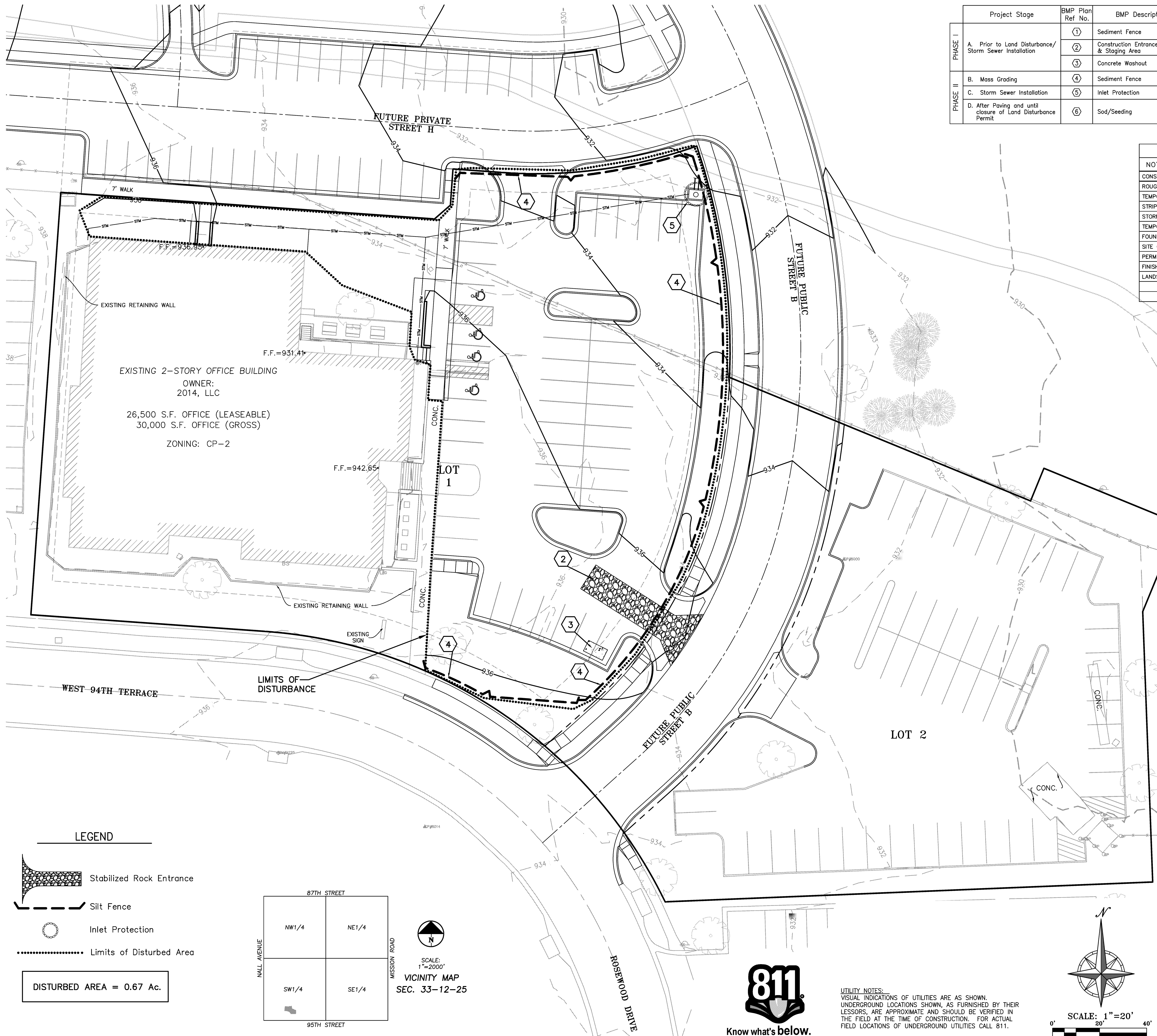
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ENGINEERING  
IMPLEMENTATION



**EROSION CONTROL PLAN - PHASE I**  
**MEADOWBROOK 2020 - LOT 1**  
**PRAIRIE VILLAGE, KANSAS**

PROJECT NO.	DATE	DRAWN	DESIGNED	CHECKED	APPROVED
151134	12-16-15	MRR	DEU	DEU	

SHEET  
**C6**



**STAGING CHART**

Project Stage	BMP Plan Ref No.	BMP Description	Remove after Stage:	Notes:
PHASE I	①	Sediment Fence	D	Install immediately after removal of existing pavement. Place downstream project site perimeter.
	②	Construction Entrance & Staging Area	D	
	③	Concrete Washout	D	
PHASE II	④	Mass Grading	D	Maintain Sediment Fence around site perimeter.
	⑤	Storm Sewer Installation	D	Silt Fence to Protect Inlets.
	⑥	After Paving and until closure of Land Disturbance Permit	N/A	Sod/Seeding & Landscape Disturbed Area upon completion of construction.

**SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE**

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
ROUGH GRADE / SEDIMENT CONTROL																			
TEMPORARY CONTROL MEASURES																			
STRIP & STOCKPILE TOPSOIL																			
STORM FACILITIES																			
TEMPORARY CONSTRUCTION ROADS																			
FOUNDATION / BUILDING CONSTRUCTION																			
SITE CONSTRUCTION																			
PERMANENT CONTROL STRUCTURES																			
FINISH GRADING																			
LANDSCAPING/SEED/FINAL STABILIZATION																			

**EROSION & SEDIMENT CONTROL GENERAL NOTES:**

- Prior to Land Disturbance activities, the contractor shall:
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**MAINTENANCE:**  
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**EROSION CONTROL PLAN - PHASE II**  
**MEADOWBROOK 2020 - LOT 1**  
**PRAIRIE VILLAGE, KANSAS**

PROJECT NO.	DATE	DRAWN	DESIGNED	CHECKED	APPROVED
151134	12-16-15	MRR	DEU	DEU	

SHEET  
 C7

Scientific Name	Common Name	Size	Likely Application
<b>Large Shade Trees</b>			
<i>Acer saccharum</i> 'Autumn Splendor'	Caddo Sugar Maple	3" cal.	street
<i>Tilia americana</i> 'DTR 123'	Legend American Linden	3" cal.	street
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	3" cal.	street
<b>Small Shade Trees</b>			
<i>Amelanchier</i> spp.	Serviceberry	3" cal.	grouping
<i>Syringia reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac	3" cal.	alley
<b>Coniferous/Evergreen Trees</b>			
<i>Picea abies</i> 'Cupressina'	Upright Norway Spruce	8'-9' Ft.	columnar
<b>Shrubs/Grasses</b>			
<i>Buxus microphylla</i>	Littleleaf Boxwood	3 GAL.	hedge
<i>Thuja orientalis</i>	Oriental Arborvitae	3 GAL.	hedge
<i>Calamagrostis x acutiflora</i>	Karl Foerster Feather Reed Grass	3 GAL.	grouping
<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switchgrass	3 GAL.	grouping
<b>Ground Cover</b>			
Plantain Lily ( <i>Hosta</i> )	Paul's Glory	1 GAL.	ground cover
Plantain Lily ( <i>Hosta</i> )	So Sweet	1 GAL.	ground cover
<i>Ajuga reptans</i> Alba	White Bugle	1 GAL.	ground cover

