

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

I. ROLL CALL

II. APPROVAL OF PC MINUTES - MARCH 1, 2016

III. PUBLIC HEARINGS

PC2016-04 Request for amendment to Special Use Permit
8823 Roe
Current Zoning: CP-2
Applicant: Kent Kraus, Somerset Veterinary Clinic

IV. NON-PUBLIC HEARINGS

PC2016-108 Request for Temporary Use Permit
4801 West 79th Street
Current Zoning: R-1a
Applicant: Children's Mercy Hospital

PC2016-109 Request for Sign & Sign Standards Approval
7830 State Line Road
Current Zoning: C-0
Applicant: Steve Sakoulas

PC2016-110 Request for First Floor Elevation Increase
2907 West 71st Terrace
Current Zoning: R-1b
Applicant: James Engle

PC2016-111 Request for Site Plan Approval for wireless antenna
7700 Mission Road
Current Zoning: R-1a
Applicant: Black & Veatch for AT&T

PC2016-112 Request for Final Development Plan - Meadowbrook Community
9101 Nall Avenue
Current Zoning: MXD
Applicant: Justin Duff, VanTrust Real Estate

PC2016-113 Request for Final Development Plan - Meadowbrook Apartments
9101 Nall Avenue
Current Zoning: MXD
Applicant: Justin Duff, VanTrust Real Estate

PC2016-114 Request for Final Plat Approval - Meadowbrook Community
9101 Nall Avenue
Current Zoning: MXD
Applicant: Justin Duff, VanTrust Real Estate

V. OTHER BUSINESS

PC2015-08

Request for Final Development Plan - Mission Chateau

8500 Mission Road

Current Zoning: R-1a

Applicant: MVS, LLC

Applicant will present requested materials/color update at the May 3, 2016 meeting

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**

PLANNING COMMISSION MINUTES
March 1, 2016

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, March 1, 2016 in the Municipal Building Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 with the following members present: James Breneman, Melissa Brown, Patrick Lenahan, Jonathan Birkel and Jeffrey Valentino.

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

APPROVAL OF MINUTES

James Breneman moved for the approval of the minutes of the Planning Commission for February 2, 2016 as submitted. The motion was seconded by Patrick Lenahan and passed unanimously.

PUBLIC HEARINGS

There were no public hearings scheduled before the Planning Commission.

NON PUBLIC HEARINGS

**PC2016-104 Request for Building Line Modification
8830 Catalina**

Craig Gaugh, 8830 Catalina, they are doing some interior remodeling to their current home that will expand into the existing garage space, therefore, they are proposing to extend the existing garage on 89th Street. The new garage area will extend over the platted building line, but is within the city required setback. They have contacted both their homes association and neighbors and neither have any objections to the proposed addition. The Somerset Acres West Homes Association has reviewed and approved the proposed addition.

Jonathan Birkel asked if the driveway was going to be tapered. Mr. Gaugh replied that it would be tapered.

Chris Brewster noted the lot is located on the northwest corner of 89th and Catalina Drive, and has a platted building line of 50 feet adjacent to both 89th Street and Catalina Drive. The building line also tapers at approximately the mid-point of each building line in relation to the corner of the lot, and cuts off the corner of the buildable area at an angle. The house orients directly to Catalina Drive, and the current house extends over the platted building line in the tapered area on northeast portion of the building at the

corner of 89th and Catalina (approximately 20' to 25' at each corner). Aside from the corner issues, the home is setback greater than 50' from each street side, and approximately 73'6 from the 89th street side.

This proposal would extend the existing garage approximately 12'-8" on the 89th street side. The bulk of this extension is still within the platted setback except for the tapered area of the platted setback. The proposed garage is also stepped back from the existing front elevation, and generally exceeds the 50' platted setback on Catalina, except for the taper at the corner. The proposed addition has a similar relationship to the platted setback as the current home, except stepped back (the majority of the addition conforms, but the southeast corner extends over the tapered portion of the platted building line.) The proposed addition is behind all zoning setbacks for the R-1A district.

The property to the west of this property is closest to the proposed addition. It has a platted setback of 60'. The structure on this lot is situated approximately 55' from the closest corner of the existing building and proposed addition.

The following criteria were reviewed:

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

The lot is a corner lot with the building oriented to the side street. The platted setbacks are similar to adjacent lots, however the taper on the subject lot cuts substantially into the buildable area.

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

The buildable area of the lot is reduced as a result of the platted setbacks. While the lot is large and there is a reasonable amount of buildable area under the platted setbacks, it is still more constraining than other lots in the area, and since the home does not have a "corner orientation", but instead is oriented to Catalina Drive, this corner of the buildable area is cut off.

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

The addition of the garage is effectively the side lot of the current home, and still has a substantial setback from 89th street, and most of the proposed addition is beyond the platted setbacks. This side also has a similar relation to the street as the home to the west, which has its front oriented to 89th street.

James Breneman moved the Planning Commission approve Resolution PC2016-104 granting a building line modification for 8830 Catalina along 89th street as depicted on the survey dated 09/09/15 and that the applicant file such resolution with the register of deeds prior to obtaining a building permit. The motion was seconded by Patrick Lenahan and passed unanimously.

PC2016-105 Request for Building Elevation Exception

6708 Fontana

Jim Lambie, 6708 Fontana, stated he is seeking approval to construct a new home with a first floor elevation of one foot higher than the current first floor elevation to ensure that water drains away from the home.

Patrick Lenahan confirmed with Mr. Brewster that the proposed porch is allowed to encroach the setback.

Mr. Brewster noted the existing home has a current first floor elevation of 936.9'. The applicant is proposing to construct a new home with a first floor elevation of 937.9' for an increase of one foot.

This site is relatively flat with the highest elevation of 937' (northwest, rear corner) and a lowest elevation of 932' (southeast, front corner), resulting in a gradual grade to the front.

The proposed home meets all required setbacks:

- Front: 30' required; 41' +/- for the home; 38' +/- for the garage; 34' +/- for the front porch (note: a 35' platted building line also applies to this site)
- Interior side: 4' required; 7.4' and 5.4' proposed. (also meets the required 12' building separation from existing structure)
- Rear: 25' required; 44.8' proposed at closest point.
- The proposed home includes a garage slightly below the top of foundation (1.4' lower at 935.5) and a porch along the remainder of the lot frontage that will create transitions to the first floor elevation along the front building line.

Although the proposed building is proposed behind the required setbacks, it is only 1.4' to 3.4' beyond the required side setback which would not permit an increase in first floor elevation without Planning Commission approval. All elevation change proposals (more than 6" per each additional 5' of setback) require Planning Commission review.

Patrick Lenahan moved the Planning Commission approve PC2016-105 granting a building elevation exception for 6708 Fontana of one foot as depicted on the plans submitted. The motion was seconded by Jonathan Birkel and passed unanimously.

PC2016-106 Request for Building Line Modification 8604 Cedar

Sharon Sigman, 8604 Cedar, stated she is proposed to a small building addition to the northeast side of her home for a bathroom and additional closet space. The addition will make her house more symmetrical in appearance. She is also seeking to extend the existing garage beyond the platted 40' building setback. Ms. Sigman showed photos of her existing home and those adjacent to her property.

