

CITY OF PRAIRIE VILLAGE

February 1, 2016

Council Committee Meeting 6:00 p.m.

City Council Meeting 7:30 p.m.



Back Row: Ashley Weaver, Eric Mikkelson, Sheila Myers, Dan Runion, Terrence Gallagher, David Morrison, Ted Odell
Front Row: Ruth Hopkins, Jori Nelson, Laura Wassmer, Brooke Morehead, Steve Noll (Not pictured: Andrew Wang)

**COUNCIL COMMITTEE OF THE WHOLE
Council Chambers
Monday, February 01, 2016
6:00 PM**

AGENDA

BROOKE MOREHEAD, COUNCIL PRESIDENT

AGENDA ITEMS FOR DISCUSSION

Solid waste management services update
Deffenbaugh

Neighborhood Design Standards
Chris Brewster/Wes Jordan

COU2016-03 Consider change in CP046 Reservation of Facilities - Community Center
rentals
Joyce Hagen Mundy

***Council Action Requested the same night**



CITY CLERK

Council Meeting Date: February 1, 2016

Consider change in CP046 Reservation of Facilities

RECOMMENDATION

Move the Governing Body approve revisions to CP046 "Reservation of Facilities" prohibiting the serving and consumption of beer and wine in the Community Center.

BACKGROUND

Over the past year the city has seen in increase in the number of reservations for the community center for parties serving alcohol. There has been a corresponding increased need for excessive janitorial services following these parties and in some cases property damage. There have also been instances where the parties extended past their reserved time.

With the current investment in the renovation of the community center, staff revisited the Council policy and function of the Community Center. As stated in the purpose of the policy, the facility is for the purpose of conducting the business of the City and providing meeting and recreational opportunities for its residents. With its limited size and lack of kitchen facilities, the community center is better suited for meetings and small gatherings than large parties and receptions. There are several groups that meet regularly in the community center, community classes held and small gatherings.

Staff is recommending three changes to address concerns identified under the current structure. First, Council adoption of a change to the reservation policy which would prohibit the serving and consumption of alcohol in the community center. Second, the establishment of community center hours as 7 a.m. to 10 p.m. Third, an administrative change in procedure that would require verification of condition of the facility by the renting party upon entering the facility and a required photo identification for individuals renting the facility. This would provide verification for Dispatch in giving out the key to the community center and an address and contact information in case further communication is necessary.

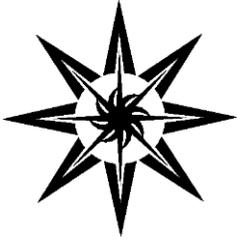
ATTACHMENTS

Revised CP046 - New language **bolded**

PREPARED BY

Joyce Hagen Mundy
City Clerk

Date: January 14, 2016



City Council Policy 046 - RESERVATION OF CITY FACILITIES

Effective Date: February 2, 2016

Amends: COPOL 051 dated February 7, 2011

Approved By: Governing Body

I. SCOPE

II. PURPOSE

The City of Prairie Village maintains certain indoor and outdoor facilities for the purpose of conducting the business of the City and providing meeting and recreational opportunities for its residents. When these facilities are not scheduled for use by the Governing Body, or its committees, they may be made available at reasonable times and reasonable rates to groups which fall within the categories below.

III. RESPONSIBILITY

The City Clerk is delegated the authority and duty to consider and approve or disapprove the requests for the use of facilities according to policies established herein, previously established policies and applicable law. Reports will be made to the Governing Body annually by the City Clerk regarding the reservation of City facilities during the previous year. The City Administrator will report annually the amount of revenue received from such usage, estimated actual costs to the City and any recommended changes in this policy.

IV. DEFINITIONS

V. POLICY

VI. PROCEDURES

A. Rental Categories:

The City Clerk will determine which category applies to each application and charge the applicable fee according to the Fee Schedule on file.

Internal: Prairie Village Governing Body, Committees, Boards, and other governmental entities, residents and groups participating in City-Sponsored programs and homes association meetings.

Resident: A person residing within the City limits of Prairie Village or owning a business with a physical location in Prairie Village.

Non-Resident: An individual whose primary living domicile is outside City limits of Prairie Village.

B. General Rules:

Groups or organizations using the facility will comply with the laws and ordinances of the City of Prairie Village and the State of Kansas. In addition, they will comply with all requirements specifically set forth in the Application for Facility Reservation Permit.

No items may be sold by outside individuals/groups reserving City facilities.

Application for the reservation of a City facility must be made on the appropriate form available from the City Clerk's office. Applications must be signed by an adult who will be present and in charge while the facility is in use, and who will assume responsibility for payment of charges for use of the facility. The organization will be required to assume responsibility and pay for any damage or loss that may occur to the facility, equipment and grounds. In addition, the group will be required to sign a hold-harmless affidavit.

C. Facilities:

1. Community Center 28' x 31' (approx.) **Maximum occupancy** 45 people

Prairie Village Community Center

- a) All reservation requests for the use of the Community Center must be made in writing.
- b) Reservations will be recognized by receipt of a Facility Use Permit.
- e) The Community Center may be reserved between the hours of 7:00 a.m. to 10:00 p.m.
- f) A member of the sponsoring group must be responsible for the actions of group members.
- g) Cleanup after use shall be done by the group using the Community Center.

~~Any person, group or organization making advance reservation for the Prairie Village Community Center may request a permit authorizing consumption of beer and/or wine on the premises. A permit may be issued by the City Clerk, if it is determined that such use will not be detrimental to the City property or the health or safety of the citizens of Prairie Village.~~

2. Municipal Building

Council Chamber 30' x 50' (approx.) **Maximum occupancy** 150 people

Multi-Purpose Room **Maximum occupancy** 52 people

Reservations of the City Council Chamber to groups classified as Internal will be permitted under the following conditions:

- 1. The group makes its facility reservation request within 30 days of the date the group intends to use the City Council Chamber
- 2. Multiple reservations of the City Council Chamber will not be permitted (i.e. monthly meetings) on the same facility reservation request.
- 3. A City employee is on duty during the entire time the Council Chamber is being used by the group; or
- 4. A City Council member or City employee will be present at the meeting

3. Park Facilities

Tennis Courts

Swimming Pool

Soccer Fields

Park Pavilions

Volleyball Courts

Baseball Diamonds

4. Park Pavilions

- a) All reservation requests for the use of the park pavilions must be made in writing.
- b) Reservations will be recognized by receipt of a Facility Use Permit.
- c) Groups of 20 or less may reserve part of the Harmon Park structure.
- d) Groups of 21 to 100 may reserve all of the Harmon Park structure.
- e) The park pavilions may be reserved throughout the year between the hours of 7:00 a.m. to 11:00 p.m. for a maximum of six hours except for special hours approved by the Park Board.
- f) A member of the sponsoring group must be responsible for the actions of group members.
- g) Cleanup after use shall be done by the group using the Pavilion.
- h) The City Clerk may require a short-term special use permit be issued by the Council for the use of the parks by large groups, which may require parking that would exceed normal park use.

D. Applications and Permits:

Applications should be completed and filed with the City Clerk. Upon approval, the organization/individual will be given a permit showing the hours and facilities approved. All fees are due at the time of the reservation.

E. Special Requirements:

Park Facilities:

Possession and consumption of cereal malt and/or alcoholic beverages is prohibited except as provided for in Ordinance 2010 which allows for sale and consumption of alcoholic beverages Harmon Park in conjunction with an approved City function upon the approval of the Governing Body.

City Hall and Municipal Courtyard:

Serving and consumption of beer and wine may be authorized in conjunction with an approved City function upon the approval of the Governing Body by resolution.

~~Prairie Village Community Center~~

~~Serving and consumption of beer and wine may be authorized by permit as approved by the City Clerk.~~

All **Other** Facilities:

1. Amplified sound prohibited except by written permit from the City.
2. Alcoholic liquor prohibited.

**COUNCIL MEETING AGENDA
CITY OF PRAIRIE VILLAGE
Council Chambers
Monday, February 01, 2016
7:30 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. INTRODUCTION OF STUDENTS & SCOUTS
- V. PRESENTATIONS

Introduction of Police Department's New Community Service Officer

Swearing in of two new police officers

Prairie Village Police Department Lifesaving Award Presentation

- VI. PUBLIC PARTICIPATION

(5 minute time limit for items not otherwise listed on the agenda)

- VII. CONSENT AGENDA

All items listed below are considered to be routine by the Governing Body and will be enacted by one motion (Roll Call Vote). There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the regular agenda.

By Staff

- 1. Approve regular City Council minutes - January 19, 2016
- 2. Consider renewal of Interlocal Agreement with Johnson County Department of Technology and Innovation for 2016 information technology services
- 3. Purchase request for police vehicles

- VIII. COMMITTEE REPORTS

Planning Commission

- PC2016-02 Consider request for Rezoning from CP-2 (Planned General Business District) to MXD (Mixed Use District) for 5200 West 94th Terrace
- PC2016-03 Consider approval of the final plat for Meadowbrook 2020 - 5200 West 94th Terrace

- IX. MAYOR'S REPORT
- X. STAFF REPORTS
- XI. OLD BUSINESS
- XII. NEW BUSINESS
- XIII. ANNOUNCEMENTS
- XIV. ADJOURNMENT

If any individual requires special accommodations - for example, qualified interpreter, large print, reader, hearing assistance - in order to attend the meeting, please notify the City Clerk at 385-4616, no later than 48 hours prior to the beginning of the meeting.

If you are unable to attend this meeting, comments may be received by e-mail at cityclerk@pvkansas.com

CONSENT AGENDA
CITY OF PRAIRIE VILLAGE

February 1, 2016

**CITY COUNCIL
CITY OF PRAIRIE VILLAGE
January 19, 2016**

The City Council of Prairie Village, Kansas, met in regular session on Tuesday, January 19, 2016 at 7:30 p.m. in the Council Chambers at the Municipal Building, 7700 Mission Road, Prairie Village, Kansas.

ROLL CALL

Mayor Laura Wassmer called the meeting to order and roll call was taken with the following Council members present: Ashley Weaver, Jori Nelson, Ruth Hopkins, Steve Noll, Eric Mikkelson, Andrew Wang, Brooke Morehead, Sheila Myers, David Morrison, Ted Odell and Terrence Gallagher.

Staff present was: Tim Schwartzkopf, Chief of Police; Keith Bredehoeft, Public Works Director; Melissa Prenger, Public Works Project Manager; Quinn Bennion, City Administrator; Wes Jordan, Assistant City Administrator; Nolan Sunderman, Assistant to the City Administrator; Lisa Santa Maria, Finance Director and Joyce Hagen Mundy, City Clerk.

PUBLIC PARTICIPATION

No one addressed the City Council.

CONSENT AGENDA

Council President Brooke Morehead moved for the approval of the Consent Agenda for January 19, 2016:

1. Approve Regular City Council Minutes - January 4, 2016.

2. Approve Claims Ordinance #2938.
3. Authorize the Mayor to execute a proclamation commemorating the accomplishments of the 6th grade class of Laura Moore at Prairie Elementary.
4. Approve the 2016 SuperPass Interlocal Agreement between the cities of Prairie Village, Leawood, Merriam, Mission, Fairway, Roeland Park and Johnson County Parks and Recreation District for use of swimming pool facilities and the Swim Meet Letter of Understanding.
5. Approve the 2016 recreation agreements with British Soccer and Challenger Sports for the use of park facilities for sports camps.
6. Approve the 2016 Pool Usage Agreement, Learn to Swim Program Agreement and Day Camp Agreement with Johnson Country Park & Recreation District for use of city facilities.
7. Approve the bid of \$97,248 by Krantz of Kansas City for the purchase and assembly of truck equipment for two F-550's and the transfer of \$28,341.12 from the equipment reserve fund for this purchase.
8. Approve the 2016 Prairie Village Legislative Platform.

A roll call vote was taken with the following members voting "aye": Weaver, Nelson, Hopkins, Noll, Mikkelson, Wang, Myers, Morehead, Morrison, Odell and Gallagher.

COMMITTEE REPORTS

Council Committee of the Whole

COU2016-02 Consider 2017 SMAC Application for Meadowbrook Regional Detention and Water Quality Project

Ruth Hopkins moved the City Council approve the submittal of the 2017 Stormwater Management Advisory Council (SMAC) application for the Meadowbrook Regional Detention and Water Quality Project. The motion was seconded by Eric Mikkelson and passed unanimously.

Mayor's Report

Mayor Wassmer encouraged Council members to attend the January 20th State of the Cities address at the Overland Park Marriott and reminded Council of their January 30th Work session. She noted one of the items to be covered would be the

priority listing which was distributed by Mr. Bennion for the Council's review. Mayor Wassmer reported work has begun on construction documents related to the Meadowbrook redevelopment.

STAFF REPORTS

Public Safety

- The next "Coffee with a Cop" will be held on Friday, January 22nd at 7 a.m. at Panera.
- Chief Schwartzkopf presented the following overview of the Johnson County Mental Health Co-Responder Partnership.

The City has been approached by Johnson County Mental Health to enter into a co-responder partnership program. The cities of Olathe and Overland Park currently have programs in place. The program is proposed to include Prairie Village, Leawood and the northeast Johnson County cities. Under the program a co-responder would respond with officers to the scene of calls involving individuals experiencing a mental health/substance abuse crisis. They would also be available to review police reports and provide outreach as necessary and referral and care coordination. The co-responder would be a trained mental health professional employed by Johnson County Mental Health.

Chief Schwartzkopf noted the increased need for a co-responder with the decreasing funding for mental health by the State. These individuals would have the skills and training to assist an officer in preventing a situation from escalating into a crime as well as reach out to individuals and families that are in need of help in the community. In addition the co-responder would provide a point of contact for questions and concerns and provide increased education/training for officers regarding mental health issues.

Chief Schwartzkopf noted that over the past five years, the department has responded to an average of 120 mental health related calls per year. The program is still evolving. It is anticipated that participating cities would pay for the cost of the co-responder based on population with Prairie Village having 24% of the northeast population making the estimated cost of \$22,261 for the first year. It is anticipated that some of that cost could be covered with the alcohol tax funds received as many of the mental health calls are connected to substance abuse.

Eric Mikkelson asked how much would be covered by the alcohol tax funds. Chief Schwartzkopf replied at least 50% and possibly up to 75%. He added the remaining costs could be covered from the police operations budget. The city attorney has reviewed the proposal and believes this would be an appropriate expenditure under the restrictions placed on those funds. The City of Leawood is also anticipating using their alcohol tax funds as a funding source. Steve Noll agreed that this would be an appropriate expenditure and is strongly supportive of the program.

Mayor Wassmer questioned if one individual would be sufficient based on the statistics provided on the number of calls in Prairie Village alone. Chief Schwartzkopf replied that the cities of Shawnee and Lenexa are joining together to share one co-responder. It may be too much for one individual to cover Leawood and the northeast Johnson County cities with the program ending up to be a partnership between the cities of Prairie Village and Leawood. Jori Nelson asked if the number of calls received by other cities was known. Chief Schwartzkopf replied he does not. He noted the city of Overland Park has one co-responder with a designated officer to assist. The program is very flexible.

Sheila Myers stated she supports the program. Brooke Morehead confirmed the projected cost included salary, benefits and the cost of a vehicle. Terrence Gallagher asked if Mission Hills was participating. Chief Schwartzkopf replied they could and their costs would be included in their contract for police services. Mayor Wassmer asked with calls coming from multiple agencies how it would be determined where the co-responder would respond. Chief Schwartzkopf replied the cities would be meeting again in February to continue discussion and this is one of the items that needs to be worked out. Jori Nelson asked if there were any federal funds that could be used for the program. Chief Schwartzkopf replied the county has investigated this and is not aware of any other available funding after the initial round. Ms. Nelson stated she was supportive of the program and felt it would benefit both the residents and the police department.

Public Works

- Keith Bredehoeft reported the crews response to the latest snow event with crews called in at 5:30 a.m.
- Work has begun on the renovation of the Community Center and is on schedule. Painting will be done next week. Staff will bring recommended changes to the rental policies for the Community Center for council consideration at the next meeting.
- The current work at 71st & Mission is from WaterOne and is not related to the Mission Road Project, it is for Google Fiber.
- Mr. Bredehoeft reported the costs to construct the proposed sidewalk discussed at the earlier committee meeting are \$50,000 for a five foot sidewalk and \$100,000 for an eight foot sidewalk. The Council directed staff to construct a five foot sidewalk.

Administration

- Lisa Santa Maria requested Council members turn in their meal request for the Council Work Session to her.
- The City again received the GFOA Award for Outstanding Achievement in Popular Annual Financial Reporting for the 2014 PAFR

Eric Mikkelson asked when year-end figures would be available. Mrs. Santa Maria replied not until the end of March but assured him the city would end the year within budget.

- Wes Jordan noted the Co-Responder program discussed by Chief Schwartzkopf could also benefit the codes department as they work with individuals.
- Mr. Jordan reported that he and Mr. Bennion met with the upper management of Waste Management (Deffenbaugh) regarding services provided to the city. The meeting was positive. Their representatives will be addressing the City Council in February. He added that the contract for solid waste services expires the end of the year and the Council will need to decide in March if they want to go out to bid for services.