LEGEND

- EXISTING TREE TO REMAIN
- LARGE TREE (3" CAL.)
- SMALL TREE (3" CAL.)
- EVERGREEN/CONIFEROUS TREE (8-9FT HT.)
- SHRUBS/ORNAMENTAL GRASSES (3 GAL. CONT.)
- GROUND COVER
- LIMITS OF LANDSCAPE WORK

G6 LOT I - PLANT PALLETTE



INTEGRATING NATURE  
AND ARCHITECTURE

BBN ARCHITECTS, INC.  
411 NICHOLS ROAD - SUITE 246  
ON THE COUNTRY CLUB PLAZA  
KANSAS CITY, MISSOURI 64112  
VOICE: (816) 753-5350

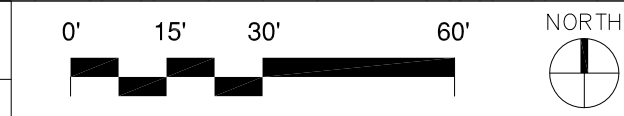
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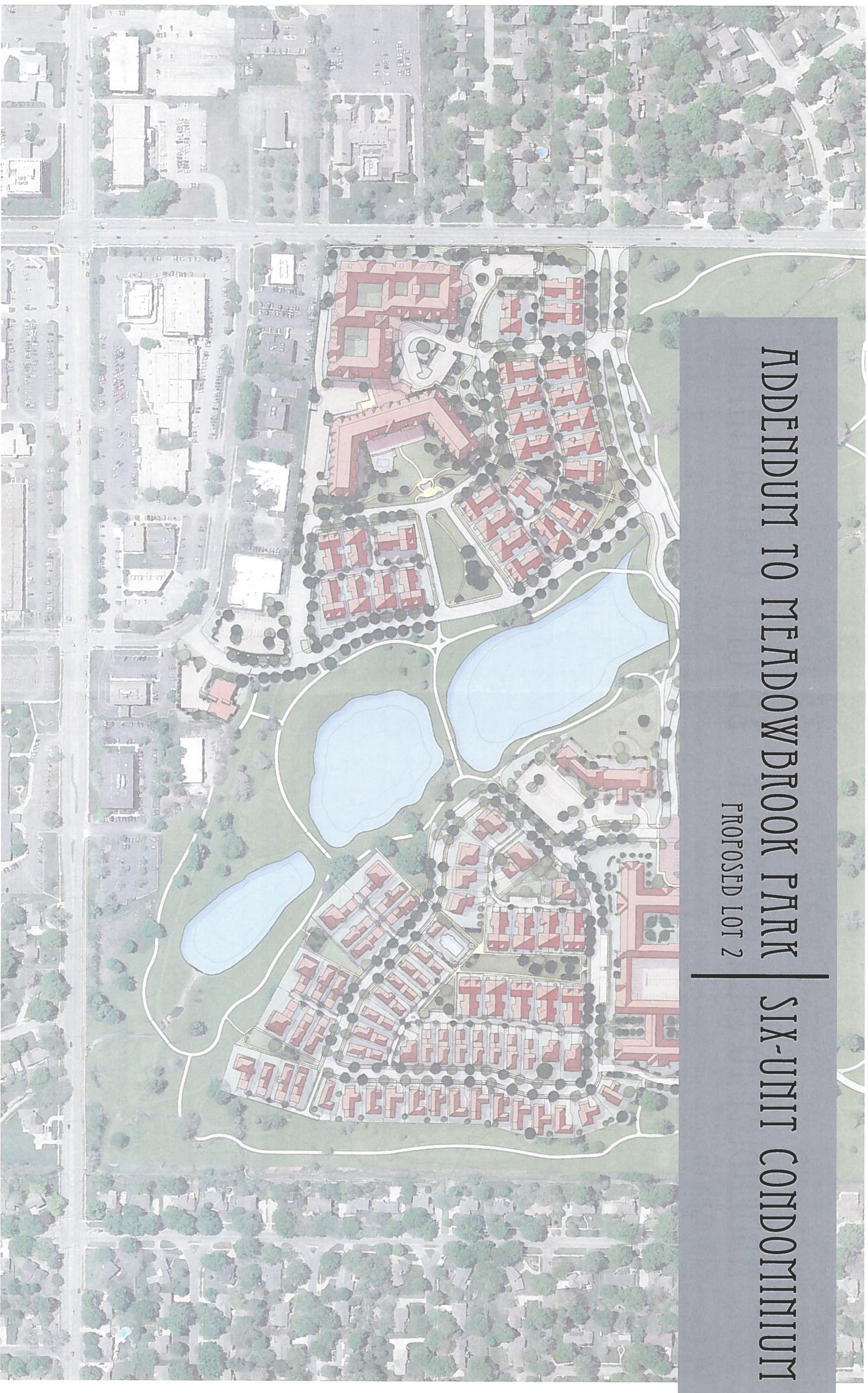
MEADOWBROOK 2020 - LOT I  
PRAIRIE VILLAGE, KANSAS  
VANTRUST REAL ESTATE

Rev.	Date	By	Description

PROJECT NO.:  
DRAWN BY: JB  
CHECKED BY: SB  
PLOTTING DATE:  
ISSUE DATE: 12-04-15

LOT-I  
LANDSCAPE  
PLAN  
LI





ADDENDUM TO MEADOWBROOK PARK  
PROPOSED LOT 2

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SIX-UNIT CONDOMINIUM



# ADDENDUM TO MEADOWBROOK - SIX-UNIT CONDOMINIUM

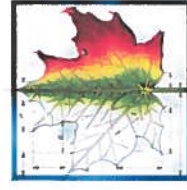
## PROPOSED LOT 2



WGN Architects  
4051 Broadway  
Kansas City, Missouri 64111  
Telephone: 816 931 2820  
www.wgnarchitects.com



Engineering Solutions  
50 SE 30th Street  
Lee's Summit, MO 64082  
Telephone: 816 623 9888  
www.engineeringsolutionskc.com



BBN Architects  
411 Nichols Road, Suite 246 & 105  
Kansas City, Missouri 64112  
Telephone: 816 753 2550  
www.bbnarchitects.com