James Breneman asked if she has received any comments from the neighboring residents. Ms. Sigman responded the neighbors are supportive of her proposed plans.

Chris Brewster noted the lot is located on the southwest corner of 86th and Cedar Drive and has a platted building line of 50 feet adjacent to both 86th Street and Cedar Drive. The house orients towards the corner of 86th and Cedar, and both corners of the current structure are approximately at the 40' building line on both street sides. All other portions of the structure are setback further from both the 40' platted building line and the zoning setbacks.

This proposal would extend and addition approximately 13.2' into the platted building line on the 86th street side (21' x 13' addition). Due to the angled orientation of the home, the north corner is the deepest encroachment, and the encroachment lessens on each side as the addition angles back closer to conforming to the building line. The proposed addition is behind all zoning setbacks for the R-1A district

The property to the west of this property is closest abutting lot to the proposed addition; however, the rear of the existing structure is placed closer to this home than the proposed addition due to the angle of the home and the substantial setback from the street of the home to the west. The addition will not be visible from this home. The home immediately across 86h street is the structure that could be most impacted. It also has a corner orientation and has a setback of approximately 30' on the 86th Street side nearest the proposed addition.

The following criteria for building line modifications were reviewed:

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

The lot is a corner lot with the building situated at an angle. The platted setbacks are parallel to each street creating a squared off buildable area. With the home situated on an angle, only the corners are at the extent of this buildable area currently.

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

Due to the angled orientation of the existing home, it is not taking up as much of the buildable area as platted setback lines would otherwise allow. Many homes in this area on corner lots due have a corner orientation. Overall home in this area are larger and enjoy a larger buildable area on the lot. This modification is not inconsistent with the lot and building patterns in the area.

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

The abutting lot to the west will not be impacted by the proposed addition, as it is not visible due to the angle of the existing home and the large setback from 86th street. The property across 86th street is the nearest home with visibility of the addition, however it has a similar relationship to 86th street as is proposed by this addition. The proposed addition is consistent with the scale of homes and orientation of corner lots in this area and is behind all required zoning setbacks for the R-1A zoning district.

Patrick Lenahan moved the Planning approve Resolution PC2016-106 granting a building line modification for 8604 Cedar along 86th Street as depicted on the survey dated 01/07/2016 and that the applicant file such resolution with the register of deeds prior to obtaining a building permit. The motion was seconded by James Breneman and passed unanimously.

**PC2016-107 Request for Building Height Exception
2702 West 71st Terrace**

Commissioner Jonathan Birkel recused himself from hearing this application due to a professional conflict of interest and left the room.

Jim Engel, 6815 Fontana, stated he is requesting to raise the elevation for a new home at 2702 West 71st Terrace which is constructed on a slab approximately 3.8 feet in order to correct current drainage on this site.

The existing home is a slab on grade house with a current first floor elevation of 1,000.2'. The City Building Official has noted that typically at least 14" of increased elevation is needed to convert from slab on grade to a foundation built home. This application proposes a new home with a first floor elevation of 1,004.00', which is 3' - 9.6" above the existing slab on grade first floor elevation.

Chris Brewster noted the highest grade elevation on the site is 1002' at the southwest corner. This site is relatively flat from the street frontage (street to front door) with a gradual slope to the northeast corner (rear street side), and a steeper slope on the far northeast corner where the lowest elevation is 993'. The existing driveway mirrors this grade with a slight downward slope to the existing garage.

The proposed new home responds to those conditions as follows:

- The front lot includes some slight grade changes to place the garage floor slightly above prevailing grade in response to potential drainage issues (1002.6')
- The top of foundation is placed just under 6" above the garage floor (1003.0')
- This results in the first floor elevation (12" above top of foundation) at 1004'
- Grading along the west side (adjacent to the home) proposes a slight swale to minimize potential impacts on adjacent lot and tie in with prevailing rear grade.

These are all reasonable responses to the grade of the site, garage placement and foundation placement.

The resulting impact on the proposed home vs. proposed grades is as follows:

- Lowest exposed foundation is at the southwest corner of the structure - 2' from proposed finished grade; 3' from existing grade.
- Highest exposed foundation near existing home is at the northwest (rear) corner of the structure - 5' to 6' from proposed and existing grade.
- Highest exposed foundation overall is at the northeast corner (rear, street side) - 8' from proposed and existing grade. (note: this is largely due to the building footprint now extending into the steeper slope of the lot.)

The proposed home meets all required setbacks:

- Front: 30' required; 36' +/- proposed (note: a 35' platted building line also applies to this site)
- Interior side: 4' required; 8' proposed. (also meets the required 12' building separation from existing structure)
- Street side: 15' required; 22.4' to 23.47' proposed
- Rear: 25' required; 33.27' proposed at closest point.

Although the building is proposed behind the required setbacks, it is only 7.4' beyond the street side setback (which would only permit a 6" rise in first floor elevation according to Section 19.44.030) and 4' beyond the interior side (which would not permit an increase in first floor elevation according to section 19.44.030).

All other elevation change proposals (more than 3' OR more than 6" per each additional 5' of setback) require Planning Commission review and approval per section 19.44.030.C.

It was noted that the footprint for the proposed home is larger than the existing home. James Breneman confirmed that the new home was a single family structure. Mr. Breneman noted an error in the survey contour on 71st Terrace which reads 101 and should be 102.

Nancy Wallerstein asked if the raised elevation would impact the neighbor to the north. Mr. Engle replied that it should not, adding that they are proposing to construct a swale to direct water flow to Belinder. They will use a stepped foundation wall so less foundation is exposed at the highest points on the north east side and more of the primary building material is visible. Mrs. Wallerstein asked if he had contacted the homes association. Mr. Engle stated he has been unable to connect with the homes association.

Wes Jordan stated the city received an e-mail from a neighbor to the north regarding drainage. Mr. Jordan reported that the Public Works Department has established a new policy that requires all tear-downs to complete a drainage study prior to receiving a building permit. Therefore, all drainage issues will need to be addressed before an application can be made for a building permit. This information addressed the individual's concerns.

Jeffrey Valentino noted that if there are drainage issues, the foundation would need to be lower and questioned the Commission taking action prior to that study. Mr. Engle replied that he has used other alternatives to successfully address drainage issues. Mr. Brewster noted his landscape architect reviewed the grading plan and did not see anything that would indicate potential drainage issues, but that will be confirmed through public works permit procedures. Mr. Dringman stated that a building permit cannot be issued without a successful drainage study.

Jeffrey Valentino moved the Planning Commission approve PC2016-107 approving the request to raise the first floor elevation 3' 9.6" higher than the current first floor

elevation as depicted on the survey dated 01/12/2016 and submitted with the application. The motion was seconded by James Breneman.

Melissa Brown stated she had concerns with the entry and foundation on the east side. The motion was voted on and passed by a vote of 5 to 0 with Mr. Birkel having recused himself.

Commissioner Birkel returned to the meeting.

**PC2015-08 Request for Final Development Plan
8500 Mission Road**

Commissioner Melissa Brown recused herself due to a professional conflict of interest on this application and left.