Jori Nelson noted the number of households has not increased, why have the problems increased. Mr. Jordan stated he would let their representatives address that, but noted the ownership change, technology changes, personnel issues and aging equipment among the factors. Eric Mikkelson asked if there were other viable companies to bid on the services. Mr. Jordan responded there were one or two. Mr. Mikkelson asked if penalties were being assessed for the missed services. Mr. Jordan replied under the contract they have 24 hours to respond to a missed pick-up. The city has instituted a better system of tracking missed calls and notifications and penalties will be assessed. The contract allows for a \$30 penalty per missed incident. David Morrison asked what percentage of residents were having missed pickups. Mr. Jordan replied that is difficult to assess as not all residents call in to report missed services, others call in several times, one resident will call in a miss of an entire street or block. There have been inconsistencies in the services provided. He noted the city will have a better idea of numbers under the new tracking system. Mr. Jordan stated yard waste pick up create the most problems.

Brooke Morehead noted customer service issues with the post office at the Village. Ruth Hopkins stated that is a federally run operation and federal representatives should be contacted with concerns. David Morrison asked that the staff be directed to send a letter to the Postmaster. Mr. Odell and Mrs. Weaver urged caution, noting the city does not want to lose the post office. Mayor Wassmer stated she has heard several complaints regarding their operation and has experienced poor customer service herself.

- Mr. Jordan stated the draft of the Neighborhood Overlay Regulations will be presented to the City Council on February 1st.
- Quinn Bennion noted the Meadowbrook schedule has been moved back with the final development plan going to the Planning Commission in April with bonds issued in May.
- Mr. Bennion briefly reviewed changes to the distributed priority listing noting the addition of a page reflecting completed projects, new items are bolded.
- Mr. Bennion reported that he would be participating in a panel discussion on the Tax Lid Legislation. Mayor Wassmer added that the Johnson/Wyandotte County Mayors will be sending out a letter expressing their disappointment with the legislation that has been coming out of Topeka.

Terrence Gallagher asked about the status of Google stating the website indicated a 2016 signup. Mr. Bennion replied that Google will not indicate when in 2016. Mr. Sunderman cautioned the Council that even after the initial sign-up there have been instances with a significant delay until services are provided.

OLD BUSINESS

Ruth Hopkins announced that she will be presenting the “Green Business” Awards at the Johnson County Commission meeting.

Ted Odell expressed frustration with the maintenance at the Corinth Square Shopping Center noting several planters with dead plants, many of the lights around the perimeter are missing light bulbs and the Christmas tree is still up. He also noted a sign at 75th & Mission that was not in compliance with the city’s sign regulations. He commended the Prairie Village Arts Council on the creation of the “Future of the Arts” exhibit that was initially discussed several years ago. Sheila Myers added that “Future of the Arts” is open to students in grades K - 12 with several different categories including performance art, visual art and literature. Entries are due by February 19th on the website www.pvfota.org with the Gala Celebration on April 8th.

NEW BUSINESS

There was no New Business to come before the City Council.

ANNOUNCEMENTS

Committee meetings scheduled for the next two weeks include:

Environment/Recycle Committee	01/27/2016	5:30 p.m.
VillageFest Committee	01/28/2016	5:30 p.m.
Council Committee of the Whole	02/01/2016	6:00 p.m.
City Council	02/01/2015	7:30 p.m.

=====

The Prairie Village Arts Council is pleased to present the art of Julia Forrest, Joe Bussell & Hill Brin in the R. G. Endres Gallery during the month of January.

City Offices will be closed on Monday, January 18th in observance of the Martin Luther King Jr. Holiday. Deffenbaugh will also celebrate this holiday and trash services will be delayed one day all week.

The NEJC State of the Cities luncheon will be held on Wednesday, January 20th from 11 a.m. to 1 p.m. at the Overland Park Marriott.

Filing Deadline for City Council elections in noon, Tuesday, January 26th at the City Clerk's Office.

ADJOURNMENT

With no further business to come before the City Council the meeting was adjourned at 8:32 p.m.

Joyce Hagen Mundy
City Clerk



INFORMATION TECHNOLOGY DEPARTMENT

City Council Date: February 1, 2016
CONSENT AGENDA

Consider renewal of Interlocal Agreement with Johnson County Department of Technology and Innovation for 2016 information technology services.

RECOMMENDATION

Recommends the City Council approve the 2016 renewal of the Interlocal Agreement with Johnson County Department of Technology and Innovation to provide information technology services to city entities.

BACKGROUND

This is a contract renewal with Johnson County Department of Technology and Innovation (JoCo IT). The renewal increase (\$1820) is less than the budgeted amount of \$75,000 for 2016 year. JoCo IT began providing services to the City of Prairie Village in August 2014. Since that transition, the City has been able to leverage JoCo IT's purchasing power to upgrade the infrastructure and add needed components for disaster recovery.

The City Attorney has reviewed this contract.

FUNDING SOURCE:

01-01-02-6009-400 - \$72,106.90

PREPARED BY

Amy Hunt
Human Resources/IT Manager
Date: January 26, 2016

RENEWAL OF INFORMATION TECHNOLOGY SERVICES
AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF
JOHNSON COUNTY, KANSAS AND THE CITY OF PRAIRIE VILLAGE, KANSAS

THIS RENEWAL OF INFORMATION TECHNOLOGY SERVICES AGREEMENT (“Renewal”) is made and entered into this ___ day of _____, 2016 by and between the City of Prairie Village, Kansas (“City”) and the Board of County Commissioners of Johnson County, Kansas (“County”).

WITNESSETH:

WHEREAS, the City and the County entered in that certain Information Technology Services Agreement dated August 21, 2014, regarding the provision of information technology services (the “Agreement”); and

WHEREAS, the City and the County desire to renew and amend the Agreement.

NOW, THEREFORE, in consideration of the above and foregoing recitals, the mutual promises and covenants hereinafter given, and pursuant to and in accordance with the statutory authority vested in the City and the County, the parties hereto agree as follows:

1. Renewal. The City and the County hereby agree that the Agreement shall be, and hereby is, renewed and extended for an additional term from January 1, 2016 through December 31, 2016 (“Renewal Term”).

2. Services. During the Renewal Term, the County agrees to provide the services set forth in Attachment A and the City agrees to share in the costs of those services by paying the amounts set forth in Attachment A, which are the annual costs of the services. These rates are valid for the Renewal Term and are valid only if the City obtains and maintains a high speed data connection of at least 10mb between the City’s facility and any County facility on its high speed network. The County reserves the right to raise these rates if the City fails to obtain and maintain high speed connectivity. The City agrees to pay the costs set forth in Attachment A on a quarterly basis commencing upon execution of this Renewal.

3. Additional Services. Paragraph 6 of the Agreement is hereby amended by deleting “\$69.01” and replacing it with “\$68.90,” which shall be the cost of the County’s consulting services during the Renewal Term. The parties agree that during the Renewal Term, if the City requests additional professional services that are not included in the services set forth in Attachment A, then the County’s hourly rates for such services shall be as follows:

Tier 1 Support per hour	\$32.14	Support Center
Tier 2 Support per hour	\$42.02	Systems, Phone
Tier 3 Support per hour	\$48.39	Networking, Applications, Security
DBA cost per hour	\$53.22	Data Administration
Consulting	\$68.90	Project Management

4. Agreement Effective. Except as expressly modified by this Renewal, the terms and provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Renewal to be executed in two (2) counterparts by their duly authorized representatives and made effective the day and year first above written.

CITY OF PRAIRIE VILLAGE, KANSAS

BOARD OF COUNTY COMMISSIONERS OF
JOHNSON COUNTY, KANSAS

By _____
Mayor Laura Wassmer

By _____
Joe Waters, Acting Chief Information Officer

By _____
City Attorney
Catherine Logan

APPROVED AS TO FORM:

Cynthia Dunham
Deputy Director of Legal

EXHIBIT A--SERVICES

Service	Description	
Systems	Server Backup and Restore.	\$5,124.41
	Email	\$4,927.31
	Active Directory Support, OS support, server patching and updates, print management, other miscellaneous domain administrator functions.	\$12,811.02
Consulting	Provide project management services to coordinate and direct activities associated with special projects as needed. (\$68.90 per hr)	
Business Application Support	Application Support: Support current applications	\$2,441.25
Data Administration	Provide periodic monitoring of the database management systems, optimizing or repairing where possible, and tackling problems as they occur. Manage backups of the databases.	\$2,818.42
Network	Monitoring: 24/7/365 monitoring of all network systems including servers, switches and core appliances that are SNMP-enabled and accessible via Internet from Johnson County Support Center.	\$12,811.02
	Support and Administration: Review of event logs and manufacturer-recommended firmware updates and available upgrades for CISCO switches, routers and firewalls. Identification evaluation and application of available and relevant firmware (OS) upgrades.	
	Network Hardware Replacement and Upgrade: Identify network hardware specs for replacements and upgrades. Assist and coordinate the installation of new network components.	
	Internet Connection	\$0.00
Security	<p>Vulnerability Monitoring: external scanning of client's network for potential security weaknesses, based on public-facing devices on the Client Network and if applicable, identification and recommendations of ways to better protect the client's network.</p> <p>Firewall and VPN Management: Monitoring and maintenance of client's one CISCO ASA firewall. We assume that the ASA firewall is also used for VPN. Maintain and support the current VPN system.</p> <p>Anti-Virus and Threat Management: Maintain and support the client's anti-virus. Monitoring automated updates to ensure AV signatures are current and active across all devices.</p> <p>Network Security Monitoring and Intrusion-Prevention Services: Monitor the Client's network for any security issues and make recommendations</p> <p>Internet filtering through Websense.</p>	\$10,675.85
Support Center – Help Desk	The Support Center team provides Tier 1 and Tier 2 desktop support 24 x 7. Support is provided by a team of highly skilled, certified, technicians.	\$20,497.63
Total		\$72,106.90

INFORMATION TECHNOLOGY SERVICES AGREEMENT

THIS INFORMATION TECHNOLOGY SERVICES AGREEMENT, made and entered into this 31 day of August, 2014, by and between the City of Prairie Village, Kansas ("City") and Johnson County, Kansas, by and through the Department of Technology and Innovation, a department within Johnson County, Kansas government ("County").

WITNESSETH:

WHEREAS, the City is a municipality located within Johnson County, Kansas, organized and existing under the laws of the State of Kansas; and

WHEREAS, the County is a municipal government organized and existing under the laws of the State of Kansas; and

WHEREAS, the City desires to engage the services of the County for the purpose of providing information technology services; and

WHEREAS, the City and the County are authorized by K.S.A. 12-2908 to enter into an agreement with each other for the performance of a governmental service, activity, or undertaking; and

WHEREAS, the City and the County hereby agree to accept the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the above and foregoing recitals, the mutual promises and covenants hereinafter given, and for other good and valuable considerations, the parties hereto agree as follows:

1. In order to promote efficiency and coordination among local governments, this Agreement sets forth the terms and conditions upon which the County will provide certain information technology services to the City.
2. The County agrees to perform and the City agrees to pay the County for each and all services described in the "Services & Costs" table at the rates set forth in the table, below. These rates are valid for the first year of this Agreement.

3. The County shall bill the City on a quarterly basis prior to performance of the services to be provided pursuant to this Agreement and the City shall pay the County within thirty (30) days of receipt of the County's bill. As such, upon execution of this Agreement by the parties, the County shall bill the City in the amount of \$57,194.11 for the cost of first quarter services, which includes the one-time costs and twenty-five percent (25%) of the ongoing costs.

10/3/15 - 4. This Agreement shall become effective upon its execution by both parties. The term of this Agreement is from the effective date through December 31, 2015, and it may be renewed upon written agreement of the parties. The County reserves the right to review and adjust the pricing of its services at the time of each renewal. Either party may terminate this Agreement by giving ninety (90) days written notice to the other party. In the event of termination by the City, the County shall be compensated for services performed through the effective date of termination. In the event of termination by either party, the City shall be responsible for and agrees to pay any costs, fees, or penalties charged by or incurred under any third party agreements for services, software, or equipment related to the City's technology services.

5. The City shall allow the County to have on-site access to the City's physical infrastructure as reasonably needed by the County to perform services under this Agreement. The City shall provide to the County administrative level access to software, hardware, and technology components required by the County to perform services under this Agreement, including all administrative level passwords, keys, and access codes.

6. In addition to the services set forth in the table above, the City may request additional services or projects to be performed by the County. In that event, the parties shall meet and negotiate in good faith to discuss and draft a Statement of Work ("SOW"), which shall set forth the specific services to be provided by the County and any additional terms and conditions. The parties agree that during the initial term of this Agreement, the County's rate for such additional services or projects shall be \$69.01 per hour. Once completed, all such SOWs shall be executed and attached as an exhibit to this Agreement and incorporated herein. Throughout the course of this Agreement, the parties may negotiate and execute multiple SOWs, and any reference to a SOW in this Agreement shall include each such SOW and any amendments thereto.

7. The parties shall be responsible for jointly administering this Agreement. Each party will assume administrative responsibility for its own participation in this cooperative undertaking.

8. Each party shall indemnify and hold harmless the other party from any and against all claims, losses, damages or costs arising from or in any way related to the negligent or intentional act, error, or omission of the other, its officers, employees or agents, in performing under this Agreement. Under no circumstances shall either party be liable for any indirect, incidental, special, punitive, or consequential damages or losses resulting from or related to the services provided by the County pursuant to this Agreement. Under no circumstances shall the County be liable for any claims, losses, damages or costs arising from or in any way related to the City's use of its current computer hardware, software, and related equipment, including, but not limited to, lost, damaged, or inaccessible data, records, or information, or from the City's failure to comply with the County's recommended best practices with regards to security, equipment replacement, software replacement, and server management.

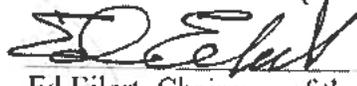
CITY OF PRAIRIE VILLAGE, KANSAS

By



Ronald L. Shaffer, Mayor
Printed name & title

JOHNSON COUNTY, KANSAS



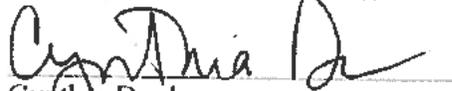
Ed Eilert, Chairman of the Board

ATTEST:



Clerk of the Board

APPROVED AS TO FORM:


Cynthia Dunham
Deputy Director of Legal



POLICE DEPARTMENT

Council Committee Meeting Date: February 1, 2016

CONSENT AGENDA:

PURCHASE REQUEST FOR POLICE VEHICLES

RECOMMENDATION

Staff recommends the purchase of three 2016 Ford Police Interceptor Utilities.

Shawnee Mission Ford was awarded the Mid America Council of Public Purchasing (MACPP) Metropolitan Joint Vehicle Bid.

COUNCIL ACTION REQUESTED ON FEBRUARY 1, 2016

BACKGROUND

On an annual basis, the Police Department replaces older police units due to age, mileage, and/or maintenance problems. The Department is seeking authorization to purchase these units from Shawnee Mission Ford, who was awarded the 2016 MACPP Metro Bid. The approximate build time for these cars from Ford is 120 days.

This purchase was previously approved by the City Council as part of the 2016 Public Safety Budget.

FUNDING SOURCE

01-03-25-8006-000 -- \$79,719

PREPARED BY

Capt. Byron Roberson

Patrol Commander

Date: January 19, 2016

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Confluence, Kansas City, Kansas
- Christopher Shires, AICP, Principal
- PJ Novick, ASLA, LEED GA, Principal
DATE: February 1, 2016, City Council Meeting (Confluence Project # 15018KC)

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 Final Plat

PROPERTY ADDRESS: 5200 West 94th Terrace

APPLICANT: Mark Ledom
2020, LLC
5200 West 94th Terrace
Prairie Village, KC 66207

ATTACHMENTS: January 5, 2016 Planning Commission Staff Report

PLANNING COMMISSION REVIEW AND ACTION:

On January 5, 2016, the Planning Commission held a public hearing on the above request including a request for approval of the related Preliminary Plat. A copy of the staff report to the Commission is attached and a copy of the draft Commission meeting minutes are included in your Council packet. The following are the major points of discussion:

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.

The Commission discussed this issue and was ultimately supportive of the plan for parking and felt that parking will be adequate for the intended uses. Conditions 7 and 8 were added to require the execution of the cross parking agreements with the final development plan and that the future parking to the north of Lot 1 be completed and ready for use prior to any construction on Lot 2.

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 Commission discussed the overall building exterior design and in particular the proposed cedar siding and its long-term durability. It was noted during the meeting, that the copper roofing and accent material is not true copper but instead a copper color metal that should not stain the cedar siding. Ultimately the Commission was satisfied with the building design and exterior materials.

The Commission held further discussion regarding the trash enclosure and its location and added a condition number 9 requesting the applicant work with staff on the determination of the best location for the trash enclosure to be reflected on the final development plan.

Pedestrian Access: The Commission discussed a sidewalk connection for the condominium building to Meadowbrook Park and added a condition number 10 requesting the application work with City staff to locate a pedestrian connection to Rosewood Drive and the Meadowbrook Park Development to the north.

PLANNING COMMISSION RECOMMENDATION:

After closing the public hearing and discussing the matter and modifying the recommended conditions of approval, the Commission adopted a motion to find favorably on the findings of fact based on the "golden factors" as detailed in the staff report to the Commission and to recommend to the City Council approval of the requested Rezoning and the proposed Preliminary Development Plan (including the Vision Book Addendum), subject to the following conditions which includes additional conditions 7, 8, 9, and 10:

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.
7. Execution of the cross parking agreements be presented with the final development plan.
8. The future parking to the north of Lot 1 shall be completed and ready for use prior to any construction on Lot 2.
9. The applicant work with staff on the determination of the best location for the trash enclosure with that to be reflected on the final development plan.
10. A pedestrian connection shall be provided to Rosewood and the Park Development.