2020 LLC  
5200 W. 94th Terrace  
Prairie Village, KS 66207  
Telephone: 913-226-6288

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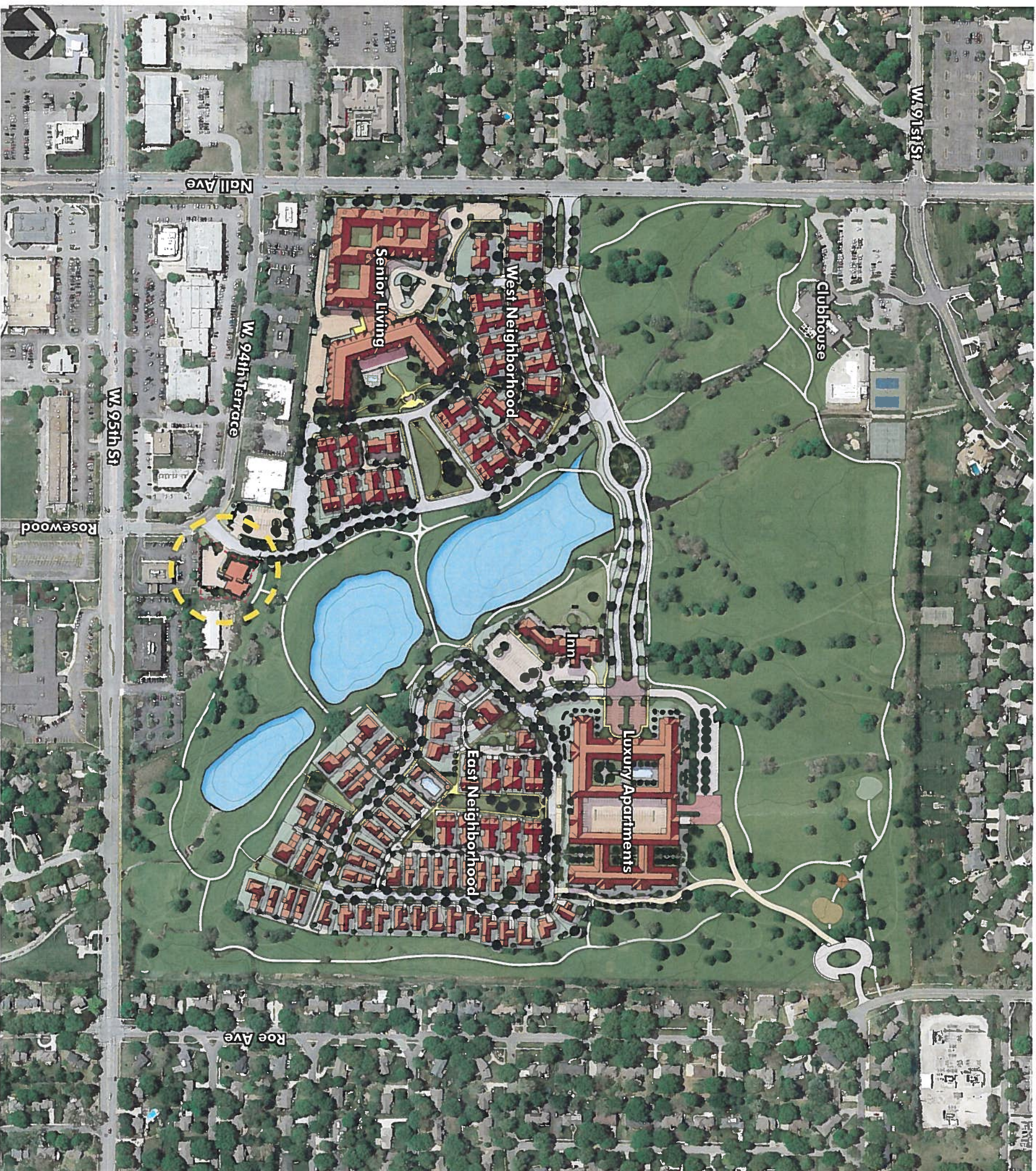
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PROPOSED SITE PLAN . . . . . 5

PROPOSED LANDSCAPING PLAN . . . . . 6

LOT, DIMENSIONAL AND PARKING STANDARDS . . . . . 8

ELEVATIONS . . . . . 9

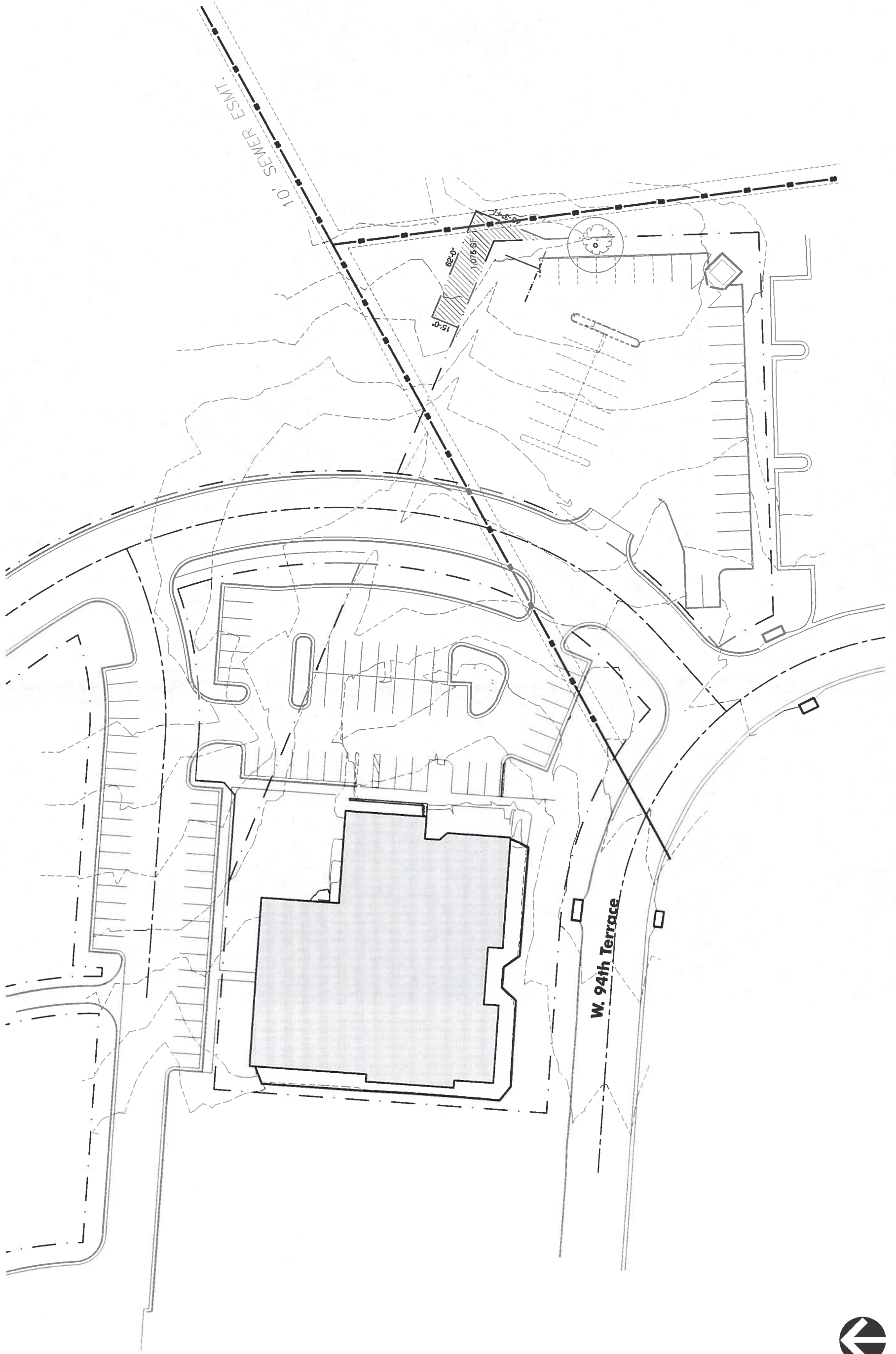


## ILLUSTRATIVE SITE PLAN

The proposed Six-Unit Condominium building is located at the southern edge of Meadowbrook Park. To the west, the site has access from the extension of the north-south Park Edge Street which connects with W. 94th Street Terrace. To the north and east, the site is bounded by Meadowbrook Park. To the south, the site abuts the parking lot of the building at the corner of W. 94th Street Terrace and W. 95th Street.