Tim Homburg, NSPJ Architects, stated that they were in receipt of the staff report on their application and were in agreement with all of the recommended conditions except for #5. He noted on-going conversations regarding the recommended changes to the landscape plan and feel that they can be worked out. A materials board was presented and Mr. Homburg noted that the basic site plan has not changed since preliminary development plan approval by the Commission. The materials will be primarily stone and stucco. They will be of hearty quality requiring minimal maintenance.

Chris Brewster noted the proposed landscaping is discussed in detail in the staff report. It was stated that as much existing vegetation as possible would be preserved. There is no documentation on this. He noted there is not much landscaping depicted around the perimeter of the development. Suggestions were given for more trees and more variety of trees along Mission Road. The applicant has also agreed to provide streetscape along the interior street and to work with the city on parking lot landscaping. They are still working on landscaping around the buildings.

Nancy Wallerstein stated she agrees that there should be more mature trees in the proposed landscaping. She noted the appearance of the buildings has changed from the "French Chateau" look to more of an "English Tudor" and asked if it would still be called Mission Chateau. Mr. Homburg noted the change was made to be more compatible with the surrounding neighborhood.

Patrick Lenahan asked about the screening for trees. Mr. Brewster stated this would be addressed on the final landscape plan. Nancy Wallerstein asked if the Commission would see the final landscape plan. Mr. Brewster the direction is for it to be reviewed by the Tree Board, but it could come back to the Planning Commission.

Mr. Brewster noted at its July 29, 2015 meeting, the Planning Commission approved a preliminary development plan / site plan subject to the several conditions which he address in the following staff comments:

1. That the applicant prepare a plan showing the location and design of all signs for review and approval by the Planning Commission.

The sign plan proposes the following signs. Residential projects are permitted to submit their own subdivision identification signs. The remarks on sign size permitted by 19.48.015.M are included only for reference to the scale and size of signs that are permitted for monument signs generally. Section 19.48.020.B allows the Planning Commission to approve subdivision identification signs independent of these limits according to a sign plan.:

- 1 Main entry sign (Subdivision Signs per 19.48.020.B)
 - 7' 2" high (5' high permitted 19.48.015.M)
 - 32 s.f. +/- (20 s.f. permitted by 19.48.015.M)
 - Location meets all setbacks.
- 2 Signage Column; one at each entry
 - 2.75 s.f. logo plaques (none specified in ordinance)

The material specifications on these signs state the basic stone cap and base with a note that it will match the architecture.

The sign plan, including location, size, materials and lighting are consistent with all provisions of Section 19.48.020.B of the City sign ordinance pertaining to identification signs for residential subdivisions, provided the stone material and plaque are subject to the same conditions of any planning commission approval relative to the building materials.

2. That the applicant submit a final outdoor lighting plan in accordance with the Outdoor Lighting Ordinance for Staff review and approval after the outdoor lighting has been specified for the buildings and prior to obtaining a building permit.

A photometric lighting plan is provided for Lot 1 only. The photometric study shows that lighting does not spill onto neighboring properties as required by City ordinance. Pole height is not listed and the pole height used for the study needs to be specified. The height of all lights shall also be specified prior to construction to demonstrate compliance with the photometric study, particularly that the location, height and intensity will eliminate glare onto adjacent property. Photometrics for Lot 2 need to be submitted to demonstrate compliance with this standard, should any future lighting be proposed on Lot 2.

Patrick Lenahan questioned the amount of lighting along Mission Road and the internal road on the site.(85th Street/Terrace)

Mr. Homburg the street lighting will be handled on standard size poles with the lighting providing the minimum number of foot-candles necessary for security. Mr. Breneman noted the plans indicate 30' poles. Mr. Jordan noted that a final lighting plan will be submitted.

3. That the applicant will implement the Stormwater Management Plan and submit final plans for the stormwater improvements for review and approval by Public Works.

Public Works has approved the Storm Drainage Report and will review all civil drawing including the drainage system when final construction documents are submitted.

4. That the applicant shall obtain all necessary permits from the Corps of Engineers and State of Kansas regarding drainage and flood control and shall prepare erosion control plans as required.

Public Works has approved the Storm Drainage Report and will review all civil drawing including the drainage system when final construction documents are submitted.

Nancy Wallerstein asked if the plan still included the detention area in the northeast corner. Jeff Bartz with BHC Rhodes replied that it was and that it would have a three to one slope and not be fenced. It is a natural pond outlet structure with inlets at different elevations to address water flow. He added the structure will have a rain garden feature with no ponding.

5. That all HVAC units except wall units be screened from adjacent streets and properties.

Tim Homburg stated that all HVAC units will be located on the roof and will be screened from view and not visible from the ground. They will be using a modified mansard roof with a segment of the roof used for the HVAC equipment. This will be reflected in the construction documents.

6. That all trash bins and dumpsters be screened.

Only 3 evergreen trees are screening the back side of the trash area. There is no screen wall enclosure and no gate to screen this use. It is recommended that a masonry enclosure wall with an opaque gate in included in the design.

Nancy Wallerstein noted that only one trash enclosure is shown on the plan and questioned if that would be sufficient to accommodate both facilities. Mr. Homburg replied the number of units is more a reflection of the number of trash pick-ups and there will be multiple weekly pick-ups. He added the size of the enclosure is based on what is necessary for a 250 unit apartment building, which would have more trash than would be generated by the Independent and Assisted Living facilities. Mr. Brewster stated that staff only looked at the screening leaving the size and number of units to be determined by the applicant.

7. That final plan details, including both the Site Plan and the building elevations, shall be reviewed and approved by Staff based upon the conceptual plans approved by the Planning Commission.

The Building Elevations are consistent with the preliminary plan. At the preliminary plan approvals, a material sample was provided. The final development plan does not include further specification of those materials. The applicant is required to submit the following, subject to the review and approval of the Planning Commission:

- *Specification as to the type and color of the primary materials indicated on the final plan (stone, stucco and composite roofing)*
- *Information on details of materials and application, including:*

- *Reveals to be used for application of the stucco*
- *The texture of the stucco.*
- *Extent and final treatment of exposed wood shown in the plan.*
- *Guard rail material on balconies*
- *Material and details of windows, headers, and sills.*
- *Coordination of all materials with sign plan and fencing materials on the landscape plan.*

8. That the applicant incorporate LEED principles and practices as reasonable and practical in the demolition and final design of the project.

Specifics of this condition are not available in the final plan materials. Mr. Homburg a high level of LEED principles were incorporated into the demolition process. Before demolition rehabilitation groups were invited to the site and removed materials that could be recycled and/or used elsewhere. When the building was demolished, the materials were separated by type into separate areas and again recycled as possible. He noted that the concrete removed with be crushed and used as subsurface material for the street. Over \$100,000 has been spent to date on repurposing the building.

9. That the applicant submit the final Landscape Plan to the Planning Commission and Tree Board for review and approval.

See landscape plan comments associated with condition 10 below.