At this meeting the Commission also adopted a motion to approve the Preliminary Plat and recommend approval of the Final Plat, both subject to the above conditions (PC2016-102).

STAFF COMMENTS:

There are no outstanding issues.

STAFF RECOMMENDATION:

Staff recommends the Council approve the Rezoning, the Preliminary Development Plan (including the Vision Book Addendum), and the Final Plat subject to the 10 conditions as adopted by the Planning Commission.

SUGGEST MOTIONS:

PC2016-02

Recommend the Governing Body adopt Ordinance 2344 rezoning the property located at 5200 West 94th Terrace, Prairie Village, Kansas from CP-2 (Planned General Business District) to MXD (Mixed Use Development District) and directing the amendment of the official zoning map of the City of Prairie Village, Kansas;

PC2016-102

Recommend the City Council authorize the Mayor to execute the Final Plat for Meadowbrook 2020 for acceptance of rights-of-way and easements.

ORDINANCE 2344

AN ORDINANCE REZONING PROPERTY LOCATED AT 5200 WEST 94TH TERRACE, PRAIRIE VILLAGE, KANSAS FROM CP-2 (PLANNED GENERAL BUSINESS DISTRICT) TO MXD (MIXED USE DEVELOPMENT DISTRICT) AND DIRECTING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF PRAIRIE VILLAGE, KANSAS; AND REINCORPORATING SAID ZONING MAP BY REFERENCE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, KANSAS:

Section I. Planning Commission Recommendation.

That having received a recommendation from the Planning Commission; having found favorably on the findings of fact, proper notice having been given and public hearing held as provided by law and under the authority of and subject to the provisions of the Zoning Regulations of the City of Prairie Village, Kansas, the zoning classification or districts of the lands hereinafter legally described are changed from CP-2 (Planned General Business District) to MXD (Mixed Use Development District) and a Preliminary Development Plan is adopted as set forth in Sections II and III.

Section II. Rezoning of Property.

The property to be rezoned MXD is legally described as:

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 part of the following:

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 Northwesterly along the Northerly 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 plat 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 Plat 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 and to be platted as Lot 2, Meadowbrook 2020, in the City of Prairie Village, Johnson County, Kansas, and commonly referred to as:

5200 West 94th Terrace, Prairie Village, Kansas,

is hereby rezoned in from CP-2 Planned General Business District to MXD Mixed Use Development District.

Section III. Preliminary Development Plan.

That a Preliminary Development Plan as presented to the Planning Commission on January 5, 2016 is hereby approved 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.
- 7 Execution of the cross parking agreements be presented with the final development plan.
8. The future parking to the north of Lot 1 shall be completed and ready for use prior to any construction on Lot 2.
9. The applicant work with staff on the determination of the best location for the trash enclosure with that to be reflected on the final development plan.
10. A pedestrian connection shall be provided to Rosewood and the Park Development.

Section IV. Reincorporation By Reference of Prairie Village, Kansas, Zoning District Map as Amended.

That the Official Zoning District Map of the City is hereby amended in accordance with Section II, of this ordinance and is hereby reincorporated by reference and declared to be the Official Zoning District Map of the City as provided for and adopted pursuant to the provisions of Section 19.04.010 of Title 19 Zoning of the Prairie Village Zoning Regulations.

Section V. Take Effect.

That this ordinance will become effective upon approval, passage and publication with publication being at the same time or after the publication of Ordinance 2342 rezoning the property at 9101 Nall from R-1a To MXD (Mixed Use Development District) and CP-2 (Planned General Business District).

PASSED AND APPROVED THIS 1st DAY OF FEBRUARY, 2016.

Mayor Laura Wassmer

ATTEST:

APPROVED AS TO FORM

Joyce Hagen Mundy, City Clerk

Catherine P. Logan, City Attorney

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)

APPLICATION: PC 2015-002, 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 94th Terrace

APPLICANT: Mark Ledom
2020, LLC
5200 West 94th 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. 95th 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 94th 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 94th 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. 94th Terr

ZIP: 66207

OWNER: Same as Above

PHONE: _____

ADDRESS: _____

ZIP: _____

LOCATION OF PROPERTY: 5200 W. 94th Terr

LEGAL DESCRIPTION: See Attached

Present Zoning CP-2

Requested Zoning: MXD

Present Use of Property: _____

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
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 94th 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 PRPOERTY 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



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



- PC2016-02 Request for Rezoning from CP-2 (Planned General Business District) to MXD (Mixed Use District)
5200 West 94th Terrace**
- PC2016-102 Request for Preliminary Redevelopment Plan Approval
5200 West 94th Terrace**
- PC2016-103 Request for Preliminary & Final Plat Approval
5200 West 94th Terrace**

Chairman Nancy Wallerstein stated that due to the relatedness of these applications they would be dealt with by the Commission together.

Melissa Brown recused herself due to a professional conflict of interest as she is employed by the applicants' architectural firm and left the meeting.

Gregory Wolf noted that his law firm represents VanTrust and due to the relatedness of this application to the VanTrust development to the north, he felt it was best to recuse himself as well due to a professional conflict of interest and left the meeting.

PJ Novick noted this property is an approximately 0.71-acre site located at the northeast corner of W. 94th Terrace and Rosewood Drive, east of the intersection of the new street that is proposed to connect to Meadowbrook Park.

The applicant is proposing to reconfigure the parking lot for the existing office building at 5200 West 94th Terrace in response to the planned platting and construction of a public street through his property that will connect Meadowbrook Park to 94th Terrace.—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 94th 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 Development. Mr. Novick noted MXD zoning 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.

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.

Mr. Mark Ledom, 5200 West 94th Terrace, #105, stated he and his partner purchased this property in 1978 at which time it was the Meadowbrook Racket Club, adding that in 1990 the property was converted to an office building.

Van Trust approached them with the need for a south egress from the park to 95th street through their existing parking lot. They agreed to work with them by seeking to replat their property with the lot on the east side being zoned residential to allow them to construct six high-end condominiums. With the intent to maintain consistency and flow with the Meadowbrook development this submittal is being brought in as an addendum to the Van Trust development.

The building has been designed 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 location allows it to serve as both a transitional structure from its commercial neighbors and act as a unique landmark gateway structure that adds to the entry sequence for those approaching Meadowbrook Park from the south.

Mr. Ledom reviewed the proposed parking noting that parking for the proposed condominium will be primarily contained in 15 underground basement parking spaces and 14 surface parking lot spaces.

In order to help accommodate the parking required for the existing office building on proposed Lot 1, they will establish a cross parking easement allowing the office building to use all 14 of the surface parking spaces on Lot 2 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.

Mr. Ledom noted that their office building is 100% occupied so they did a traffic count themselves to verify the number of parking spaces currently being used. The highest number of cars parked in the lot was 74 with an average daily rate of 60 cars.

Mr. Ledom stated the three story building will have two condominium units on each floor. Exterior building materials for the condominium building identified in the vision book addendum are: 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-like material, and board formed concrete.

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 a representative logo will be mounted on the building (south façade) in the approximate location as shown on the elevations. Each of the units includes an expansive terrace offering outdoor living space and providing a visual connection to the pond just north of the building. Terraces are allowed to extend no closer than three feet to the lot line. The North Elevation showed vestibule towers with the one on the right being 17' high and 24 feet deep and the one on the left 17 feet high and 26 feet deep. The maximum building height is 45 feet with architectural elements such as chimneys, spires, cupolas, belfries, towers, rooftop decks, elevator housing and roof access stairwell allowed to exceed maximum height by ten feet.

The landscape plan reflects elements of the landscape theme from Meadowbrook Park as well as the more formal courtyards and gardens that will be found in 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 façade. Mr. Ledom noted that this project will provide more green-space than currently exists. The landscape plan along the entrance is designed both to provide screening and noise reduction from the traffic on Rosewood .

Utility Easement and Plat

Doug Ubben, Phelps Engineering, 1270 N. Winchester, Olathe Ks, 66061 presented the Preliminary and Final Plats noted the two separate lots. There is a utility easement for KCP&L in the northeast corner that will be vacated. 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. This will also be vacated.

Mr. Novick noted that 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.

PJ Novick noted that in compliance with the Planning Commission's Citizens' Participation policy, the applicant held a neighborhood meeting on December 28, 2015. There were no attendees.

Mr. Novick presented the following review of the application in relation to the "golden" factors:

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.

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.

Mr. Novick recommended that 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.
7. Execution of the cross parking agreements be presented with the final development plan.

Mr. Novick noted that he is uncomfortable with the proposed location of the trash dumpster near the roadway and asked the Commission to review this item in particular. He would like to see them moved back to the existing location at the east end of the parking lot. Two parking spaces can then be placed where the plan currently shows the dumpster thereby not effecting the parking count.

Jeffrey Valentino asked for clarification on the need to change the zoning to a MXD district. Mr. Novick responded the existing zoning requires established setbacks that would restrict the development of this project. The MXD would allow for the necessary reduced setback and the proposed architectural style and the higher elevation of the building. Staff feels it makes sense to go with the MXD zoning for this final puzzle piece of the overall Meadowbrook project allowing for the unique development of this site.

Nancy Wallerstein confirmed that basically the application is extending the adjacent MXD zoning into lot 2 only and that the other lot remains CP-2. This area abuts the park on the north and east and the commercial area on the south and west.

Mrs. Wallerstein noted the first item for consideration by the Commission will be the requested rezoning from CP-2 to MXD, then the Commission will consider the preliminary development plan for the area being rezoned and then the Preliminary Plat and Final Plat. Each action will require a separate motion. The staff recommended conditions of approval would apply to the action on the preliminary development plan.

Chairman Nancy Wallerstein opened the public hearing on PC2016-02 requested rezoning of 5200 West 94th Terrace from CP-2 (Planned General Business District) to MXD (Mixed Use District). With no one present to address the Commission, the public hearing was closed at 8:20 p.m.

James Breneman asked for clarification on the staff report reference to a minor modification needed for the site plan. Mr. Novick responded the minor modification referenced is a change to the parking lot for the existing office structure. The parking area is being handled by an administrative staff review. Mr. Breneman asked how the number of needed parking spaces is available for use by the office building. The applicant stated that their parking counts reflected the need for 74 office parking spaces and the plan only has 44. He acknowledged the construction of a parking area to the north, but asked when that would be constructed and if the parking spaces on the east would be available during construction.

Justin Duff with Van Trust, 4900 Main Street, Suite 400, Kansas City, MO, 64112 replied that those details are yet to be worked out with 20/20 LLC. The timing of construction

has not been determined. Mr. Breneman responded that the parking lot needs to be constructed right away to accommodate the needed parking.

Mark Ledom responded that as owner of the office building he understands the need for the parking area to be constructed and does not have a problem with a condition that a building permit for the condominiums not be issued until the roadway and north parking lot has been constructed. This would leave the existing parking spaces where the condominiums are to be constructed available for parking. He added that in the past they have rented up to 80 of their parking spaces for use by the shopping center to the south and will have an agreement with them to provide overflow parking spaces if needed.

Mr. Breneman requested that this be added as a condition. Mrs. Wallerstein stated Condition #9 would be Overflow parking of 34 spaces be available before the issuance of a building permit for construction of the condominiums.

Jonathan Birkel asked in the cross easement agreement who would be responsible for the maintenance of the parking area, the office building or the condos? Mark Ledom responded that there will actually be two cross easement agreements. The first between 20/20 LLC and Van Trust for the parking lot to the north and a second between 20/20 LLC (owners of the office building) and currently 20/20 LLC but eventually becoming the Homeowners Association for the condominiums stating that the owners of Lot 1 will be responsible for the maintenance and upkeep of the parking area and 14 spaces. This will be reflected in a deed restriction filed with the county. Van Trust will be responsible for the maintenance and upkeep of the 34 spaces in the parking area to the north. Mr. Ledom added the six condominium units will have 15 underground parking spaces available so the 14 onsite parking spaces will be overflow spaces for the office building and the Homes Association will become the owner of Lot 2.

Mr. Ledom stated they would prefer to have the trash dumpster on Lot 1. Staff is not comfortable with the proposed location because of the location being near the entrance to the park and the Meadowbrook development. He noted that 6 condos do not need an individual dumpster. There will be a trash collection area in the basement and the trash would be placed out for pick-up.

They would like to move the dumpster to the other side of the parking spaces adjacent to the US Bank dumpster and surrounded by three walls and evergreens.. This would be closer and easier for owners of Lot 2 and not obtrusive to condo owners as they enter their property.

Mr. Breneman expressed concern with the accessibility of the proposed location for the trash trucks requiring a 180 degree turn. Other possible locations were discussed.

Jonathan Birkel asked why the dumpster was moved from the office building to the proposed site. Mr. Lenahan noted the proposed location will require individuals to cross Rosewood to take their trash to the dumpster. It doesn't make sense.

Mr. Novick noted the previous location was closer to Rosewood and visible to individuals coming into the development. Mr. Lenahan stated it can be screened as required. Mr. Birkel suggested another location. Jeffrey Valentino suggested another possible location. Commission members discussed several possible locations and their impact and agreed that the dumpster location makes more sense in Lot 1 and should not be located in Lot 2.

Mr. Ledom noted the office building trash accumulation is usually two to three bags per day which is taken by the custodial service in their trucks to the dumpster after 9 p.m. in the evening. There is not a problem with taking the trash across the street to Lot 2.

Mr. Novick noted that since Lot 1 is not in the rezoned area, the condition could be added that the trash dumpster is located in Lot 1 and the applicant could work with staff to find an acceptable location. Mr. Novick noted that this would be in a commercial zoning district having different regulations while located on Lot 2 in the MXD zoning the commission could require additional conditions relative to the location and screening of the dumpster.

Patrick Lenahan asked Mr. Ledom if it was not necessary to provide for the office building trash, what would they do on Lot 2. Mr. Ledom replied there would be no trash dumpster collection on Lot 2. He stated that they would place the dumpster on either lot wherever the Commission desired and landscape it appropriately. He does not want it where Mr. Novick has suggested but does not want this issue to delay the process for approval of this application.

Patrick Lenahan noted that from a good planning perspective he feels that Lot 1 should handle its own trash and Lot 2 handles its own trash. Mr. Ledom agreed. Mr. Novick felt that there would be setback issues for the location of the trash dumpster on Lot 1. Mr. Breneman state he does not have a problem with the dumpster located on Lot 2.

Mr. Novick noted this corner will have an entrance sign for the development and due to this the incorporation of the dumpster appears problematic but perhaps with additional landscaping this could be addressed on the final development plan. Commissioners discussed options including incorporating the sign into the dumpster screening wall. Mr. Duff with Van Trust reviewed the location and noted that it is already heavily landscaped. It was noted this sign is not a private sign, but the Johnson County Park & Recreation sign.

Nancy Wallerstein asked if there was a consensus noting several different conditions having been recommended. Discussion continued. Mrs. Wallerstein stated that this a major project and significant time has been spent on the location of a trash dumpster. It appears clear that this is not going to be resolved this evening, but it is time for the Commission to move on.

Patrick Lenahan noted the applicant stated initially that they wanted to put the dumpster on Lot 1, but the Planning Staff has driven them to this other bizarre solution, but if the applicant ultimately wants to move this along and is willing to go with the staff solution it

is fine with him although he felt it was an operationally ridiculous solution, but if they accept it that is what is voted on this evening. Mrs. Wallerstein does not want to see a trash dumpster set this project back. PJ Novick stated that the proposed location with additional landscaping this is set back much further from Rosewood than any possible location on Lot 1 where it will be much more of an eyesore.

Jeffrey Valentino stated he felt the far greater issue was why this was being made more complicated by rezoning the property to MXD. He is still unclear as to why this is necessary. He does not feel the architectural style coordinates well with the MXD and does not see a reason for this to be rezoned.

Justin Duff of Van Trust replied the MXD speaks to the height of this building which is not allowed in RP4 and the setbacks that are required by the constraints of this lot size. These are the two large issues for doing the MXD in addition to the other variances that would be required under standard zoning. Mr. Valentino asked how much of a variance would be required for these two items, what is the additional height needed and what would be the setback encroachment. The height limitation under RP-4 is 35 feet for this 45foot tall building.

Wes Jordan added the consistency of this project to the adjacent redevelopment of the Meadowbrook property was one of the primary issues for the recommendation of the MXD zoning which both the Commission and Council are familiar with from the recent Meadowbrook application. Mr. Novick stated that he did not feel it would be appropriate for a project with the magnitude of variances required to be handled through the Board of Zoning Appeals process. He is not confident that the project could meet the criteria required for the granting of a variance. This is a good infill transitional project for this location.

Jeff Valentino asked if the proposed architecture does coordinate with the MXD zoning. Mr. Breneman stated he does not have any problem with the MXD zoning and feels it is the appropriate way to proceed. However, he does have issues with the design of the buildings with flat roofs. Jonathan Birkel replied that the MXD zoning allows for architectural options that vary from the typical architecture and supports the proposed project. Mr. Lenahan feels that the building design is fine; however, he noted a complete lack of sidewalks connecting anywhere on the plan. Justin Duff and the applicant reviewed the existing sidewalks on Lot 1 noting their connection to the north. They agreed there should be connectivity to the trail and park. Mr. Lenahan questioned the lack of any connectivity from the proposed residences. Mr. Breneman noted an existing sidewalk that connects to 95th Street and suggested how this be connected.