Situated within the band of older commercial office buildings adjacent to the southern edge of Meadowbrook Park, the site can be described as a transitional location between the park and the adjacent commercial offices along W. 94th Street Terrace and the retail and service uses in the Meadowbrook Village Center at the corner of W. 95th Street and Nall Avenue. The building has been envisioned in a Prairie Style revival architectural design which will allow it to fit compatibly within the context of the surrounding box-like flat roof office buildings. The building embraces key defining stylistic elements of the Prairie Style, including a flat roof with wide overhanging eaves and strong horizontal lines created by base, roof line, fenestration and projecting terraces. The siting of the building has been ideally positioned, allowing it to serve as both a transitional structure from its commercial neighbors and acting as a unique landmark gateway structure that adds to the entry sequence for those approaching Meadowbrook Park from the south.

# EXISTING CONDITIONS

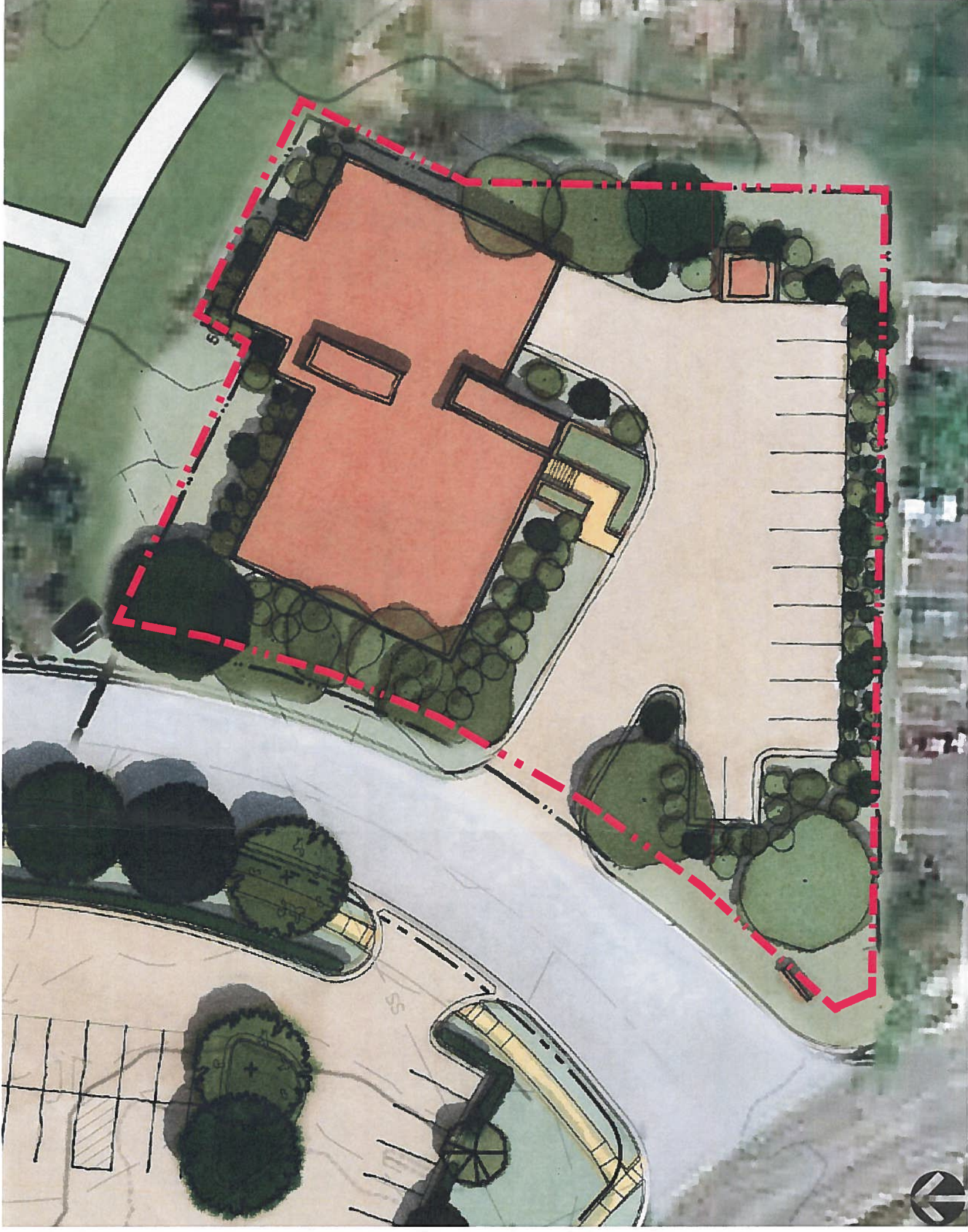


# PROPOSED SITE PLAN



## PROPOSED LANDSCAPING PLAN

The landscape plan for the site reflects elements of the landscape theme from Meadowbrook Park as well as the more formal courtyards and gardens that are hallmarks of the proposed neighborhoods to the north. A foundation planting wrapping the front and rear of the building will help define a garden-like edge along the base of the structure. On the north side of the building facing the ponds of Meadowbrook Park, the landscape treatment along the foundation is intended to reflect at the ground plane the horizontal lines of the Prairie Style architecture on the facade.





The building embraces key architectural elements of the Prairie Style, including a flat roof with wide overhanging eaves and strong horizontal lines created by base, roof line, fenestration and projecting terraces. The ideal positioning of the building provides views to Meadowbrook Park. Expansive terraces offer outdoor living space providing a visual connection to the pond just north of the building.

## LOT, DIMENSIONAL AND PARKING STANDARDS

### Proposed Lot, Dimensional and Parking Standards

Min. Front Yard Setback: 5 ft. (to any yard bordering a street or open space)