10. That the applicant install a sprinkler system for the lawn and plant materials and the plan be approved by Staff.

A landscape plan has been submitted, and the following changes are recommended and a revised landscape plan shall be submitted to staff for approval in accordance with the following changes prior to submission to the Tree Board:

General site landscape comments: Tree counts are low. Landscape buffering at adjacent parcels and the R.O.W. is minimal. Evergreen trees and shade trees are absent in these areas. Screening of parking is non-existent. It is recommended that the street tree count increases to 1 tree per 40 linear feet (27 trees), placed between the street and the sidewalk. The west, south and north perimeter buffers and parking perimeter areas shall contain 8 evergreen trees and 3 shade trees per 100 linear feet. Tree species are acceptable except Red Maple and Greenspire Linden. Substitute Red Maple with Sugar Maple or Pacific Sunset Maple and substitute Greenspire Linden with a true American Linden or Silver Linden.

Lot 1 landscape comments: Shade trees are few, with only 13 on the entire parcel. Shade over paved areas is kept to a minimum. It is recommended that additional trees are added along paved areas to lower the heat island effect, provide comfort and to intercept rainwater. Only 3 evergreen trees are screening the back side of the trash area. There is no screen wall enclosure and no gate to screen this use. It is recommended that a masonry enclosure wall with an opaque gate in included in the design.

Lot 2 landscape comments: Internal drive lane trees are spaced approximately 75' with no additional front yard trees shown. The typical rear yard shade tree count is under one tree per residential unit. Evergreen trees along the south property line are shown at about .5 trees per residential unit. It is recommended to add shade and evergreen trees in front yards and along the south and west property boundary as noted above and additional front yard shade trees are added.

Common Area landscape comment: No additional trees are added to this area except along Mission Road. It is assumed that existing trees are intended to be saved in this area. The applicant needs to provide a tree preservation plan to document the trees to be saved. Additional trees may need to be planted if enough trees have not been retained.

Nancy Wallerstein noted that she does not see much color or flowering in the proposed landscape plan. Katie Martinovic with NSPJ Architects reviewed the proposed landscape plan and tree species. It was noted that there are 66 shade trees, 27 evergreens, and 75 ornamental trees on the site. The existing tree buffer areas along the north, west and south will be maintained and per staff's direction, they will document the number and size of trees in each buffer. Along Mission Road, some of the ornamental trees will be replaced with shade trees for a total of 27 and be located between the sidewalk and curb. The tree substitutions suggested by staff will be made. Mrs. Wallerstein encouraged Ms Martinovic to have year-round color in the landscaping.

Jonathan Birkel confirmed irrigation would be provided for both phases. Mr. Homburg stated there would be separate water meters and the irrigation would be set by zones.

11. That the internal drives and roads be constructed to City Standards. Plans and specifications to be approved by Public Works.

Public Works has reviewed the Final Plat and the driveways and access controls are acceptable. Public Works will review final construction documents to ensure compliance with City standards.

12. That the applicant install fire hydrants at locations designated by the Fire Department.

The plan is consistent with the preliminary plan. Staff will confirm the hydrant locations meet the Fire Department needs prior to the Planning Commission meeting..

13. That the applicant be responsible for plan review and inspection costs associated with the construction of the facility.

This condition will be met through construction review.

14. That the applicant submit final plans for the retaining walls to Public Works for review and approval.

Public Works has approved the Storm Drainage Report and will review all civil drawing including the drainage system when final construction documents are submitted.

15. That the applicant submit plans for the proposed pool, bathhouse and shelter adjacent to Mission Road for Site Plan approval by the Planning Commission prior to obtaining a building permit.

No plans have been submitted for this portion of the project. Any building permit for these facilities shall be submitted in accordance with this condition prior to construction.

16. That the applicant construct a sidewalk to the southwest corner of the site to eventually connect to the Trail on Somerset Drive.

The sidewalk is shown at this location on the final development plan, and an easement for the sidewalk is indicated on the final plat.

17. If the gate creates traffic congestion on Mission Road, the applicant will meet with the Prairie Village Police Department to resolve the issue.

This is a continuing condition of the Final Development Plan approval. In addition, the operation of all gates including the sidewalk access at the southwest portion of the site is based on the assumption that they remain open in primary business hours, visiting hours and all significant shift changes.

Nancy Wallerstein confirmed it is still the intent to have the complex gated and how it would function. Mr. Homburg replied the gates would be open during daytime hours. In the evening residents will have keypad access with guests being able to call in to gain access. He noted the fenced area restricts vehicular entry, but there are three open areas along the fence that allow pedestrian access.

18. Flip the layout of the east villa on the north side of the south entrance to minimize the prominence of garage doors at the entry to the site and to coordinate driveway ingress and egress near the gate islands.

This condition has been met as shown on the submitted Final Development Plan.

Nancy Wallerstein expressed concern with the lack of distinctive coloring in the building materials. She sees a very neutral color palette and hopes that the landscaping can offset this.

Mrs. Wallerstein questioned the number of ADA parking spaces provided for a community that focuses on providing services to the elderly. Mr. Homburg replied the ADA spaces are in compliance with code. Mr. Breneman agreed that 8 ADA spaces seems low to him as well. Mr. Homburg stated that most of the residents will not be driving and requiring ADA parking. Mrs. Wallerstein asked about the size of the parking spaces. Mr. Homburg responded they are the standard 8' van accessible spaces.

Mrs. Wallerstein asked if they would be providing maintenance services for the villas.

Mike Flanagan with Flanagan & Associates, LLC, legal counsel for the applicant, replied that the concept for the villas is that they be maintenance free with the homes association being responsible for mowing, snow removal, etc. Mr. Flanagan explained that the villa area reflected as lot 2 is currently shown as a blank space on the plat. This area would be revised after the lots are developed and again after the units are sold.

The intent is to have these sold and owner occupied. The applicant's experience is not in home building and they are currently talking with potential firms to handle the responsibilities for the sale and development of the Lot 2 property.

Nancy Wallerstein asked if there would be any cohesiveness in the look of the villas. Mr. Flanagan reviewed some of the many conditions of the settlement agreement with the neighbors in relation to the development of the villas which included size limitations, type of materials to be used, maximum footprint, etc.

Nancy Wallerstein asked if they had to be owner occupied. Mr. Flanagan responded that under the terms of the settlement agreement the only people who could own and rent a villa would have to live in the attached villa or the controlling entity (Tutera). Construction on the units must commence within one year of the issuance of the certificate of occupancy for the senior living complex on a minimum of six villas .

Mr. Breneman asked if one unit could be built instead of a villa. Mr. Flanagan responded that would not be allow under the terms of the settlement agreement that is part of the special use permit and has been registered.

Mr. Birkel confirmed there are minimum and maximum building footprints controlled by the settlement agreement and asked if these are per side or the entire building. Joe Tutera replied there is a square footage requirement established as a range. The intent of the settlement agreement was to ensure the construction of villas similar to the Corinth Downs development.

Joe Tutera stated that he had the same concerns expressed by Mrs. Wallerstein with regard to the lack of coloring initially; but has been assured by the architects that the overall view of the complex will have distinctive color differentiations. Mrs. Wallerstein responded that she is not seeing it on the color board presented. Mr. Homburg replied that the natural stone will have color differentiations. He added that a large scale mock up would be created before the materials are applied.