Mr. Novick noted a condition could be added requiring sidewalks on Lot 2 to connect with the surrounding park and development.

Nancy Wallerstein expressed concern with all the proposed cedar wood on the project and how this would be maintained. Mr. Ledom replied this tongue and groove cedar siding will come from the mill pretreated and stained on all six sides providing for much longer longevity. They have stained cedar siding on the office building for the past 10

years which requires spraying with a stain every five years. He stated that cedar will last far longer than 90% of other products on the market. Mr. Birkel suggested the cedar be lap-sided (horizontal) rather than vertical as water can get behind vertical cedar. He stated that he is comfortable with the cedar but is concerned with the copper and rain water turning the siding black. Mr. Ledom replied that it is not true copper and will not have the issue of staining the siding.

Mr. Birkel questioned the ADA accessibility of the building. Mr. Ledom stated that there is accessibility parking and access through the garage. The building is secured and will need to call in for access.

Nancy Wallerstein questioned the sufficiency of only one handicapped parking space. Matt Schlicht with Engineering Solutions, 50 S.E. 30th Street, Lee's Summit, Missouri 64082 responded that only one space is required by code. Mr. Schlicht also reviewed the multiple numbers of variances that would be required under standard residential zoning.

Jonathan Birkel confirmed that the only handicapped access available was through the underground garage with the elevator. Mr. Novick noted that additional handicapped spaces could be added as a condition. Mitch Dringman confirmed that the plan meets the ICBO regulations with the underground entrance. Mr. Birkel was concerned that this new building is not handicap accessible as there is no ramp access to this building. Mr. Ledom noted that a guest needing access could be allowed in through security from the garage. He added that the building was being built with handicapped accessibility.

James Breneman noted the final plat shows an easement on the north being vacated and noted there are also easements on the south and east and asked if those would be vacated. Matt Schlicht stated the easement on the south side will not be vacated but the others will be vacated on the final plat. Mr. Novick noted that a condition could be added that vacation of easement be reflected on the final plat. Mr. Breneman noted that several items were not reflected on the preliminary plat. Mr. Novick noted that these items would be shown on the final development plan that there is sufficient information on the preliminary plat for approval. He noted the final plat is a legal document showing ownership and easements and will not show many of the items questioned by Mr. Breneman but are shown on the preliminary development plan.

Chairman Nancy Wallerstein confirmed the following conditions of approval added by the Commission:

7. Execution of the cross parking agreements be presented with the final development plan.
8. The future parking to the north of Lot 1 shall be completed and ready for use prior to any construction on Lot 2.

Several options were discussed for the condition regarding the location of the trash dumpster, including that it be approved at the location as shown on the revised plan;

however, if it is determined not to be necessary it is not required. Mr. Novick felt the suggested condition would work.

Mrs. Wallerstein asked Mr. Novick to go back to the recommendation for the trash enclosure. Mr. Novick suggested that the Commission separate the sidewalk condition and the trash dumpster condition and require that further details shall be provided on the final development plan for the project entry sign and sidewalk connection to the park and development.

Mrs. Wallerstein asked for a specific recommendation on the trash enclosure, at one point it was recommended that Lot 1 and Lot 2 handle their own trash, or whether they come back after further review with staff to show the actual location. Mr. Lenahan restated his recommendation was that the Commission accept the revised location of the trash enclosure but that if it is determined that a dumpster is not needed it is not required because trash can be handled on Lot 1. Mr. Novick feels that further investigation of placement on Lot 1 needs to take place. Once the final location is determined the Final Development Plan can reflect these changes.

Mrs. Wallerstein restated the suggested condition as follows: The applicant can construct the trash enclosure where it is proposed on the revised plan, but that after further review and investigation with staff they explain why that is the best location. She noted that a location on Lot 1 is not part of the MXD and would not be reviewed by the Commission.

Wes Jordan suggested that the recommendation simply be that the applicant work with staff to determine the best placement of the trash enclosure. That will give the best flexibility noting that staff understands what the Commission desires. Commission members questioned if this included the approval of the revised location. Mr. Jordan confirmed that his recommendation was only to work with staff to determine the best location with that being reflected on the final development plan.

9. The applicant work with staff on the determination of the best location for the trash enclosure with that to be reflected on the final development plan.

Mrs. Wallerstein noted the condition of a sidewalk to connect to trail remains. Mr. Ledom expressed concern with stating that the sidewalk connect to the trail (in the park) as they will not be building the trail and do not have control over when it will be built.

PJ Novick proposed the following language: A pedestrian connection shall be provided to both Rosewood and park development. Mr. Ledom asked if they were discussing a sidewalk similar to what is on the west side of Rosewood also on the east side of Rosewood Several sidewalk connections were discussed and reviewed by the Commission and the applicant. Chairman Nancy Wallerstein recommended a general statement of condition that there be connection from the development to the rest of the neighborhood that will be shown on the final development plan

10. A pedestrian connection shall be provided to Rosewood and the Park Development.

**PC2016-02 Request for Rezoning from CP-2 (Planned General Business District) to MXD (Mixed Use District)
5200 West 94th Terrace**

James Breneman moved the Planning Commission recommend the Governing Body approve the rezoning from CP-2 (Planned General Business District) to MXD (Mixed Use District) for 5200 West 94th Terrace. The motion was seconded by Jeffrey Valentino and passed by a vote of 5 to 0 (Commissioners Brown & Wolf recusing themselves due to a professional conflict of interest.)

**PC2016-102 Request for Preliminary Redevelopment Plan Approval
5200 West 94th Terrace**

Patrick Lenahan moved the Planning Commission approve PC2016-102 the preliminary development plan for 5200 West 94th Terrace 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.
7. Execution of the cross parking agreements be presented with the final development plan.
8. The future parking to the north of Lot 1 shall be completed and ready for use prior to any construction on Lot 2.

Draft Planning Commission Minutes of January 5, 2016

9. The applicant work with staff on the determination of the best location for the trash enclosure with that to be reflected on the final development plan.

10. A pedestrian connection shall be provided to Rosewood and the Park Development.

The motion was seconded by Jonathan Birkel and passed by a vote of 5 to 0 (Commissioners Brown & Wolf recusing themselves due to a professional conflict of interest.)

PC2016-103 Request for Preliminary & Final Plat Approval 5200 West 94th Terrace

Jeffrey Valentino moved the Planning Commission approve the preliminary and final plat of Meadowbrook 2020 forwarding the final plat to the Governing Body for the acceptance of easements and rights-of-way. The motion was seconded by James Breneman and passed by a vote of 5 to 0 (Commissioners Brown & Wolf recusing themselves due to a professional conflict of interest.)

OTHER BUSINESS

Building Official Mitch Dringman advised that there has been an appeal to the Countryside East Overlay District. The appeals process established by the code includes a review board consisting of two homes association board members and a planning commission member. Jonathan Birkel volunteered to serve as the planning commission member to hear the appeal. Mr. Dringman will notify him of the established date and time for the hearing,

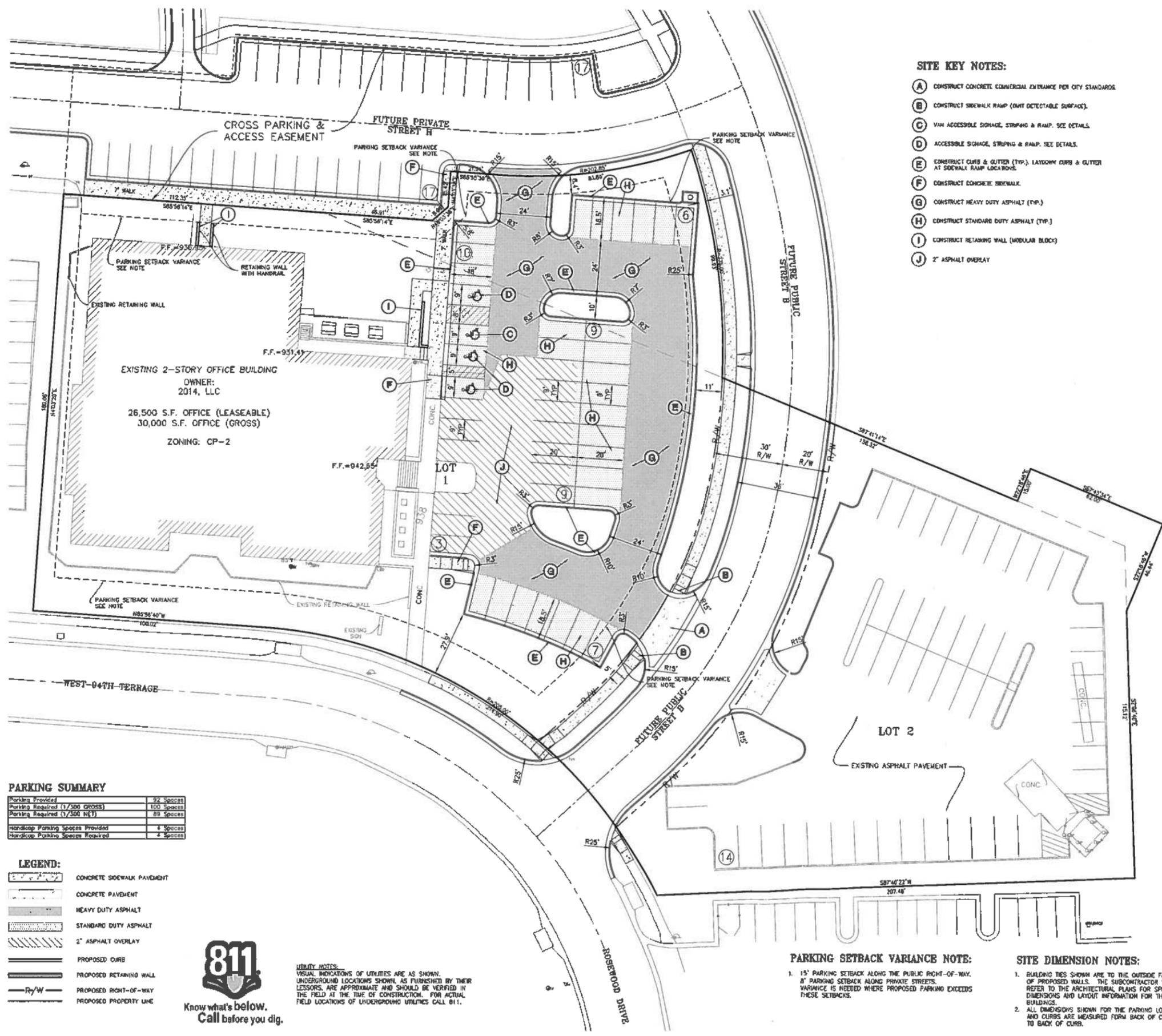
NEXT MEETING

The planning commission secretary noted the February agenda currently includes the continued Building Height Elevation and the Final Plat for Mission Chateau. Wes Jordan advised the Commission that 7501 Mission Road will be on the March agenda and provided a brief update on the status of the overlay district revisions.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 10:05 p.m.

Nancy Wallerstein
Chairman



SITE PLAN NOTES:

- All construction materials and practices on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
 - City ordinances & O.S.M.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 on the job site at all times.
- The contractor shall be responsible for securing all permits, bonds and insurances 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 project site. The contractor shall be responsible for the cost for all permits, bonds and insurances and shall be responsible for the cost of the work.
- The contractor is responsible for protection of his and his sub-contractor's work. The contractor shall ensure 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 retention) 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 of at the project site. The contractor shall be responsible for all permits for hauling and disposal 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 excavations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signs & poles, etc. as required. All work shall be in accordance with governing authority specifications and shall be approved by the City. 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 locating all utility companies for an exact field location of each utility prior to any construction. All utilities, known and unknown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor shall be responsible for all damage to existing utilities, pavement, fences, structures and other features not required for removal. The contractor shall repair all damage at his expense.
- The contractor shall verify the true lines of all existing streets or sanitary sewer connections and utility easements prior to the start of construction. Notify the engineer of any discrepancies.
- SITE SAFETY TO CONSTRUCTION:** 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 observable by the engineer of the contractor's performance is not intended to indicate review of the competency of the contractor's safety measures, its, or of any other construction site.
- WARRANTY/RELEASE:** The engineer represented in these plans are in accordance with established practices of the profession and are intended to be used by the contractor at his own risk. However, neither the Engineer nor its personnel can or do warrant these designs or plans or construction except in the specific cases where the Engineer observes the physical construction on a continued basis at the site.
- No work is to be allowed within the public right-of-way or easements without a right of way permit.
- All paving construction and exterior 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 wheelbarrow truck and observed by the on-site geotechnical engineer. Areas of the subgrade with excessive rutting and/or pumping shall be re-graded or removed in accordance with the project specifications. Flimsy or porous material may be added by the contractor to stabilize the subgrade. See project specifications.
- All curb shall be shaped for positive drainage. Contractor shall use 'dry curb and gutter' as needed in localized paved areas that drain away from the curb and gutter. See project details.
- The Contractor is responsible for the protection of 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 poles and the 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 barriers, all fences, steel pipes, 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 be revegetated, and, seed until a healthy stand of grass is established. See the landscaping plan for requirements. Re-seeding shall be required (see project specifications).
- The contractor shall seed all disturbed areas within the public street right-of-way.
- Contractor shall refer to the architectural building plans for exact locations and dimensions of vegetation slope points, sidewalks, wall patches, brick decks, grade building dimensions and exact building utility entrance locations. All dimensions are to outside wall of building(s) or to top of curb.
- Provide 'Tree Arm' pavement marking and signing as required by the Prairie Village Fire Department. Curb in designated areas shall be painted yellow. The Parking Fire Line signs shall be installed. Signs shall 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 plans.

SITE KEY NOTES:

- CONSTRUCT CONCRETE COMMERCIAL ENTRANCE PER CITY STANDARDS.
- CONSTRUCT SIDEWALK RAMP (ONLY DETECTABLE SURFACE).
- VAN ACCESSIBLE STORAGE, STRIPING & RAMP. SEE DETAILS.
- ACCESSIBLE SIGNAGE, STRIPING & RAMP. SEE DETAILS.
- CONSTRUCT CURB & GUTTER (TYP.); LAYDOWN CURB & GUTTER AT SIDEWALK RAMP LOCATIONS.
- CONSTRUCT CONCRETE SIDEWALK.
- CONSTRUCT HEAVY DUTY ASPHALT (TYP.).
- CONSTRUCT STANDARD DUTY ASPHALT (TYP.).
- CONSTRUCT RETAINING WALL (MODULAR BLOCK).
- 2" ASPHALT OVERLAY.

PARKING SETBACK VARIANCE NOTE:

- 15' PARKING SETBACK ALONG THE PUBLIC RIGHT-OF-WAY.
- 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.

PARKING SUMMARY

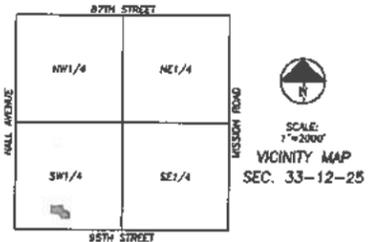
Parking Provided	92 Spaces
Parking Required (1/300 GROSS)	100 Spaces
Parking Required (1/300 NET)	89 Spaces
Handicap Parking Spaces Provided	4 Spaces
Handicap Parking Spaces Required	4 Spaces

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



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.