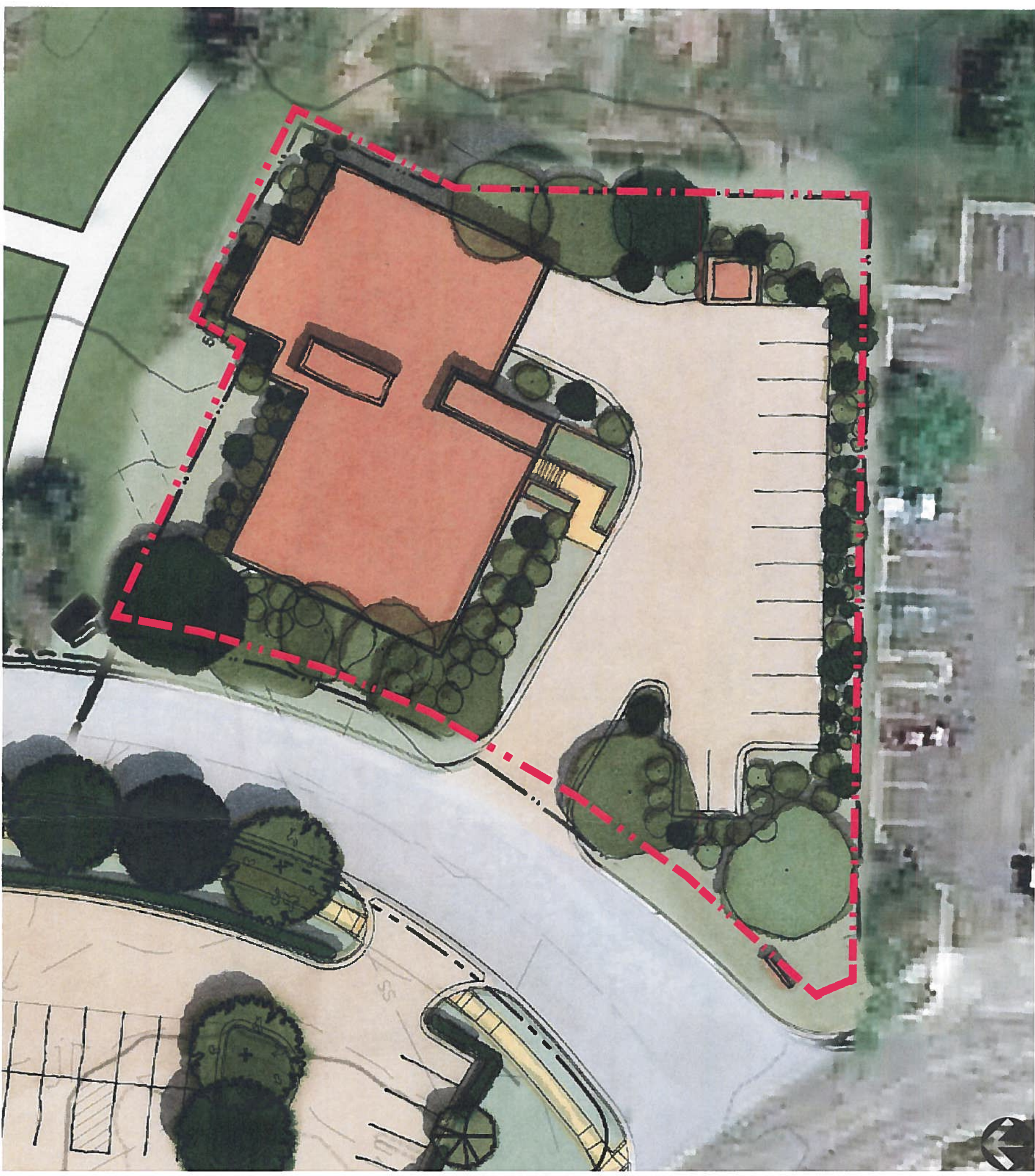
Min. Side & Rear Yard Setbacks: 5 ft. (including to any yard bordering an open space)

Maximum Building Height: 45 ft.

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed the maximum height shown by up to 10 feet.

Permitted Yard Projections: Roof overhangs, awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line.

Parking Provided: Minimum of 2 spaces per residential unit



# ELEVATIONS

## MATERIALS AND COLORS

Appropriate exterior wall finish materials will be brick, stone, stucco, wood siding, wood shakes & fiber-cement siding or shakes. Every structure will have a brick or stone masonry base. The use of brick or stone including any patterns, must be appropriate to the architectural design of the building. Synthetic stucco, E.I.F.S., 'soft coat stucco', thin brick & cultured stone are not allowed.

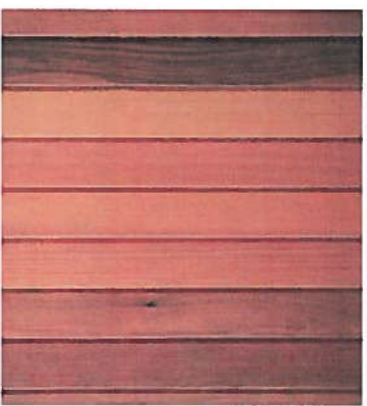
Materials may be combined on a single building, but a single material should cover the majority of the building. Any change in materials should occur at an appropriate inside corner or where appropriate to the style such as at a belt course.

Flat pitched roofs may be used if designed as a defining feature of a specific architectural style. In such cases, flat pitched roofs will incorporate cornices, that are integrally designed with the wide overhanging eaves, with an exterior treatment of pre-finished metal or copper, and a textured underside consisting of wood or fiber cement. Roof materials shall consist of standing seam, pre-finished metal or copper, dimensional asphalt or dimensional fiberglass shingles. Low-pitched porch & bay roofs will be standing seam, pre-finished metal or copper unless located on the fourth floor or higher.

All entry door & window trim, soffits, fascias, cornices & similar architectural trim elements shall be wood, fiber-cement, cellular PVC or an alternate synthetic wood material. Metal & hollow back vinyl trim are prohibited, metal trim is only allowed when adjacent to metal roofing.

## SIGNAGE

Appropriate signage will be located at the southwest corner of the building facing Rosewood. The name will consist of back lit individual letters at approximately 1' in height.



CLEAR STAINED CEDAR SIDING



EARTH TONE STUCCO



STONE PANELS (12X24)



GRANITE PANELS (24X48)



PATINA COPPER



BOARD FORMED CONCRETE



NATIVE GRASSES



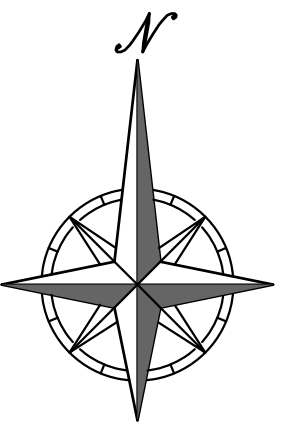
FLOWER BEDS





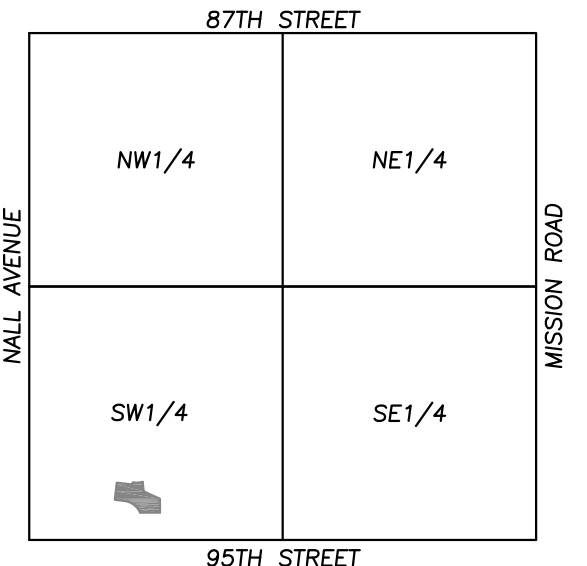
# PRELIMINARY PLAT OF MEADOWBROOK 2020

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12, RANGE 25,  
IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