Mr. Lenahan noted that without a rendering it is difficult to place the different materials and asked Mr. Homburg to go through the locations of the various materials based on the elevation shown. Mr. Homburg reviewed the use of the stucco, the dark trim color, the location of the accent materials and the darker roof coloring. He noted the stone will be natural stone and will have variations in coloring. The impact of the window coloring and accents. Mr. Breneman asked if the windows would be clear. Mr. Homburg replied they would have a UV tinted coating. Mrs. Wallerstein stated she wants to see more contrast and asked if they have done a project with similar coloring that they could view. Mr. Homburg stated they had done several and noted the "Villas of Highland Lodge" off 105th and Roe.

Mr. Breneman noted the rendering shown depicts a much lighter roof than the roof material shown. Mr. Homburg restated that before anything is installed a mock up with large scale materials will be presented to Mr. Tutera for approval. Jonathan Birkel suggested using a slightly darker window trim to "pop" out the windows. He expressed

concern that much of the stone material that will be located at the lower elevations will not be visible because of landscaping. Mr. Homburg noted that when the project is built out the view from Mission Road will be primarily of the villas.

Jeffrey Valentino stated the design is generally compatible with the area and constructed with durable materials and meets the criteria; however, he noted he shares Mr. Birkel's concern that the stone material being placed so low to the ground will not be visible.

Nancy Wallerstein stated the building materials are fine, but the material colors need to be reviewed. She feels the dark material selected for the roof will be overwhelming. Mr. Lenahan noted the roof material is a weathered wood color that will fade.

Mr. Lenahan confirmed that the trash enclosures will be screened by a masonry wall.

Chairman Nancy Wallerstein thanked the applicant for listening to the Commissioners' questions and concerns.

Chris Brewster stated that in addition to the conditions of the Special Use Permit approval and preliminary plan approval, The Planning Commission needs to consider the criteria for site plan approval and reviewed the following staff analysis:

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

The site is capable of accommodating the proposed building and parking, and is in accordance with the preliminary development plan. However the open space and landscape plan are recommended to be updated as specified above.

B. Utilities are available with adequate capacity to serve the proposed development.
The utility access and capacity are adequate for this site.

C. The plan provides for adequate management of stormwater runoff.
Public Works has approved the Storm Drainage Report and will review all civil drawing including the drainage system when final construction documents are submitted.

D. The plan provides for safe and easy ingress, egress, and internal traffic circulation.
Public Works has reviewed the Final Plat and the driveways and access controls are acceptable. Public Works will review final construction documents to ensure compliance with City standards.

E. The plan is consistent with good land planning and good site engineering design principles.
The plan is consistent with the preliminary plans, and reflects good land planning and site engineering design principles to the extent the conditions of preliminary approval are adequately addressed as stated above.

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

The plan is consistent with the preliminary plans, and reflects good quality and compatibility to the extent the conditions of preliminary approval are adequately addressed as stated above. Particularly, material details and specification consistent to that provided with the preliminary approvals shall be submitted and further specifications that meet the Planning Commission's approval with regard to comments in this memo.

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

The plan is consistent with the preliminary plans, and relates to the comprehensive plan and adopted planning policies as identified in the preliminary approvals.

The Commission members reviewed the following staff recommended conditions of approval and the applicant's written response that was distributed to the Commissioners.

1. That all lighting used to illuminate the outdoor area be installed according to all submitted lighting, landscape and sign plans, and in any case in such a way as to not create any glare off the site and be in conjunction with the outdoor lighting regulations. **Acknowledged by applicant and will be met.**
2. The materials designated for the sign plan be subject to the same conditions for any approval by the Planning Commission for the architecture and materials of the principle structures. **Acknowledged by applicant.**
3. Building materials will need to be specified to the satisfaction of the Planning Commission per condition 7, to demonstrate compliance with the approved preliminary plan and further the concepts shown regarding quality, color and details in the conceptual elevations. **Applicant agreed to return to Commission with final material selection.**
4. The landscape plan be revised for Lots 1 and 2, the common area and streetscape be submitted addressing staff comments prior to review by the Tree Board. **Applicant will continue to work with staff and will make the tree substitutions suggested by staff. Trees will be added to the parking lot areas. A screen wall and gate will be provided around the trash enclosure. Larger shade trees will be substituted for ornamentals on Lot 2.**
5. All continuing conditions of the preliminary approval including:
 - a. PW specs on construction documents - street construction, stormwater and retaining walls, fire hydrant locations.
 - b. Operation and maintenance of gates and hours of opening.
 - c. Costs of permitting and review to be paid by the applicant
 - d. Lot 2 buildings subject to this final development plan and any subsequent changes will require approval of a new plan, including landscape plans.
 - e. Any subsequent construction of the pool or accessory structures associated with the pool shall require final plans reviewed and approved by Planning Commission.

Acknowledged by the applicant.

Jim Breneman moved that the Planning Commission approve PC2015-119, the final development plan for 8500 Mission Road subject to the following conditions:

1. That all lighting used to illuminate the outdoor area be installed according to all submitted lighting, landscape and sign plans, and in any case in such a way as to not create any glare off the site and be in conjunction with the outdoor lighting regulations.
2. The materials designated for the sign plan be subject to the same conditions for any approval by the Planning Commission for the architecture and materials of the principle structures.
3. Building materials will need to be specified to the satisfaction of the Planning Commission per condition 7, to demonstrate compliance with the approved preliminary plan and further the concepts shown regarding the quality, color and details in the conceptual elevations.
4. The landscape plan be revised for Lots 1 and 2, the common area and streetscape be submitted addressing staff comments prior to review by the Tree Board.
5. All continuing conditions of the preliminary approval including:
 - a. PW specs on construction documents - street construction, stormwater and retaining walls, fire hydrants locations.
 - b. That the gates will remain open primary business hours, visiting hours and all significant shift changes.
 - c. Costs of permitting and review to be paid by the applicant
 - d. Lot 2 buildings subject to this final development plan and any subsequent changes will require approval of a new plan, including landscape plans.
 - e. Any subsequent construction of the pool or accessory structures associated with the pool shall require final plans reviewed and approved by Planning Commission.

The motion was seconded by Jeffrey Valentino and passed by a vote of 5 to 0.

PC2015-110 Request for Preliminary & Final Plat Approval - Mission Chateau 8500 Mission Road

Chris Brewster stated the Planning Commission heard the application for a Special Use Permit, Site Plan approval and a Preliminary Plat at a Special Meeting on July 29, 2015. The Commission recommended approval of the Special Use Permit and Site Plan, subject to conditions, and the Council approved both recommendations on August 17, 2015. At that meeting, the Planning Commission declined to take action on the Preliminary Plat, and continued that to the September meeting. However no official action was taken on that plat. At that time, staff reviewed and created a staff report recommending approval of the preliminary plat, subject to 8 conditions. Despite the Planning Commission not taking official action on that plat, the development has progressed through further levels of design and engineering based on the SUP and Site Plan approvals, and a Final Plat has been prepared that addresses the comments in the

original staff report and review of the Preliminary Plat. Therefore the applicant is requesting a combined approval of the Preliminary and Final Plat.