PHELPS ENGINEERING, INC.
 1501 N. Meadbrook
 Olathe, Kansas 66061
 (781) 307-1919
 Fax: (781) 307-1916
 www.phelpsengineering.com

PLANNING
 ENGINEERING
 IMPLEMENTATION

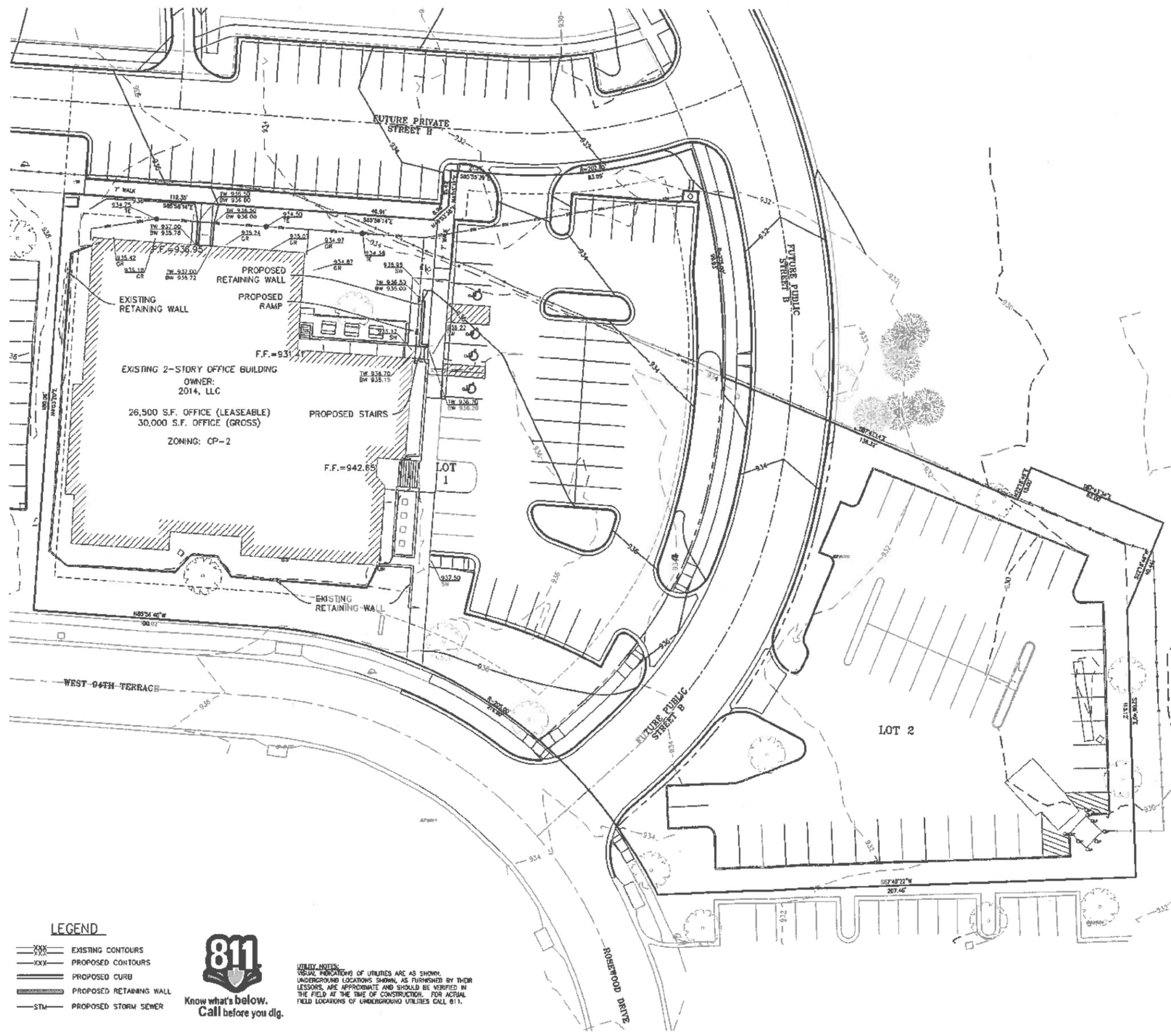


SITE PLAN
MEADOWBROOK 2020 - LOT 1
PRAIRIE VILLAGE, KANSAS

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

SHEET
 C2

Z:\PROJECTS\2015\12\16\15\151134\151134_Plan_Site.dwg 12/16/15 2:16pm Mark Roseberry



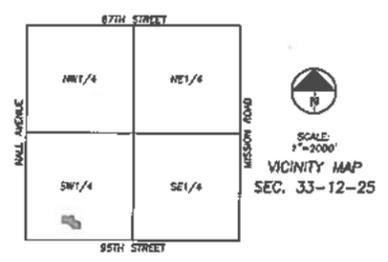
SITE GRADING NOTES:

1. **CONTOURS AND ELEVATIONS:** Existing and proposed contours are shown as lines at two foot (2') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate final grade. Contractor shall hold down subgrade to allow for pavement and sub-base thickness.
2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made of his own, a topographic survey by a registered land surveyor and submit it to the owner for review.
3. **CLEANING 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 obstructions retained. The actual stripping depth should be based on visual observation during construction and the results of ground-penetrating radar. The root systems of trees (not designated to remain) shall be removed in their entirety. Stump pullers shall not be incorporated into structural fill.
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 as 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 exposed graded areas shall be visually inspected and accepted by the owner and the architect.
5. Contractor shall install and/or cut existing drainage as necessary to ensure a smooth fit and continuous grade. Contractor shall ensure positive drainage away from buildings for all natural and paved areas.
6. **SURFACE PREPARATION:** Prior to placement of new fill material, the existing subgrade shall be profiled and approved under the direction of the Geotechnical Engineer or his representative.
7. **PROFILING:** Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill shall be systematically profiled using a tandem roller drum packer to approximately 20,000 impacts per acre. After any finished subgrade areas to receive paving shall be profiled with all hours of paving. Disturbance areas that are disturbed and that can not be recompact 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, liquid and debris. In areas where the thickness of the engineered fill is greater than six (6) feet, building and pavement operations shall not commence until as authorized by the on-site professional engineer to allow for consolidation.
 - C) **EXISTING SLOPES:** Where fill material is to be placed on existing slopes greater than 2:1 (horizontal to vertical), existing slope shall be bench cut providing a minimum vertical face of twelve inches (12"). The benches should be not wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding three inches (3") (base lift measurement), unless otherwise approved by the Geotechnical Engineer.
 - D) **COMPACTION REQUIREMENTS:** The upper 8 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 of the fill of pavement and subgrade shall be within a range of 0.5% below to 0.5% 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 unfeasible, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
9. All cut or fill slopes shall be 3:1 or better. All asphalt parking areas shall be a minimum of 1% slope but not more than 3% slope unless otherwise noted. All pavements shall ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from door, four and slope away another 5' in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
10. **EXISTING AND INSPECTION:** Owner's independent Testing Laboratory (TL) shall make tests of earthwork during construction and observe the placement of fill and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and applicable regulatory provisions. The TL will be retained 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. **RESTORATION:** All areas disturbed by excavation operations shall be seeded, 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 is 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 is required except their location of utilities. It shall be the responsibility of the contractor to relocate or existing utilities which conflict with the proposed improvements shown on the plans.
14. **LAND DISTURBANCE:** The contractor shall adhere to all forms, conditions or outlined in the CH or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P. requirements.

- LEGEND**
- XX--- EXISTING CONTOURS
 - XX--- PROPOSED CONTOURS
 - XX--- PROPOSED CURB
 - XX--- 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.



PHEUS ENGINEERING, INC.
 1324 N. Westridge
 Olathe, Kansas 66046
 (781) 397-1155
 Fax: (781) 397-1166
 www.pheusengineering.com

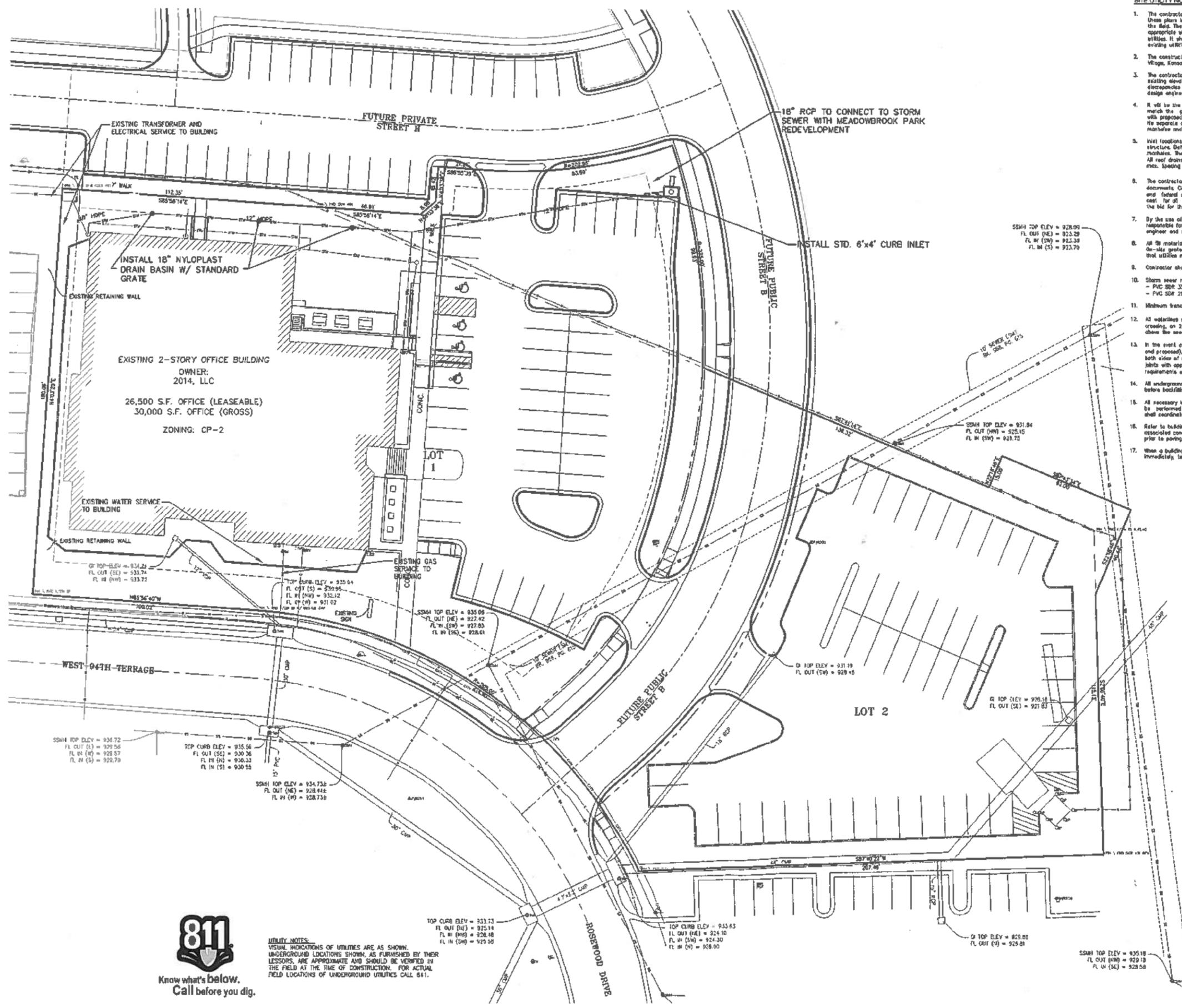


GRADING PLAN
MEADOWBROOK 2020 - LOT 1
PRAIRIE VILLAGE, KANSAS

Rev.	Date	By	App.

PROJECT NO. 151134
 DATE: 12-18-15
 DRAWN: MBR
 DESIGNED: DJL
 CHECKED: DJL
 APPROVED: DJL

SHEET
C3

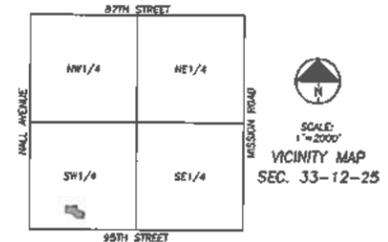


SITE UTILITY NOTES:

- 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 or 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 verify the exact location and elevation of the existing storm sewer lines and the existing elevation of locations where the proposed storm sewer collects or releases to existing ground. If elevations are inaccurate from the information shown on the plans, the contractor shall contact the design engineer. No pipe shall be laid until direction is received from the design engineer.
- It will be the contractor's responsibility to find and adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Top 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.
- Util locations, horizontal pipe information and vertical pipe information is shown in the center of the structure. Elevation 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 site 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 field 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 (if) 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 24" deep.
- Minimum trench width shall be 2 feet.
- All utilities shall be kept ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, on 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 twelve feet above with mechanical joints at least 10 feet on both sides of crossing (or encased 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 AWSI 211.10 or AWSI 211.11 (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 approved 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 pouring.
- 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.



PHELPS ENGINEERING, INC.
 1525 N. Winchell
 Olathe, Kansas 66061
 (781) 237-1115
 Fax: (781) 237-1116
 www.phelpsengineering.com



UTILITY PLAN
MEADOWBROOK 2020 - LOT 1
PRAIRIE VILLAGE, KANSAS

PROJECT NO.	DATE	BY	APP.
151134	12-18-15		
DESIGNED	DESIGNED	DOU	
CHECKED	CHECKED	DOU	
APPROVED	APPROVED		

SHEET
C4



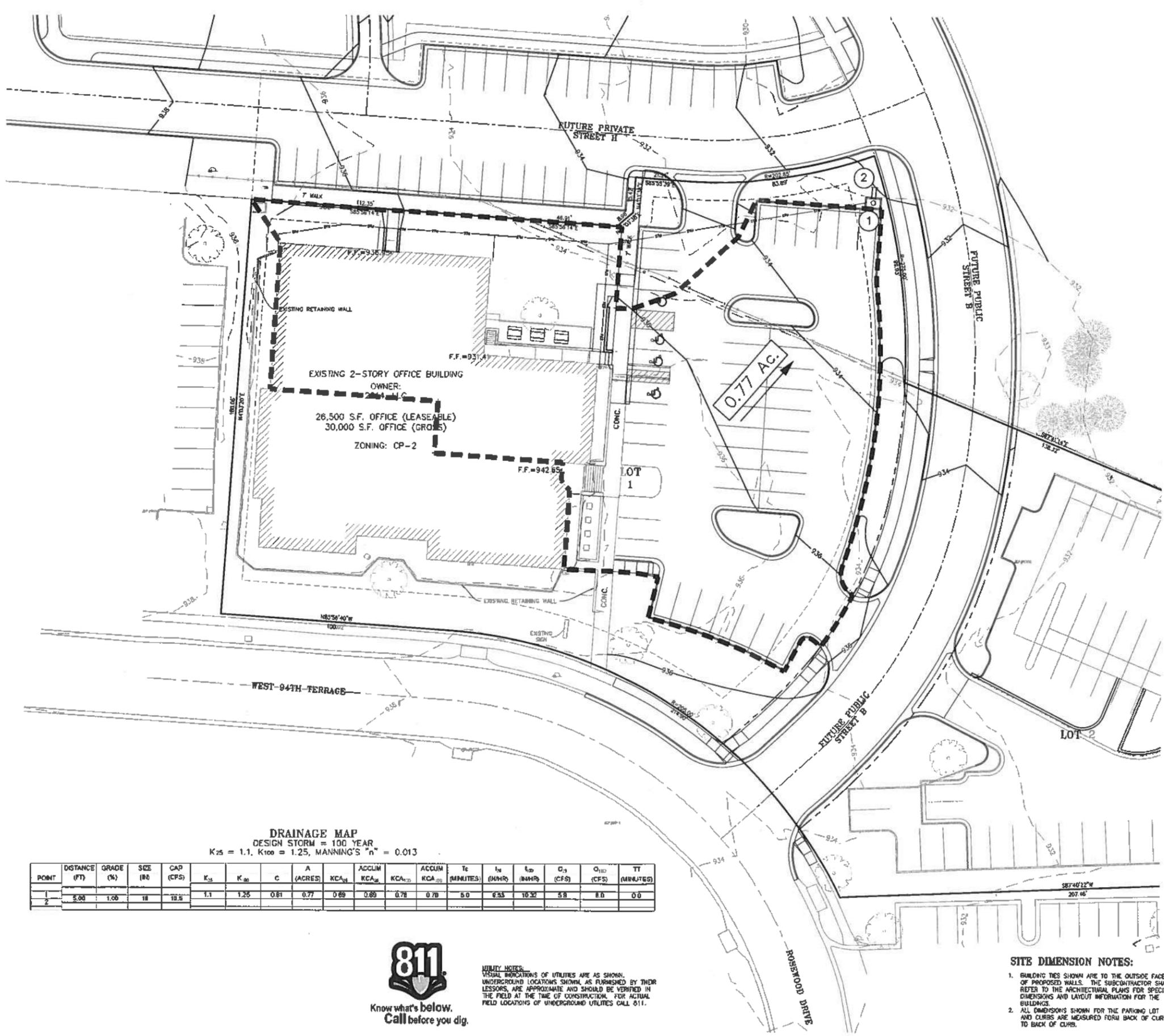
UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



PHELPS ENGINEERING, INC.
 1270 N. Winfield
 Olathe, Kansas 66061
 (913) 251-1155
 Fax: (913) 251-1160
 www.phelpsengineering.com



DRAINAGE MAP
 MEADOWBROOK 2020 - LOT 1
 PRAIRIE VILLAGE, KANSAS



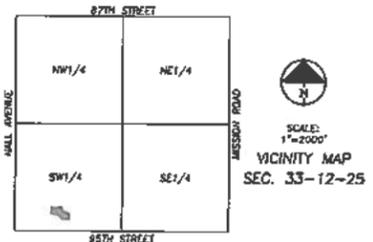
DRAINAGE MAP
 DESIGN STORM = 100 YEAR
 $K_{25} = 1.1, K_{100} = 1.25, \text{MANNING'S } "n" = 0.013$

POINT	DISTANCE (FT)	GRADE (%)	SIZE (IN)	CAP (CFS)	K_{25}	K_{100}	C	A (ACRES)	KCA_{25}	ACCUM KCA_{25}	ACCUM KCA_{100}	T_c (MINUTES)	t_{in} (HOURS)	t_{out} (HOURS)	C_1 (CFS)	C_{100} (CFS)	TT (MINUTES)	
1	5.00	1.00	18	10.5	1.1	1.25	0.81	0.77	0.89	0.89	0.78	0.78	5.0	6.53	10.32	5.8	8.0	0.0



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.