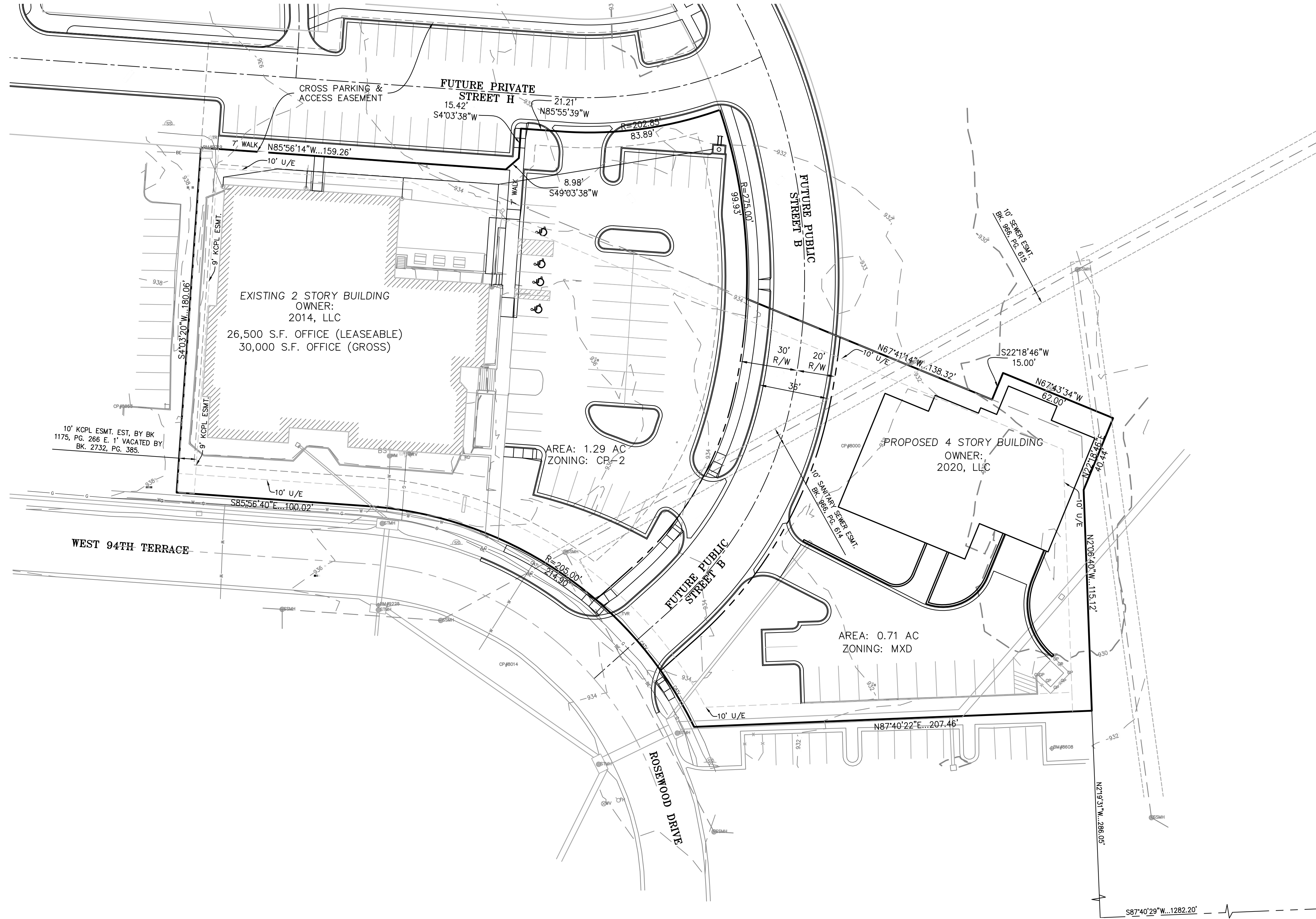


SCALE: 1"=30'  
0' 30' 60'

B.L. DENOTES BUILDING LINE  
U/E DENOTES UTILITY EASEMENT  
--- DENOTES PROPOSED SIDEWALK  
--- DENOTES EXISTING FENCE



SCALE: 1"=2000'  
VICINITY MAP  
SEC. 33-12-25



**LEGAL DESCRIPTION:**

All that part of the of the Southwest Quarter of Section 33, Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said section 33; thence S 87°40'29" W, along the South line of the Southwest Quarter of said Section 33, a distance of 1283.27 feet; thence N 02°06'40" W, a distance of 286.05 feet to the point of Beginning; thence S 87°40'22" W, a distance of 207.46 feet to a point on the Northerly Right-of-Way of 94th Terrace, as now established by Deed of Dedication and recorded in the Johnson County Register of Deeds Office in book 1493 at page 747; thence Northwest along the Northerly Right-of-Way line of said 94th Terrace for the following two (2) courses; thence Northwest on a curve to the left, said curve having an initial tangent bearing of N 25°52'53" W and a radius of 205.00 feet, an arc distance of 214.90 feet; thence N 85°56'40" W, a distance of 100.02 feet to the Southeast plot corner of MEADOWBROOK EXECUTIVE BUILDING, REPLAT, a platted subdivision of land in the City of Prairie Village, Johnson County, Kansas; thence N 04°03'20" E, along the East plot line of said MEADOWBROOK EXECUTIVE BUILDING, REPLAT, a distance of 180.06 feet to the Northwest Plot corner of said MEADOWBROOK EXECUTIVE BUILDING, REPLAT; thence S 85°56'14" E, a distance of 159.26 feet; thence N 49°03'38" E, a distance of 8.98 feet; thence N 04°03'38" E, a distance of 15.42 feet; thence S 85°53'39" E, a distance of 21.21 feet; thence Easterly on a curve to the left, said curve being tangent to the last described course and having a radius of 203.00 feet, an arc distance of 83.89 feet; thence Southerly on a curve to the right, said curve having an initial tangent bearing of S 18°22'51" E and a radius of 275.00 feet, an arc distance of 99.93 feet; thence S 67°41'14" E, a distance of 138.23 feet; thence N 22°14'50" E, a distance of 15.00 feet; thence S 67°41'14" E, a distance of 62.00 feet; thence S 22°14'50" W, a distance of 40.28 feet; thence S 02°06'40" E, a distance of 115.26 feet; to the point of beginning, containing 2.2139 acres, more or less of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "MEADOWBROOK 2020".