Since approval of the Special Use Permit and Site Plan by the Governing Body the applicant has advanced on planning and engineering based on those approvals and in furtherance of the previously submitted preliminary plat. They have submitted preliminary and final plat, and the following comments relate the submitted final plat to the recommended conditions for of the preliminary plat from Staff's July 7, 2015 review:

1. That the applicant provide a 5-foot sidewalk on the west side of Mission Road.

On the Final Plat, the applicant has indicated that a 40' deep easement along the west side of Mission Road for the location of the 5-foot sidewalk. The proposed site plan in accompanying application shows the location of the sidewalk within that easement.

2. That the applicant work with Public Works on the final design of the storm drainage system.

Public Works has approved the Storm Drainage Report and will review all civil drawing including the drainage system when final construction documents are submitted.

3. That the 25-foot platted rear setback line be dimensional on the northwest property line of Lot 1.

Most of the edge is designated as "common area" and the platted lot line is proposed to be at the requested 25-foot setback. However, the plat shows a 20' building line in the common area, which is not consistent with this condition, nor the notion that the common area will not have any structures. This will need to be revised and resubmitted before recording. The final development plan shows that the structure on Lot 1 is in compliance with this condition and is setback more than 25' from the recommended platted rear setback.

4. That the applicant prepare covenants to guarantee the maintenance of the common areas and utilities and submit it with the Final Plat.

Draft covenants have been submitted with final site development and approvals to address this condition. Prior to recording the Final Plat, the final proposed covenants shall be submitted demonstrating that this condition is met, and reviewed and approved by the city attorney.

5. That the applicant dedicate a pedestrian easement on the west side of Lot 2 to provide access to Somerset Drive and construct the sidewalk.

On the Final Plat, a 10' easement is shown at this location; the sidewalk will need to be constructed as shown on the final development plans.

6. That the applicant protect and preserve as much existing vegetation as possible along the property lines.

The perimeter of the property encompasses common areas and sidewalk easements and buffers. The plat preserves areas for the applicant to preserve as much existing vegetation as possible. The execution of this condition will be subject to permitting review, grading plans and the proposed new comments associated with the final landscape plan and covenants submitted as part of the preliminary development plan.

7. **That access control to two locations on Mission Road be indicated on the plat.**
Public Works has reviewed the Final Plat and the driveways and access controls are acceptable.
8. **That the driveways be constructed to City standards.**
Public Works will review final construction documents to ensure compliance with City standards.

The Subdivision Regulations also require the following additional information to be submitted with the Final Plat:

- A. Covenants - draft covenants are submitted with the final development plan. Final covenants (if changed from the draft) shall be reviewed by staff prior to recording to demonstrate that all conditions of the Special Use Permit, Site Plan and Plat approvals have been met.
- B. Proof of Ownership - submitted
- C. Review by County Surveyor - (The County Engineer will not review the Final Plat until it is approved by the City.)
- D. A Certificate showing all taxes and assessments have been paid - submitted.
- E. Construction Documents for streets, sidewalks and storm drainage - Construction documents will be submitted prior to final permits for site development and construction of improvements.

Chris Brewster advised the Planning Commission that there will be further platting of Lot 2 for the villas.

Tim Homburg stated the applicant acknowledged and accepted all of the recommended conditions of approval except for number seven. He felt that as this was a private street the bonding was not necessary. It was noted that this was a condition of the previous application which had a public street.

Wes Jordan responded that this may be a condition of public works. Mr. Homburg replied that public works will be involved. The private road will be built to city specifications. However, as a private street it will be maintained and plowed by the property owner. He added that they do not plan to build the street until all of the heavy equipment work necessary for construction is completed because of its impact on the road.

Mr. Jordan reported that he spoke with the Public Works Director and he did not have any objection to the removal of the bonding condition in number 7.

Jeffrey Valentino moved that the Planning Commission approve the Preliminary and Final Plat for Mission Chateau, 8500 Mission Road, subject to the following conditions:

1. The approval is conditioned on approval of the final development plans, or any changes to approved final development plans that do not correspond to the platted lot and easements shown on the proposed Final Plat shall require the submittal of a new Final Plat corresponding to those changes and meeting all of the conditions for project approval.

2. Final covenants be submitted for review by the city attorney and approved prior to recording the final plat.
3. That the recommended comment regarding maintenance of the drainage facilities in Common Areas be added prior to recording the final plat.
4. The platted Building Line on the northwest side of Lot 1 be removed from the common area, and located along the edge or the property line at of Lot 1 to achieve the 25' building line from the property line (i.e. the common area makes up the 25' setback.).
5. That the applicant submit the Final Plat to the County (surveying and engineering) after approval by the City.
6. The Final Plat be submitted to the Governing Body for acceptance of easements.
7. The property owner shall construct all the proposed improvements in accordance with the approved final development plans that were conditions of the Special Use Permit and Site Plan Approval.

The motion was seconded by James Breneman and passed by a vote of 5 to 0.

OTHER BUSINESS

Nancy Wallerstein noted the number of utility cabinets around the city, noting in particular the one recently placed in front of 89th & Roe Shops without any landscaping. Chris Brewster noted the city's code addresses the size of the pad and the footprints. Mr. Jordan added they need to secure a right-of-way permit from Public Works. Mrs. Wallerstein stated she is particularly concerned with the potential of these cabinets along the streetscape improvements planned for Mission Road from 71st to 75th Street.

Mr. Jordan stated that applicants are now considering the use of utility poles. He added that the city is considering the purchase of utility poles from KCP&L. Verizon representatives have advised the city that the data use requirements in our community is overwhelming and the right-of-way corridors conduits already have too much fiber wire in them.

Wes Jordan provided an update on the public information meetings held on the proposed design guidelines and advised that the final public meeting will be held on March 2nd at 6:30 p.m. in the Council Chambers. He noted the city received five building permit applications for "tear-downs" last week. The city has received significant input from the public that will be considered by the Governing Body and ad-hoc committee before a public hearing is scheduled before the Planning Commission.

NEXT MEETING

The planning commission secretary noted the filing deadline for the April meeting is March 4th; however, several applications have already been submitted including an application by Children's Mercy for a temporary use permit for a day camp at Kansas City Christian School; sign and sign standard approval for 7830 State Line Road; the Special Use Permit request by Dr. Kraus is anticipated as is site plan approval for 7501 Mission Road. Meadowbrook may also be making additional submittals.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 9:35 p.m.

Nancy Wallerstein
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: April, 2016, Planning Commission Meeting

Application: PC 2016-03

Request: Amendment of Special Use Permit for Veterinary Clinic

Property Address: 8823 and 8827 Roe Avenue

Applicant: Dr. Kent Krause

Current Zoning and Land Use: CP1, Planned Restricted Business District – Office, Veterinary & Service Uses.