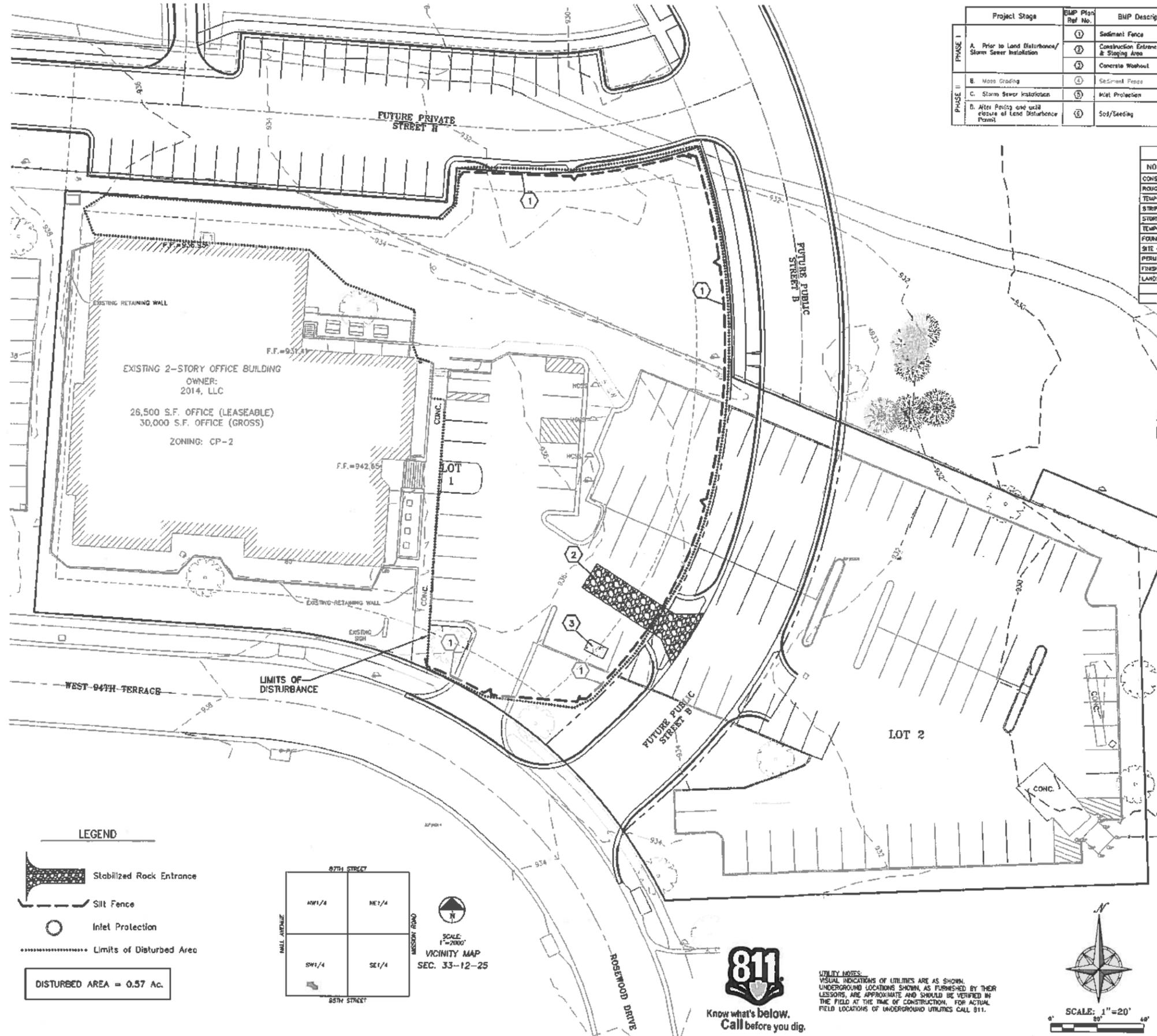


SITE DIMENSION NOTES:

- BUILDING DIMENSIONS 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.

PROJECT NO.	DATE	BY	DATE	NO.	DATE
151134	12-18-15	MR			
		DESIGNED: CDU			
		CHECKED: DTU			
		APPROVED:			

SHEET
 C5



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 Entrances & Staging Area	D	
	③	Concrete Washout	D	
B. Mass Grading	④	Sediment Pops	D	Maintain Sediment Fence around site perimeter.
PHASE II C. Storm Sewer Installation	⑤	Wet Protection	D	Silt Fence to Protect Inlets.
	⑥	Soil/Seeding	N/A	Soil/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	JUL	AUG	SEP	OCT	NOV	DEC	
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 of perimeter sediment control 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 1/8" 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 storage 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 or storage area.



PHILIP E. EBERSOLE, INC.
1220 N. Westchester
Chandler, Kansas 66205
(913) 291-1935
Fax: (913) 291-1940
www.philipengineering.com

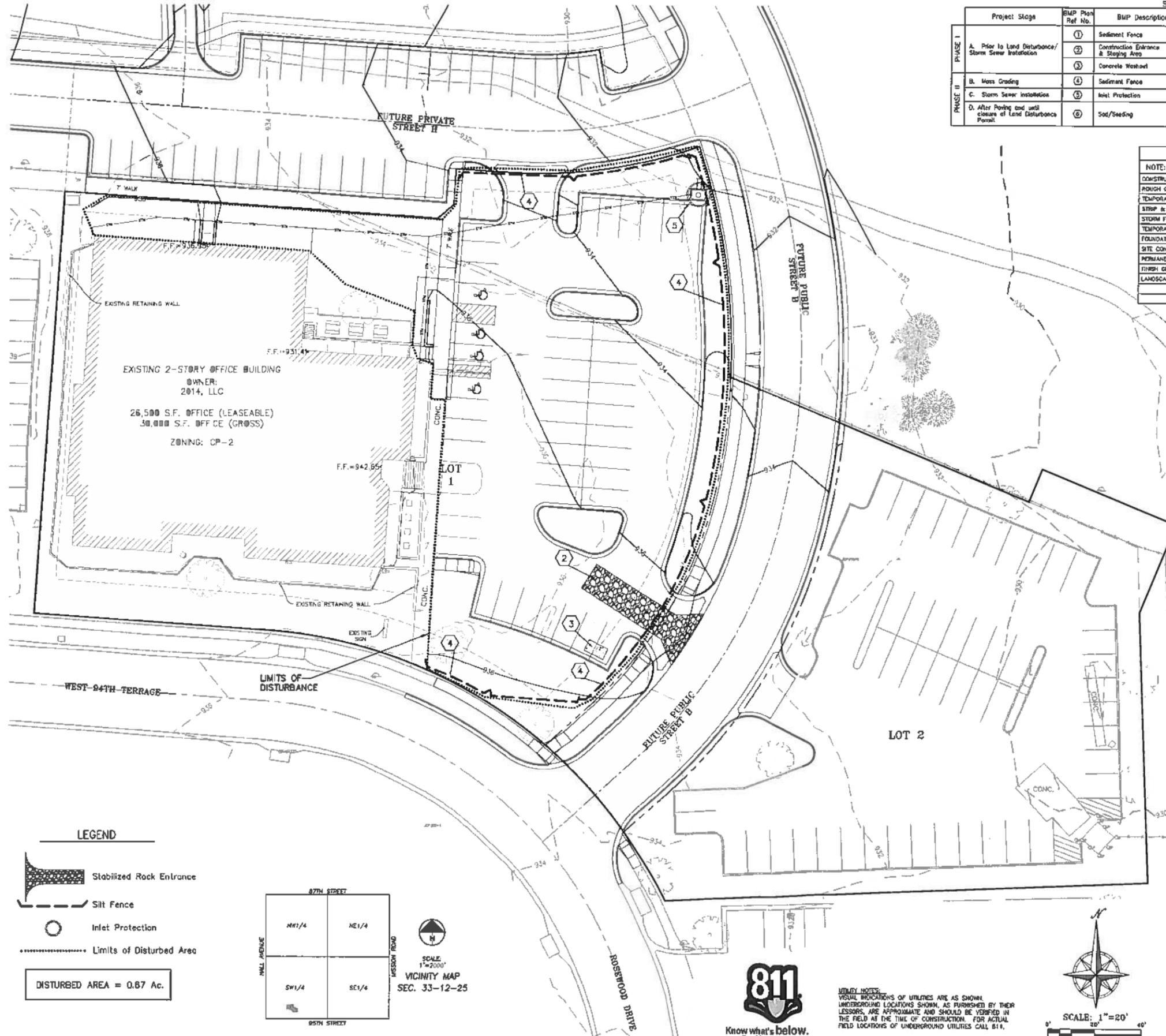
PLANNING
ENGINEERING
IMPLEMENTATION



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

PROJECT NO.	DATE	NO.	DATE	REVISION
151134	12-18-15	1		
DRAWN:	DESIGNED:	CHECKED:	APPROVED:	
MBR	DEU	DEU	DEU	

SHEET
C6



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	

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	
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 erosion 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 1/8" 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

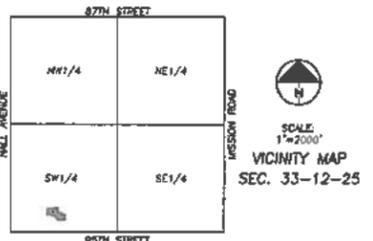
MAINTENANCE:

- 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.

LEGEND

- Stabilized Rock Entrance
- Silt Fence
- Inlet Protection
- Limits of Disturbed Area

DISTURBED AREA = 0.67 Ac.



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.



PHELPS ENGINEERING, INC.
1020 N. Winchbury
Olathe, Kansas 66061
CITY 353-1155
Fax 353-292-1156
www.phelpsengineering.com



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

PROJECT NO.	151318	DATE	12-16-15	DATE	12-16-15	DATE	12-16-15
DESIGNED BY	DRW	CHECKED BY	COU	APPROVED BY			

SHEET
C7

8

7

6

5

4

3

2

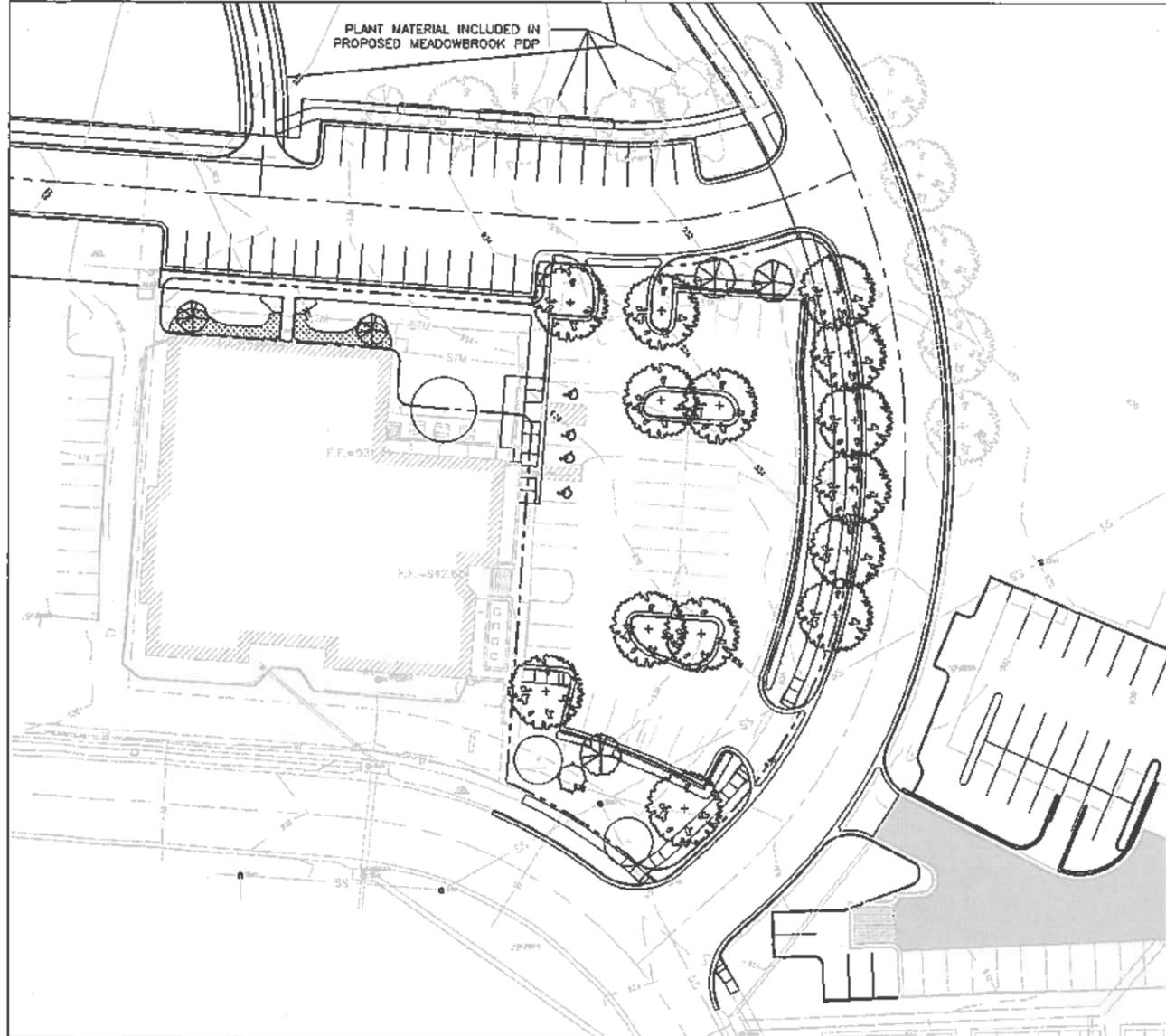
1

Scientific Name	Common Name	Size	Likely Application
Large Shade Trees			
<i>Acer saccharum</i> 'Autumn Splendor'	Red Sugar Maple	3" cal.	street
<i>Tilia americana</i> 'DTR 123'	Legend American Linden	3" cal.	street
<i>Zelkova serata</i> 'Green Vase'	Green Vase Zelkova	3" cal.	street
Small Shade Trees			
<i>Amelanchier</i> spp.	Serviceberry	3" cal.	grouping
<i>Syringia reticulata</i> 'Kory Silk'	Kory Silk Tree Lilac	3" cal.	alley
Coniferous/Evergreen Trees			
<i>Picea abies</i> 'Cupressina'	Upright Norway Spruce	8-8 Ft.	columnar
Shrubs/Grasses			
<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
Ground Cover			
Plantain Lily (Hosta)	Paul's Glory	1 GAL.	ground cover
Plantain Lily (Hosta)	So Sweet	1 GAL.	ground cover
<i>Ajuga reptans</i> Alba	White Bugle	1 GAL.	ground cover