**FLOOD NOTE:**

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PRAIRIE VILLAGE, COMMUNITY NO. 200175, JOHNSON COUNTY, KANSAS, MAP NO. 20091C00546 AND DATED AUGUST 3, 2009

**SITE DATA TABLE:**

GROSS AREA	2.21 ACRES
NET AREA	1.99 ACRES
EXISTING ZONING	CP-2
PROPOSED ZONING	CP-2 & MXD
PROPOSED NUMBER OF LOTS	2
PROPOSED LAND USE	COMMERCIAL OFFICE & MIXED USED RESIDENTIAL

**PROPERTY OWNERS:**

LOT 1  
2020, LLC  
5200 W. 94TH TERRACE, APT. 206  
PRAIRIE VILLAGE, KS 66207

LOT 2  
2020, LLC  
5200 W. 94TH TERRACE, APT. 206  
PRAIRIE VILLAGE, KS 66207

MB-18, LLC  
4900 MAIN ST APT 400  
KANSAS CITY, MO 64112

**ENGINEER/APPLICANT:**

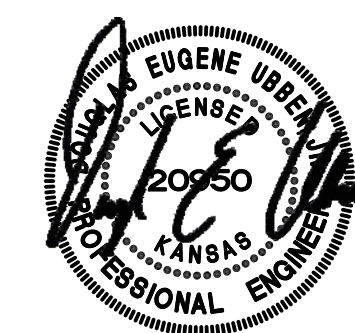
PHELPS ENGINEERING, INC.  
1270 N. WINCHESTER  
OLATHE, KS. 66061  
(913) 393-1155  
(913) 393-1166 FAX

**APPROVED BY:**

PRAIRIE VILLAGE PLANNING COMMISSION

NAME \_\_\_\_\_ DATE \_\_\_\_\_

SE COR OF SW 1/4,  
SEC. 33-12-25



12/16/15



PHELPS ENGINEERING, INC.  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166

FINAL PLAT OF  
**MEADOWBROOK 2020**  
A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER  
SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST, IN THE  
CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

**LEGAL DESCRIPTION**

All that part of the of the Southwest Quarter of Section 33, Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said section 33; thence S 87°40'29" W, along the South line of the Southwest Quarter of said Section 33, a distance of 1283.27 feet; thence N 02°06'40" W, a distance of 286.05 feet to the point of beginning; thence S 87°40'22" W, a distance of 207.46 feet to a point on the Northern Right-of-Way of 94th Terrace, as now established by Deed of Dedication and recorded in the Johnson County Register of Deeds Office in book 1493 at page 747; thence Northwesterly along the Northern Right-of-Way line of said 94th Terrace for the following two (2) courses; thence Northwesterly on a curve to the left, said curve having an initial tangent bearing of N 25°52'53" W and a radius of 205.00 feet, an arc distance of 214.90 feet; thence N 85°56'40" W, a distance of 100.02 feet to the Southeast plot corner of MEADOWBROOK EXECUTIVE BUILDING REPLAT, a platted subdivision of land in the City of Prairie Village, Johnson County, Kansas; thence N 04°03'20" E, along the East plat line of said MEADOWBROOK EXECUTIVE BUILDING REPLAT, a distance of 180.06 feet to the Northeast Plot corner of said MEADOWBROOK EXECUTIVE BUILDING REPLAT; thence S 85°56'14" E, a distance of 159.26 feet; thence N 49°03'38" E, a distance of 8.98 feet; thence N 04°03'38" E, a distance of 15.42 feet; thence S 85°55'39" E, a distance of 21.21 feet; thence Easterly on a curve to the left, said curve being tangent to the last described course and having a radius of 203.00 feet, an arc distance of 83.88 feet; thence Southerly on a curve to the right, said curve having an initial tangent bearing of S 18°27'51" E and a radius of 275.00 feet, an arc distance of 99.93 feet; thence S 67°41'14" E, a distance of 138.23 feet; thence N 22°14'50" E, a distance of 15.00 feet; thence S 67°41'14" E, a distance of 62.00 feet; thence S 22°14'50" W, a distance of 40.28 feet; thence S 02°06'40" E, a distance of 115.26 feet; to the point of beginning, containing 2.2139 acres, more or less of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "MEADOWBROOK 2020".

**DEDICATION**

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, and avenues not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolve and agree to indemnify the City of Prairie Village, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Prairie Village, Kansas, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Prairie Village, Kansas. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress or egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns.

The "Cross Access and Parking Easement" as shown hereon is hereby dedicated to provide mutual access and parking for Lot 1 Meadowbrook 2020 and the future development on the North side of said Lot 1.

**CONSENT TO LEVY**

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Prairie Village, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and affect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

**EXECUTION**

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Mark S. Ledom, Managing Member

**ACKNOWLEDGEMENT**

STATE OF KANSAS }  
COUNTY OF JOHNSON } SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came Mark S. Ledom, Managing Member of 2020, L.L.C. who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.  
Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

**EXECUTION**

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
David Harrison, Manager

**ACKNOWLEDGEMENT**

STATE OF KANSAS }  
COUNTY OF JOHNSON } SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came David Harrison, Manager of MB - 18, L.L.C. who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

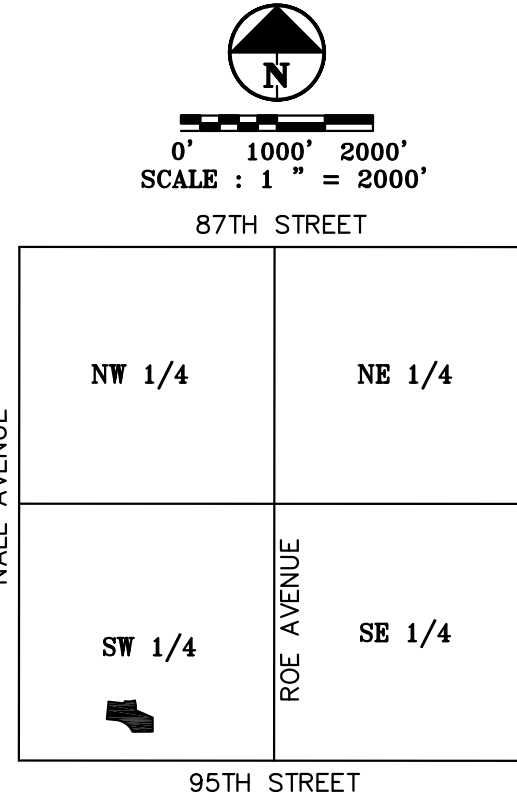
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.  
Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

**APPROVALS**

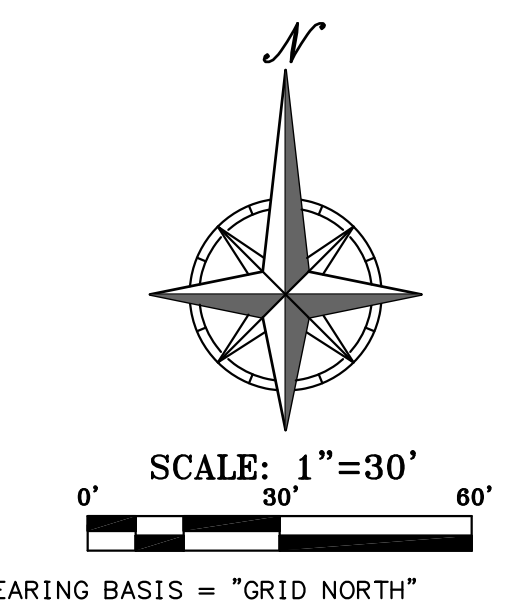
Approved by the Planning Commission of the City of Prairie Village, Johnson County, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman: \_\_\_\_\_  
Approved by the Governing Body of the City of Prairie Village, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor: Laura Wassmer  
Attest: \_\_\_\_\_  
City Clerk: Joyce Hagen Mundy