Surrounding Zoning and Land Use: North: R-1A Single-Family District – Residential / Single-family Dwellings
East: C-2 General Business District – Commercial / Office
South: R-P1 Planned Single-Family District – Residential / Single-family Dwellings
West: R-1A Single-Family District - Residential

Legal Description: Somerset Acres West BG 10' E NW CR Tract A (Block 9) E 180' S 132.77 W 131.9' PVC 714615

Property Area: 0.54 acres

Related Case Files: PC 2013-101 Site Plan Approval 8825 & 8839 Roe
PC 2008-04 Amend SUP for Veterinary Clinic
SUP No. 93-6
PC 1991-05 Approval of SUP for Veterinary Clinic

Attachments: Application, Maps and Aerials, Letters of support and opposition

General Location Map



Aerial Map



SUMMARY:

This is a request to amend a Special Use Permit for veterinary services at the 89th and Roe Shops (physical address 8825 Roe; tenant units 8823, 8825, and 8827), and specifically to amend the condition of the current Special Use Permit that limits the boarding of animals. The current SUP states:

*3. The City shall at all times retain jurisdiction of determining if the actual use of the property complies with the uses as defined in said Ordinance, with the requirements of the Prairie Village Planning Commission and with representations made at the time of the public hearing on said application, including but not limited to, **that boarding of animals will be limited only to medical care and observation.***

[Emphasis added.] The applicant is requesting that this be amended to allow routine boarding for their existing clients subject to the following:

- Up to 19 cages for routine boarding of dogs 50 pounds or less
- 7 cages for medical boarding patients
- Drop off would be between normal business hours – 7:30 – 5:30 Monday through Friday and 7:30 to noon Saturday.
- Boarding is located in the south portion of the clinic.

The application states that the boarding area is on the south side of the building and that animals will be walked under supervision during normal business hours as occurs under their current permitted operations.

BACKGROUND:

In 1991, a Special Use Permit was approved by the Governing Body (July 1, 1991) to allow a Veterinary Clinic at 8823 Roe Avenue, operated by Dr. Thomas McKee, for a two-year time period. This permit was renewed for an indefinite period of time in 1993 (June 21, 1993). This permit was later conveyed in May, 2007 to Tomahawk Animal Clinic, Inc., Kent E. Kraus, DVM, and President. In 2008 the Special Use Permit was amended to allow the expansion of the use to 8825 Roe. One of the conditions of the original permit, and which has continued to all amendments of the permit, is that the “boarding of animals will be limited only to medical care and observation.” Building modifications were also approved by the Planning Commission through site plan review in 2013, and the two buildings (8825 & 8839) on the site remain under common ownership to meet parking requirements.

Also included in the shops at 89th and Roe, in the adjacent building are the following businesses:

- Floral shop
- Alteration service
- Office
- Body care boutique
- Learning service center.
- An animal daycare business

At the February Planning Commission, the Commission considered and approved a Special Use Permit for day boarding services for Queen of Paws (Christine Gregory), and the Council approved the Special Use Permit on March 7, 2016. That special use permit grants the following dog daycare services during normal business hours:

- No more than 20 dogs under 20 pounds
 - No more than 15 dogs over 20 pounds
 - Indoor activities only – behavioral and socialization
 - The use remains limited and accessory to the primary business of dog grooming.
-

During the application process and review, staff observed the potential for these business to coordinate services, and the impact on the Veterinary Clinics operations – and specifically the limitation on boarding for only observation and medical services became a concern. If cooperation between the businesses were to occur, the interpretation of the limits and extent of the Veterinary Clinics night boarding services would become more important.

The applications were noticed in combination for the February Planning Commission meeting– a special use permit accessory dog daycare services in association with the dog grooming business, and amendment of the existing special use permit for the Veterinary Clinic. During the proceedings it was determined that each application and business be handled separately, and the Planning Commission asked for a more specific request on the extent of boarding services from the applicant, and that portion of the application was continued.

ANALYSIS:

The CP-1 Zoning district allows a variety of small scale office, retail and service uses.¹ This section enables a broad range of uses, and several different office, retail and service activities may come under the descriptions included in the list of uses. This section also references the City's Conditional Use Permit and Special Use Permit sections for things that are not specifically in the list of allowed uses, or cannot be interpreted within that list. In the past, the City has authorized veterinary clinics by special use permit in the C-1 district. Associated with these special use permits, boarding services have been limited. Neither veterinary clinics nor boarding services are mentioned specifically in the City's zoning ordinance.²

In addition to enabling a broad range of service and retail businesses as identified above, the C-1 district also includes the following performance standards applicable to all businesses:

- A. No wholesale sales shall be conducted;
- B. No merchandise or equipment shall be stored or displayed outside a building and no sales shall be conducted from a truck or other temporary vehicle or structure except as may be permitted in Chapter 19.34;
- C. All products shall be sold and all services rendered inside a building except that banks and savings and loan establishments may have a walkup service and, if approved as a conditional use in accordance with Chapter 19.30, a drive up service;
- D. No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced;
- E. Restaurants wherein alcoholic, wine and cereal malt beverages are sold for consumption on the premises provided that more than fifty percent of the total income of the restaurant is derived from the sale of food consumed on the premises. At the time of application for an annual liquor or cereal malt beverage permit, the applicant will submit a sworn statement that more than fifty percent of the income has and will in the future be derived from the sale of food. The business operation will not produce noise and commotion that may adversely affect the neighboring property and the premises will be maintained and managed to a level equal to that, which prevails in the neighborhood. [19.18.010].

Therefore noise performance standards and indoor activities apply to all business – both allowed by right and those permitted by special use permit. It is clear from the structure of the City Zoning Ordinance that

¹ A. Shops and stores for sale at retail of foods and beverages for human consumption; restaurants, soft goods such as clothing and shoes; drugs and cosmetics; furniture and appliances; printed materials; notions; hardware and paint; kitchenware; toys and sporting goods; jewelry, gifts, and novelties; flowers; tobacco products, photographic equipment, antiques; artist and hobby supplies; music supplies and medical supplies; bed and breakfast. B. Services such as professional offices, banks and savings and loan associations, insurance, barber shops and beauty shops, schools, day care centers optical shops, seamstress and tailoring, dry cleaning and laundry pickup or coin operated and dry-cleaning operations classed as low hazard in the applicable codes, eating establishments, interior decorator, photographer, shoe repairs, clinics wellness center. C. Offices of all types, including post offices, public or privately owned utility offices. Prairie Village Zoning Ordinance, Section 19.18.005, Use Regulations (C-1).

² “Veterinary Hospital” – which is a more intense use and operation - is the only similar type of use mentioned in the zoning ordinance, and it is authorized in C-2 zoning. 19.20.005.C. Use Regulations (C-2).

the C-1 district is intended to allow a variety of small-scale commercial uses that support and serve the needs nearby neighborhoods. These uses and the performance standards specifically promote them at a scale and intensity that balances the ability to serve the commercial needs of neighbors with potential impacts from those businesses.

FACTORS FOR CONSIDERATION:

The Planning Commission shall make Findings of Fact to support its recommendation to approve, conditionally approve, or disapprove this renewal of the Special Use Permit. It is not necessary that a finding of fact be made for each factor described herein. However, there should be a conclusion that the request should be approved or denied based upon consideration of as many factors as are applicable. The factors to be considered in approving or disapproving a Special Use Permit for a Dog Daycare facility shall include, but not be limited to the following:

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

The site and buildings meet all standards for the C-1 district. The buildings were upgraded and improved through a site plan in 2013 that meets all standards and design criteria to ensure the site fits in with the character and context of the area.