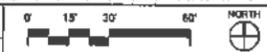
G6 LOT I - PLANT PALLETTE

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



G1 LOT I - LANDSCAPE PLAN



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

Rev.	Date	By	Description

PROJECT NO: JB
 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

SIX-UNIT CONDOMINIUM



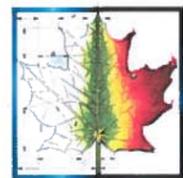
ADDENDUM TO MEADOWBROOK - SIX-UNIT CONDOMINIUM PROPOSED LOT 2



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
INC

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

TABLE OF CONTENTS

ILLUSTRATIVE SITE PLAN 3

EXISTING CONDITIONS 4

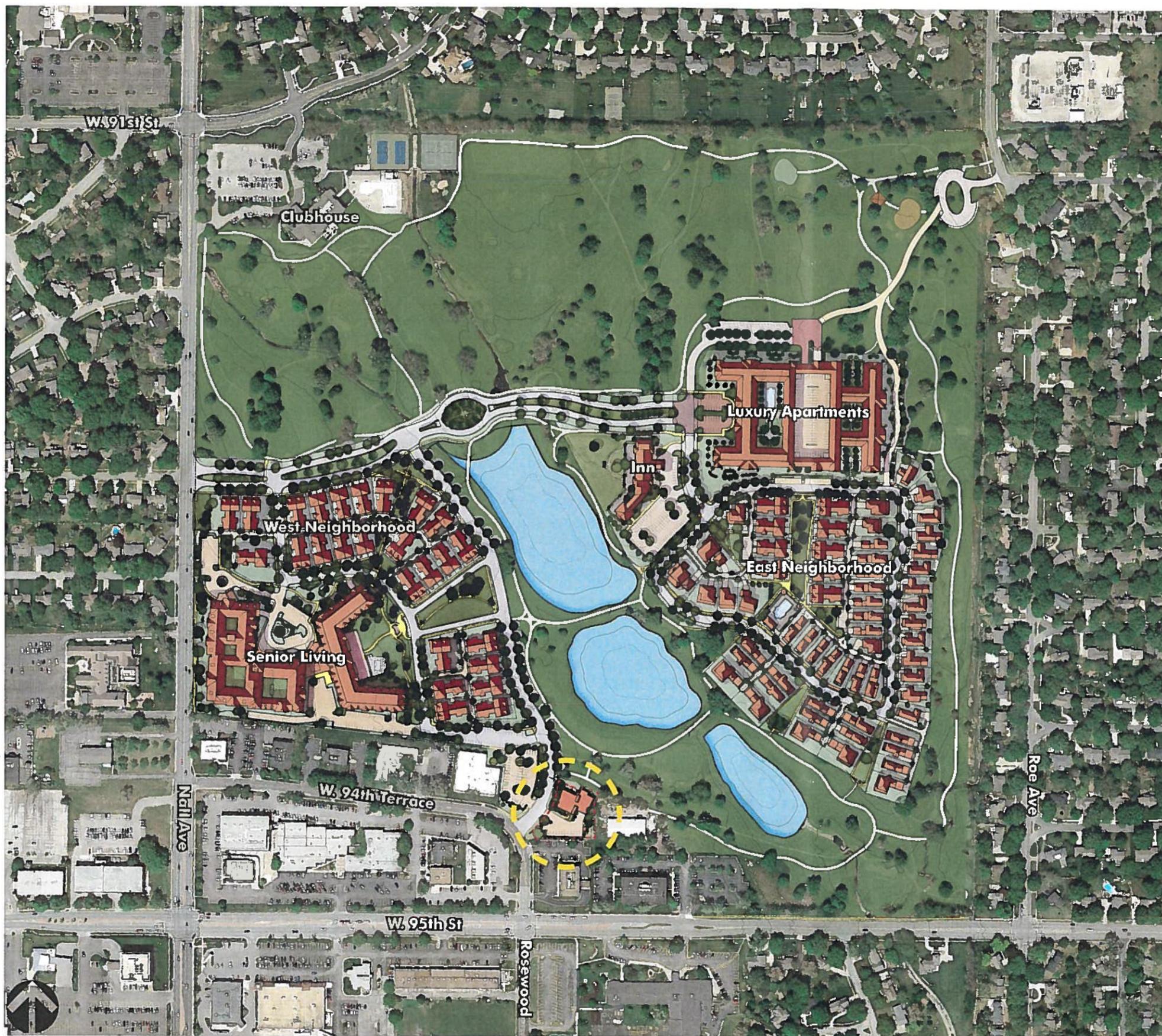
PROPOSED SITE PLAN 5

PROPOSED LANDSCAPING PLAN..... 6

LOT, DIMENSIONAL AND PARKING STANDARDS... 8

ELEVATIONS 9

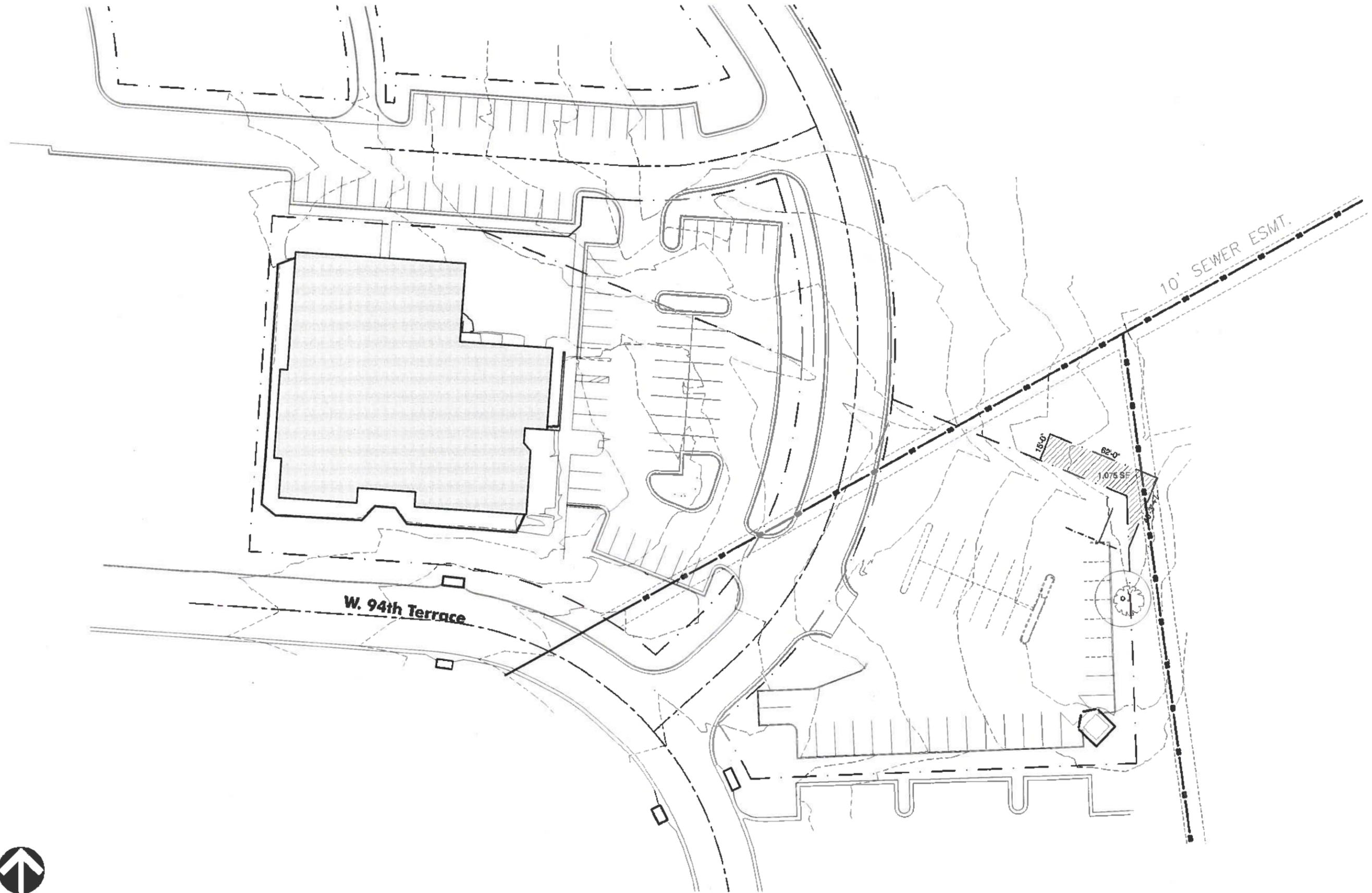
ILLUSTRATIVE SITE PLAN



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.

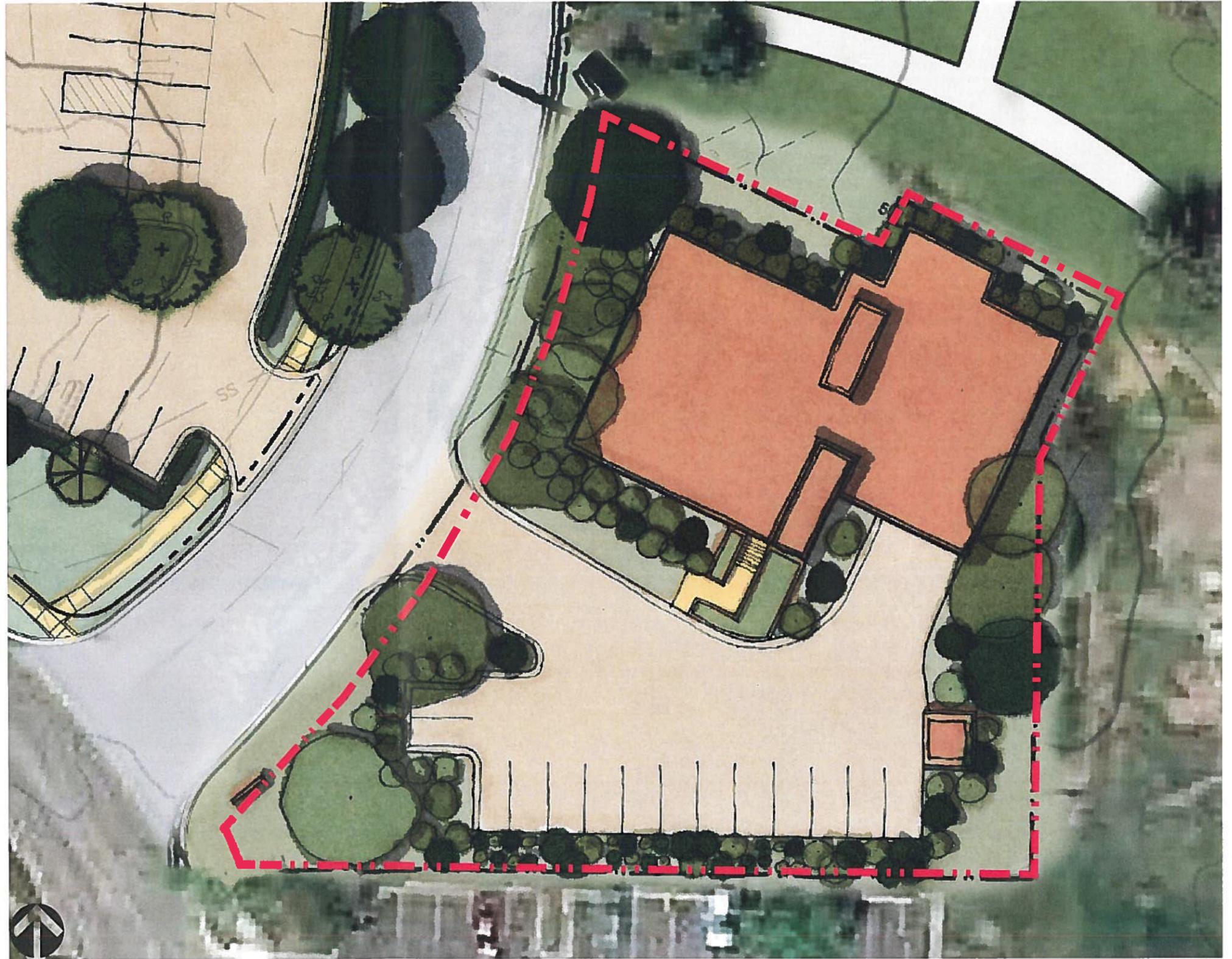
EXISTING CONDITIONS





PROPOSED 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)

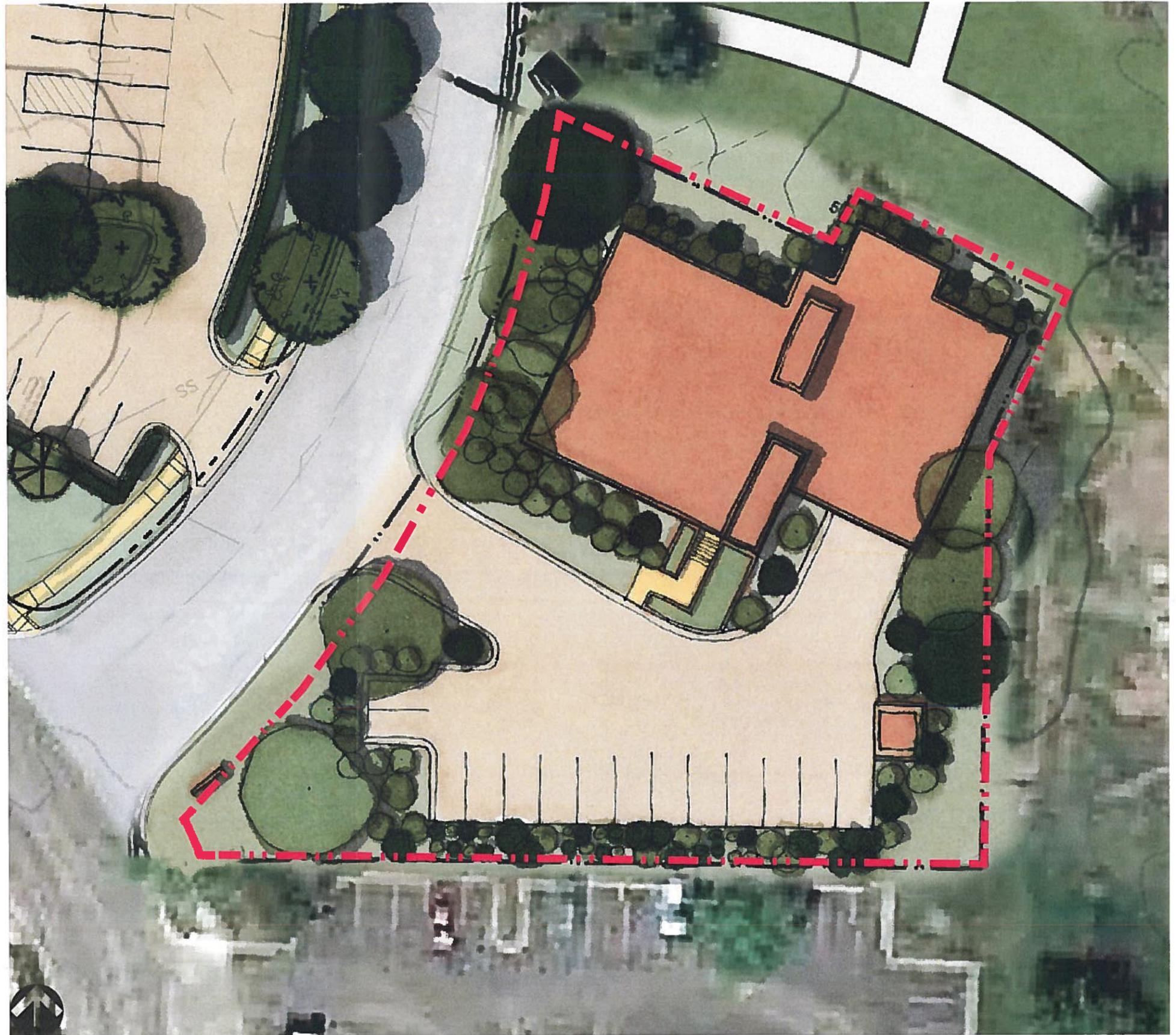
Min. Side & Rear Yard Setbacks: 5 ft. (including to any yard bordering an open space)

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



©2015 LRK, Inc. All Rights Reserved.



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.

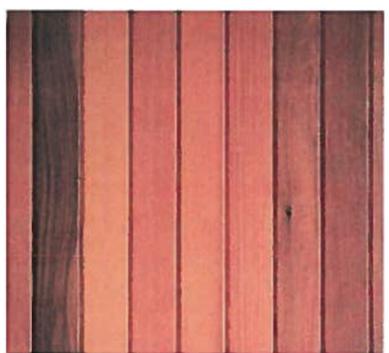
Materials may be combined on a single building, but a single material should cover the majority of the building. Any change in materials should occur at an appropriate inside corner or where appropriate to the style such as at a belt course.

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







CAPELLA



CAPELLA

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 through 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 effect 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, LLC, 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: _____

Print Name: _____

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, LLC, 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: _____

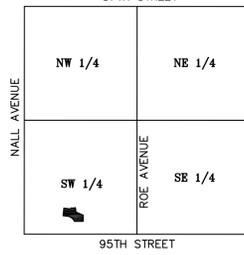
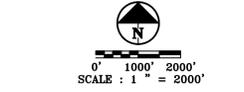
Print Name: _____

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



SCALE: 1" = 30'
 BEARING BASIS = "GRID NORTH"

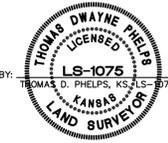
- LEGEND**
- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
 - DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE, UNLESS OTHERWISE NOTED
 - DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESCRIBED
 - U/E DENOTES UTILITY EASEMENT
 - B.L. DENOTES BUILDING LINE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

LOT AREAS		
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. 20091C0054G, 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. Winchester
 Olathe, Kansas 66061
 (913) 393-1155
 Fax (913) 393-1166

MAYOR'S ANNOUNCEMENTS

Monday, February 1, 2016

Committee meetings scheduled for the next two weeks include:

Prairie Village Foundation	02/02/2016	5:30 p.m.
Planning Commission	02/02/2016	7:00 p.m.
Tree Board	02/03/2016	6:00 p.m.
JazzFest Committee	02/09/2016	5:30 p.m.
Prairie Village Arts Council	02/10/2016	5:30 p.m.
Council Committee of the Whole (Tues)	02/16/2016	6:00 p.m.
City Council (Tuesday)	02/16//2015	7:30 p.m.

The Prairie Village Arts Council is pleased to present photography exhibits of Rose Burgweger, Pamela Peters, Gregory Gutenko in the R. G. Endres Gallery during the month of February. The artists reception will be Friday, February 12th, from 6:30 to 7:30 p.m.

City Offices will be closed on Monday, February 15th in observance of the Presidents' Day Holiday. Deffenbaugh **does not** celebrate this holiday and **trash services will be as scheduled.**

The 2016 annual Large Item Pick up has been scheduled. Items from homes on 75th Street and north of 75th Street will be collected on Saturday, April 9th. Items from homes south of 75th Street will be collected on Saturday, April 16th.

INFORMATIONAL ITEMS
February 1, 2016

1. Council Committee of the Whole Minutes - January 19, 2016
2. Planning Commission Agenda - February 2, 2016
3. Environmental and Recycle Committee Minutes - 12-2-15
4. Mark Your Calendar

COUNCIL COMMITTEE OF THE WHOLE
January 19, 2016

The Council Committee of the Whole met on Tuesday, January 19, 2016 at 6:00 p.m. in the Council Chambers. The meeting was called to order by Council President Brooke Morehead with the following members present: Mayor Laura Wassmer, Ashley Weaver, Jori Nelson, Ruth Hopkins, Steve Noll, Eric Mikkelson, Andrew Wang, Sheila Myers, David Morrison, Ted Odell and Terrence Gallagher.

Staff Members present: Tim Schwartzkopf, Chief of Police; Keith Bredehoeft, Public Works Director; Melissa Prenger, Project Manager for Public Works; Quinn Bennion, City Administrator; Wes Jordan, Assistant City Administrator; Nolan Sunderman, Assistant to the City Administrator, Lisa Santa Maria, Finance Director and Joyce Hagen Mundy, City Clerk.

Review of concepts for the Police Department/City Hall Entrance Project and ADA Modifications

Melissa Prenger noted that a few months ago, the Council authorized the approval of conceptual proposals for the municipal complex entrance and patio. Four options have been created and will be presented for input from Council as to how the entrance should be developed. Mrs. Prenger noted that all four options exceed the current budgeted funds for this project. No formal action is requested at this time.

Chris Heinz, with Hollis + Miller Architects, stated the baseline is the refurbishing of the existing entrance as constructed. The other three options incorporate the current patio, provide for front ADA access and address the existing structural problems. All concepts incorporate the current patio and its use, create a front entry ADA access point, and will correct the structural deficiencies of the existing infrastructure. He called upon Project Manager Jeff Schutzler to present the options.