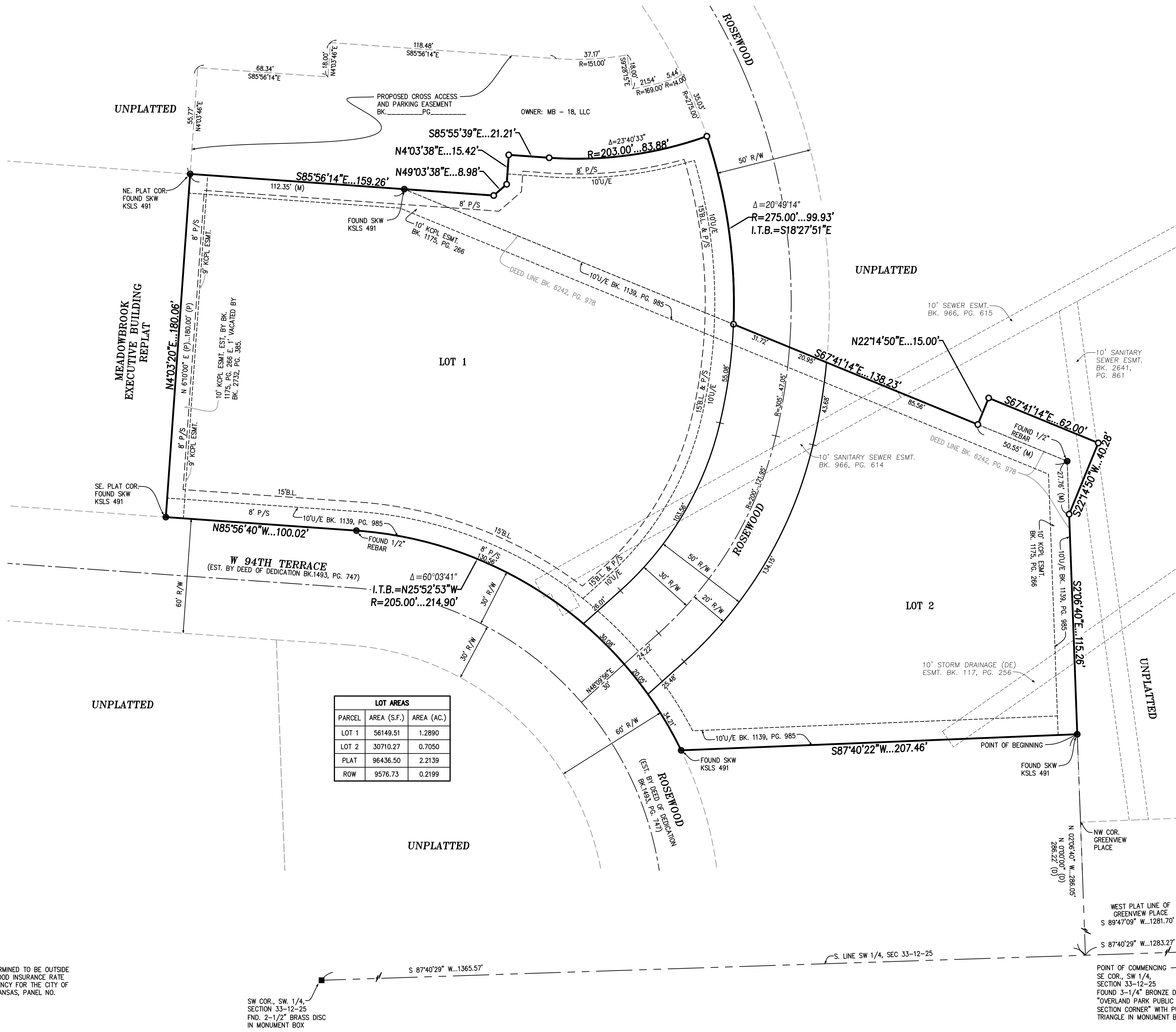


LOCATION MAP SECTION 33-12-25



- LEGEND**
- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
  - DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE, UNLESS OTHERWISE NOTED
  - DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESCRIBED
  - U/E DENOTES UTILITY EASEMENT
  - B.L. DENOTES BUILDING LINE
  - P/S DENOTES PARKING SETBACK
  - (D) DENOTES DEED
  - (M) DENOTES MEASURED
  - (P) DENOTES PLATTED

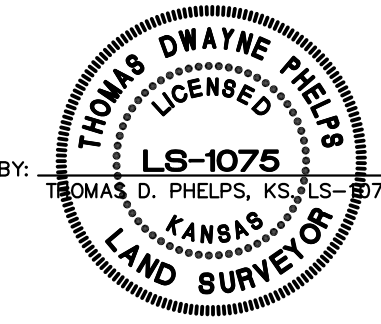
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	56149.51	1.2890
LOT 2	30710.27	0.7050
PLAT	96436.50	2.2139
ROW	9576.73	0.2199



**FLOOD NOTE:**  
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PRAIRIE VILLAGE, COMMUNITY NO. 200175, JOHNSON COUNTY, KANSAS, PANEL NO. 2009100054G, AND DATED AUGUST 3, 2009.

**TITLE NOTE:**  
NO TITLE INFORMATION WAS PROVIDED TO OR PERFORMED BY PEI FOR THIS SURVEY.

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN NOVEMBER 2015, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



CERTIFICATE OF AUTHORIZATION  
KANSAS  
LAND SURVEYING - LS-82  
ENGINEERING - E-391

**PEI** PLANNING ENGINEERING IMPLEMENTATION  
PHELPS ENGINEERING, INC  
1270 N. Winchster  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166

January 5, 2016

**BUILDING ELEVATION EXCEPTION:**

This application also proposes that the first floor elevation of the new home be 12" higher than the existing home. Section 19.44.030 of the zoning ordinance requires that all new homes be built at the same or lower elevation, or increase the side setback by 5' for each additional 6" of elevation. This provision is an attempt to regulate out of scale homes and to prevent grading up of sites to allow larger out-of-scale homes.

The proposed building is more than double the required side setback on the south elevation, so it would be fully compliant with Section 19.440030 and the exceptions built into these provisions. However the south elevation is at between 5' and 7'6" from the side setbacks if approved as displayed above in the variance request. While it is more than the required 4' side setback with R-1B it does require an additional exception since the additional setback area is not more than 5' for each 6" of elevation.

The application includes building elevations. Of note are the fact that this building is smaller than would be allowed by zoning (approximately 28' at its highest point). Additionally it is reduced in scale closer to the sides where it will relate to adjacent buildings (Note: the front elevation appears reversed in the packet and the part to the left may be the portion that will be nearest the lot - Left Side Elevation).

Additionally, the front façade of the building includes many single and 1.5 story elements that reduce the scale of this building in relation to the streetscape and surrounding areas.

Therefore the proposed design is more than meeting the intent of the building elevation standards in 19.44.030 since it (a) proposes a height significantly below what is allowed by zoning; (b) has additional setbacks on the south side; and (c) uses design elements that break up the massing and reduce the scale of the building.

Should the Board find favorably on the criteria for the variance, the exception to raise the first floor elevation 12" above the existing building elevation should be approved, conditioned on all of the plans and elevations provided with the application.