The baseline proposal reconstructs the existing courtyard “as is” with the addition of an ADA access to the front via a sidewalk along the east side of City Hall. The current ADA access at the back of the building for the Police Department will remain. The cost for this option is \$740,000.

Eric Mikkelson asked if there was any non-step access at the front of the building with this plan. Mr. Schutzler confirmed there is access to the front of the building from the sidewalk along the east side of City Hall.

Option 1 is to reconstruct the entry with a two-tiered courtyard at a cost of \$814,045. This plan has more paved area to be used for events, a sculpture garden, ADA access along the curb in front of City Hall, a more visible fountain, relocation of flagpoles and the PV Star logo placed in the concrete patio entrance. This option does not provide direct access to the Police Department, but access through the breezeway between the public safety building and City Hall.

Jori Nelson confirmed that the police department breezeway ADA access would remain. Mr. Heinz noted the primary differences in the options are the level of access and access control.

Option 2 is to reconstruct the entry with a civic staircase and rectangular patio in front of the City Hall entrance. The option has everything at one level. The courtyard access is from stairs and ADA access through a long gradual sidewalk along the driveway in front of City Hall with direct access to both the public safety building and city hall.

Jori Nelson confirmed that with this option it would not be necessary to have the back ADA access through the breezeway available 24/7.

Brooke Morehead asked if it would be possible to expand the municipal building adding more office space in this center area. Mr. Heinz replied this would be possible but that a better option would be to the north of the building on the existing green space. Terrence confirmed the grade and elevation of the proposed stairway. Mayor Wassmer asked if it was similar in grade to the existing stairs. Mr. Schutzler replied there were more steps, but not any more than the combined steps on the south and to the PD entrance.

Mr. Schutzler noted that additional trees have been added to the courtyard to provide shade and breakup the paved area. The fountain element has been moved out to the front and new signage. The projected cost for option 2 is \$811,429. Eric Mikkelson confirmed that there would be wall/brick planters around the trees that individuals could sit on.

Option 3 is to reconstruct the entry with a graduated staircase leading to a sculpture garden area and a semi-circle patio in front of the City Hall entrance. A new fountain element would be at the base surrounded by seasonal shrubs. A long gradual sidewalk along the driveway will lead into the center of the complex allowing direct access to both city hall and the public safety building. The sculpture garden will include new limestone blocks/benches. Shade trees have been added to the sculpture garden area. This plan is also all at one level and has a projected cost of \$814,370.

Sheila Myers questioned the inclusion of fountains asking if they have not had maintenance issues. Mr. Bennion responded that the city maintains several fountains throughout the city. Mr. Heinz noted the fountains are an element that could be removed. Mrs. Myers also questioned if the city's current facilities will accommodate future needs, expressing concern with this major financial investment if there is a possibility that the city would need additional building space or relocate. Mr. Heinz noted that when considering the cost of construction and efficiency of space, expansion into the courtyard area would not be preferred. Any expansion would be better handled on the side of the municipal building.

Ted Odell asked for a review of the proposed materials. Mr. Heinz replied at this time they are looking for an overall direction on the proposed concepts, but noted the level of quality of materials is reflected in the proposed brick and limestone.

Ruth Hopkins asked if the courtyard could be covered. Mr. Schutzler stated the cost would be similar to that of a building without walls. Mayor Wassmer stated she would like to have some covering over the sculptures to protect them from the elements. She likes the seating areas proposed and having everything at one level and supports not keeping the back ADA access by the breezeway open 24/7. As to her thoughts on the concepts, she prefers option 3 which is very inviting and has both the gradual incline in the stairway as well as the gradual sloped walkway.

Eric Mikkelson asked what the life expectancy was of the municipal building, sharing Mrs. Myers concern with this major investment if the city is going to need to expand its facilities. Quinn Bennion replied the original building was constructed in the early 70's, renovated in 1984 and the public safety building constructed in 1996. He is not concerned with the structural soundness of the building. He does not anticipate staff levels growing significantly; however, he does foresee the possible reconfiguring of space for greater efficiencies. Mr. Heinz agreed noting he is not aware of any structural issues, but that buildings do become functionally obsolete.

Terrence Gallagher noted the primary function was to provide greater and easier access to these facilities. He sees a lot of paved area and suggested that some of the elements could be scaled back or moved. He prefers option three with the shorter steps and the gradual ramp access. Mr. Schutzler noted that in keeping the very gradual slope on the ramp, hand rails are not necessary.

Andrew Wang expressed concern with the major investment being proposed when the scope was to address crumbling brick and consider ADA improvements. He felt this was a substantial investment for the benefit of very few. Mr. Bennion noted the city staff regularly gets complaints on the current level of accessibility, and the distance from the accessible parking to the counters.

Ted Odell replied that this is more than an ADA issue noting the deteriorating condition of the patio, stairways and courtyard. He also prefers option #3, however, the \$800,000 cost concerns him. He would like to see the cost lowered; however, he also wants to see it done right and to have a more usable space when it is finished.

Terrence Gallagher proposed adding some of the new components into the baseline proposal refurbishing such as bringing the accessible path into the center front. Mr. Schutzler stated that was considered. He noted the reduced cost for the baseline is the result of less pavement - green space is less expensive; however, for the desired accessibility it needs to be a one level surface. Melissa Prenger noted the major cost in the refurbishing project was the cost of the retaining walls.

Mr. Schutzler noted the three options are very similar and all create a larger usable space. Jori Nelson noted that the ramp access would also be used by mothers with strollers; the one level access would eliminate the need for the breezeway to be open making the building more secure. The current entrance is in need of repair and is a reflection on the city.

Mayor Wassmer asked if any council member opposed option #3. Mr. Wang stated that he doesn't feel option #3 does away with the long walk and number of steps needed for accessible entrance. He acknowledged the need to address the crumbling bricks and concrete, but does not feel there is a compelling reason to do the major investment proposed. He wants Prairie Village residents' money to be used where it will get the greatest use by residents and that isn't the entrance to the municipal campus.

Jori Nelson suggested relocating the ADA parking spaces to the front to decrease the number of steps to get to the ramp. Mr. Gallagher noted that the current location of parking in the front would require individuals to navigate across incoming traffic. Mr. Bennion noted that the driveway could be changed to have the parking next to the building with the driveway behind it, a flip of the current layout.

Mr. Bennion noted that all of the options are above what is currently budgeted in the CIP for this project. Mr. Bredehoeft stated the budgeted amount was \$490,000 for design and construction based on its initial bid in 2009. Melissa Prenger noted the current cost estimates are from experienced contractors and include a built-in contingency.

Terrence Gallagher stated he would like to see designed a concept that comes in within the existing budget. Mayor Wassmer stated that if the one level design cannot be done, she cannot support it. Mr. Heinz stated they would prepare a concept design within budget with the primary goal being getting to one level. Andrew Wang asked if that was reasonable or if too many elements would need to be removed. Mr. Heinz replied that many of the elements would be removed. Ted Odell stated he does not want to see a bandage approach and would encourage staff to look for possible outside revenue sources in grants, etc.

COU2016-02 Consider 2017 SMAC Application - Meadowbrook Regional Detention and Water Quality Project

Keith Bredehoeft stated the possibility of submitting a SMAC project related to the Meadowbrook redevelopment has been discussed since the early discussions related the project. If SMAC funds are approved then some of the TIF project funds can be shifted for improvements to the park.

Given the size of the ponds on the Meadowbrook property the possibility to create regional detention has been an item of consideration. The purpose of regional detention is to remove homes from the flood plain south of 95th Street in Overland Park and to eliminate roadway flooding at 95th Street. The regional detention design and construction costs are eligible for County SMAC funding if the improvement removes homes and/or street flooding downstream. The SMAC project submittal will compete with other projects submitted for funding, but it is likely that this project will receive SMAC funds.

The current plans for the ponds, as approved by the City, for the Meadowbrook development, are based on what was required for the development to be constructed. Mr. Bredehoeft reviewed a drawing showing the ponds expanded to achieve a maximum

regional detention volume to reduce the existing flooding conditions that exist downstream. Mr. Bredehoeft stressed that it is anticipated that the ponds will be reduced in size somewhat to meet the City, the Developer, and JCPRD's expectation for the park and pond area. To establish funding levels and flood prevention benefits the SMAC project submittal will be based on the maximum pond sizing. The northern pond will not be impacted by the project. The enlargement will be on the middle and lower ponds.

The maximum regional detention will protect up to 13 residential properties in Overland Park and it will also remove the 100 year flooding at the culvert under 95th Street. The culvert at 95th Street is a shared culvert with Overland Park and Prairie Village.

Design and construction costs for a SMAC project are funded at 75% by the County. While staff is in discussions with Overland Park, it has not been determined what Overland Park's participation will be. The city of Prairie Village's part of the 25% is anticipated to come from General Obligation Bonds that will be repaid with TIF funds. Mr. Bredehoeft reviewed the Preliminary Park Budget from the Development Agreement noting that any funds received would be added to the revenue line item labeled SMAC Funds.

Ted Odell stated his only concern was regarding the potential loss of green space from the park. Mayor Wassmer asked if the ponds could be made deeper instead of wider to get the desired retention. Mr. Bredehoeft replied the design includes going deeper as well as wider. He noted there is no expansion to the east.

Jori Nelson confirmed that the ponds were for water retention, not dry ponds for water detention. Mr. Bredehoeft replied the grant terminology is "Regional Detention Project"; however, the ponds will serve as retention basins with water present at low flows.

Eric Mikkelson shared Mr. Odell's concern with the expansion of the ponds negatively impacting the park development. He is not supportive if this results in the elimination of green space and walk ability. He asked what level of SMAC funds was anticipated. Mr. Bredehoeft replied SMAC funding could cover up to \$1M of the existing cost with the actual amount based on the approved plan and estimated associated costs.

Mayor Wassmer stated she would like to see the ponds not be as wide and with more handled in the smaller bottom pond which does not interfere with any of the proposed park elements.

Chet Belcher with Phelps Engineering stated that the ponds would be dredged to get them as deep as possible. He noted the interaction with the trails surrounding the ponds. There will need to be a balance between the needs of SMAC, the Park District, Van Trust and the City. The submittal design will not be as shown this evening. Jori Nelson asked what would be done with the dredge. Mr. Belcher replied that it would be used elsewhere on the park site.

Keith Bredehoeft added that water quality improvements can be funded through the SMAC program as well. It is desired by Johnson County Park & Recreation District to

install such items upstream of the ponds. City Staff proposes to submit to the SMAC program to fund the improvements with original construction. This part of the project would be submitted with the Regional Detention SMAC application and would also be funded at 75% by the County if approved.

David Morrison made the following motion, which was seconded by Ted Odell and passed unanimously.

**RECOMMEND THE CITY COUNCIL APPROVE SUBMITTING
THE 2017 STORMWATER MANAGEMENT ADVISORY COUNCIL
(SMAC) APPLICATION FOR THE MEADOWBROOK REGIONAL
DETENTION AND WATER QUALITY PROJECT
COUNCIL ACTION TAKEN
01/19/2016**

Discuss addition of an 8 foot wide sidewalk on Booth Drive from 75th Street to 78th Street

In 2012 the City Council decided not to install 8 foot wide sidewalks with CIP street rehabilitation projects along Somerset Drive as shown in the Parks Master Plan. Keith Bredehoeft stated that Booth Drive from 75th Street to 78th Street will be rehabilitated in 2016. This is close to Weltner Park and the Parks Master Plan recommends the placement of an eight foot sidewalk. This new wide sidewalk would connect Weltner Park to the 75th Street corridor a 7 foot wide sidewalk was recently constructed on the north side of the road.

Currently there is sidewalk on about 60% of this section of Booth Drive. There will be new sidewalk installed at the back of curb. Given the slopes of the yards along Booth Drive it is very difficult to install a new sidewalk that meets ADA standards. Given these concerns this roadway is narrowed to allow the construction of the new sidewalk. The new sidewalk, where there is no sidewalk today, will be constructed no closer to the homes but will basically be where the curb currently exists. Where there is existing sidewalk the new sidewalk will be constructed no closer to homes than where it currently exists today.

Mayor Wassmer asked what the additional cost would be to install an eight foot sidewalk rather than a five foot sidewalk. Mr. Bredehoeft replied he did not have that information readily available.

Ted Odell stated he doesn't see the benefit of an eight-foot sidewalk at this location and that five feet is more than adequate. Terrence Gallagher confirmed the sidewalk placement would be on the east side of the roadway.

Eric Mikkelson asked what the neighborhood response has been. Mr. Bredehoeft replied the residents have not been surveyed as this is a major street, not a residential street and desired City Council's input first.

Brooke Morehead stated she felt cost information was needed before a decision could

be made. Mr. Bredehoeft replied that he would have that information for the Council at the City Council meeting.

ADJOURNMENT

Council President Brooke Morehead adjourned the meeting at 7:28 p.m.

Brooke Morehead
Council President

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, FEBRUARY 2, 2016
7700 MISSION ROAD
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PC MINUTES - JANUARY 5, 2016

III. PUBLIC HEARINGS

**PC2016-03 Request for Renewal of Special Use Permit for Veterinary Clinic and
Animal DayCare
8823 and 8827 Roe Avenue
Zoning: CP-2
Applicant: Christine Gregory and Dr. Kent Kraus**

IV. NON-PUBLIC HEARINGS

**PC2016-103 Request for Building Height Elevation
7044 Cedar
Current Zoning: R-1a
Applicant: James Marten**

**PC2015-110 Request for Final Plat Approval - Mission Chateau
8300 Mission Road
Current Zoning: R-1a
Applicant: MVS, LLC**

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

***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**

PRAIRIE VILLAGE ENVIRONMENT AND RECYCLE COMMITTEE

December 2, 2015

Pete Jarchow, for the Steering Committee, opened the meeting at 5:32 p.m.

Members attending were Pete, Thomas O'Brien, Karin McAdams, Al Pugsley, Maurine Kierl, Polly Swafford, Deb English, Catherine Sinclair, Penny Mahon and Robert Roberge. Visitors included Jamie Arnold and Joan Leavens. Wes Jordan represented the city.

The minutes from the October meeting were approved as printed.

Joan Leavens, once a member of this committee, is now the Sustainability Coordinator for the Shawnee Mission School District. She spoke of some of her/their goals:

- The district is already composting cafeteria waste and teaches environmental education to students from kindergarten through high school.
- Their vision is to make an impact on the children and the community. To begin, they want to continue and expand existing efforts to manage water responsibly and work with the natural streams at Indian Hills, Briarwood and Corinth schools.

Committee reports:

- **Earth Fair:**
 - The committee will meet next on December 15 at Panera, at 6:00 p.m.
 - Margaret Goldstein and Thos. O'Brien will work with the SME art instructor on posters and other artwork.
- **Education Committee:**
 - The meeting time was moved to 5:30 p.m. at Panera on the second Thursday of each month.
 - Committee members reassessed their scope and chose to start by looking at implementation of the PVERC agenda and issues.
- **Community Gardens:**
 - Does this need to continue as an Environmental Committee sub-committee? It was decided that it should.
 - This year has been good. There will be a sign-up for plots after the first of January.
- **Community Forum:**
 - The committee needs to choose a theme by May and is entertaining suggestions.
 - If the Broadmoor School culinary program provides the meal again, perhaps the event could take place at their facility.
 - Thos. O'Brien and Polly Swafford offered to be representatives to the committee.

- **Village Fest:**

- Deb English said there was room for one more member on the committee.

Updates from Wes Jordan:

- The *Village Voice* ran an article on recycling in the October/November issue. It touched on Deffenbaugh and the textile recycling program. The latter is foundering. Deffenbaugh hopes to start a pilot program for curbside glass recycling starting in March; there are lots of logistical issues involved.
- Budget – outstanding receipts need to be submitted. Also, it's important in planning the next budget that we request amounts that really reflect what we've been spending.
- Meadowbrook Park and development – Wes showed maps of the planned project and offered fascinating background on how it has come to be. There will be 80 acres of park and 600 "doors:" units of housing. Both park and housing will be very diverse, with new innovations being included in the park. Johnson County, which is responsible for the park, will be using TIF and other funding.
- There's a lot of new development in Prairie Village, planned and current, which is creating a need for new building inspectors.

The meeting was adjourned at 7:00 p.m. The next meeting will be held at 5:30 on Wednesday, January 27.

Respectfully submitted,

Karin McAdams

**Council Members
Mark Your Calendars
February 1, 2016**

February 2016	Rose Burgweger, Pamela Peters, Gregory Gutenko exhibit in the R.G. Endres Gallery
February 1	City Council Meeting
February 12	Artist reception in the R. G. Endres Gallery 6:30 - 7:30 p.m.
February 15	City Offices Closed for Presidents Day Holiday
February 16	City Council Meeting
March 2016	Pat Jessee and Roberta Leaverton exhibit in the R.G. Endres Gallery
March 1	Primary Election
March 5-9	National League of Cities Conference in Washington, DC
March 7	City Council Meeting
March 11	Artist reception in the R. G. Endres Gallery 6:30 - 8:00 p.m.
March 21	City Council Meeting
April 2016	Future of the Arts exhibit in the R.G. Endres Gallery
April 4	City Council Meeting
April 5	General Election
April 8	Artist reception in the R. G. Endres Gallery 6:30 - 8:00 p.m.
April 9	Large Item Pickup for homes on and north of 75 th Street
April 16	Large Item Pickup for homes south of 75 th Street
April 18	City Council Meeting