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

The proposed use is of a similar scale and intensity of uses already occurring on the site at the veterinary clinic. To staff's knowledge, some similar use of this site has occurred for more than 25 years without complaints or problems for the neighborhood, until recently. Since the proceedings under both applications, staff has received complaints that animals can be heard at night by nearby homeowners.

The key concerns are:

1. The location of the current boarding and medical observation services, and whether this provides any potential noise impacts during non-business;
2. At what number of animals cared for on the site does that activity increase impacts beyond what the businesses have conducted in the past;
3. Is that level of activity more likely to cause impacts that are beyond those performance standards applied to all uses in the C-1 district, and increase the likelihood of necessary code enforcement situations?

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

The proposed business is a neighborhood-oriented service, similar to what is intended and permitted generally in the C-1 district. However whether the specific proposal could substantially injure the value of other property in the neighborhood is dependent on the extent of outdoor activity and number of animals cared for as indicated under B. above..

D. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such as the special use will not cause substantial injury to the value of the property in the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will cause substantial injury to the value of property in the immediate neighborhood, consideration shall be given to:

1. The location, size, nature and height of buildings, structures, walls, and fences on the site; and
 2. The nature and extent of landscaping and screening on the site.
-

This application is in an existing building and proposes no alterations to the site or buildings. The existing buildings are compliant with all standards and criteria dealing with the impact on surrounding areas, and similar neighborhood-scale businesses and services have been operating on this site in conformance with these criteria.

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

The site as a whole meets all City parking requirements, and there is no indication that this proposed use will cause any parking impact substantially different from any of the other allowed uses.

F. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

The site has been operating as a neighborhood retail and service center for years, and all facilities are adequate.

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

The site has been operating as a neighborhood retail and service center for years, and access is adequate. There is no indication that this proposed use will cause any traffic impact different from any other allowed uses in this zoning district.

H. Adjoining properties and the general public shall be adequately protected from any hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors or unnecessarily intrusive noises.

The performance standards applicable to all service and retail uses in the C-1 district will adequately protect and limit any of these potential impacts.

I. Architectural design and building materials are compatible with such design and materials used in the neighborhood in which the proposed facility is to be built or located.

[Same as A. above.] The site and buildings meet all standards for the C-1 district. The buildings were upgraded and improved through a site plan in 2013 that meets all standards and design criteria to ensure the site fits in with the character and context of the area.

Related to these Special Use Permit factors, are the factors that the Planning Commission considers for all zoning actions:

J. The character of the neighborhood.

This is primarily a single-family neighborhood. The C-1 zoning is generally intended for placing small scale office and retail uses in close proximity to neighbors for their convenience, subject to some scale, performance and operation criteria. Several properties adjacent to this site have similar zoning and collectively amount to a small neighborhood center. The proposed use is primarily geared for serving neighbors who are pet owners, and the limited scale of the request, provided it can meet performance, criteria are consistent with the neighborhood character.

K. The zoning and uses of property nearby.

Similar to the immediately above analysis, property nearby is primarily zoned for single-family residences, with some abutting property also having zoning to allow small-scale office and service uses.

L. The extent that a change will detrimentally affect neighboring property.

This criteria is more specifically addressed in the Special Use Permit Criteria above (A. – I.) but in general the current operations have not had detrimental effect, and some activity beyond the strictest interpretation of the boarding limitation has likely occurred. The potential for a detrimental impact may increase dependent on the level non-medical boarding during non-business hours.

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

This request will allow a neighborhood service to be offered in close proximity to residents. Although some concerns have been raised, adequate protections, limitations and can be put in place to address those concerns should problems arise? Should this request not be allowed, the opportunity for location of this or similar uses in the City may be limited to other zoning districts – primarily C-2 locations, and this applicant will be limited to its current permit condition of boarding for medical and observation purposed only.

N. City Staff recommendations.

See below.

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

This property has been zoned CP-1 for several years, as has adjacent property. This application does not propose any change to the existing zoning, and it is intended to assess the particular application for compliance with the existing zoning standards or any necessary special conditions.

P. The length of time of any vacancy of the property.

The property is not vacant and the applicant has been operating at this location for over 20 years..

Q. Conformance with the Comprehensive Plan.

No specific development is proposed with this application, and past development and improvements of the property have been determined consistent with the plan, and the Conceptual Development Framework / Development Principles. This proposed use is consistent with a number of goals and policies in the plan regarding strengthen commercial investments, integrating small scale services in close proximity with neighborhoods, and investing in more valuable and concentrate places or destinations for neighborhoods.

RECOMMENDATIONS:

Some animal boarding services are common as an accessory use associated with Veterinary Clinics, and Veterinary Clinics are a neighborhood-serving use that provided needed services within close proximity of residents. The degree of medical vs. non-medical boarding services is difficult to enforce and determine. Similarly, the extent of boarding during non-business hours could raise some issues. A survey of nearby jurisdictions, as well as observations of those around the country indicate that most jurisdictions generally enable pet stores and veterinary services for domestic animals as a neighborhood business, and some level of accessory boarding is accepted as part of typical operations. These jurisdictions typically rely on basic performance standards to insure the scale and intensity of activities, and potential impacts are not a problem for surrounding property owners. There are no clear criteria available for an acceptable number of animals for routine services or medical boarding. In this case, based on past operations the distinction between medical boarding and routine boarding for clients does not seem critical, but the number of animals at the location during non-business hours should be monitored.

Staff recommends that condition 3 of the current special use permit be amended as indicate below:

3. The City shall at all times retain jurisdiction of determining if the actual use of the property complies with the uses as defined in said Ordinance, with the requirements of the Prairie Village Planning Commission and with representations made at the time of the public hearing on sad application, including but not limited to, that boarding of animals will be limited as follows: ~~only to medical care and observation.~~

- a. Medical care and observation, or routine boarding for clients of their general veterinary services on a limited basis.
- b. Boarding during non-busses hours (between 5:30 PM and 7:30 AM Monday through Friday and after noon on Saturday until 7:30 AM on Sunday), be limited to:
 - a. Domestic pets only, generally under 50 pounds
 - b. No more than 15 animals at any one time

- c. Boarding remain in the south portion of the building at the most remote portion of the business, and that all activities be indoors between the hours of 7PM and 7AM.
 - d. Any boarding – medical or routine – be limited as accessory to the veterinary services of the current business and routine boarding cannot be marketed as a primary business to non-clients.
 - e. Should noise complaints be verified to violate the performance standards generally applicable to all C-1 uses, the applicant will work with Staff to either reduce the level of activity during non-business hours or otherwise mitigate noise through management and operations so it does not negatively impact adjacent property owners.
-

Street View



Approaching site heading south on Roe.

Birdseye View



Parcel View



View of Parking Behind Building



SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC 2016-04

Filing Fees: _____

Deposit: _____



Date Advertised: _____

Date Notices Sent: _____

Public Hearing Date: _____

APPLICANT: Kent Kraus - Somerset Vet. Clinic PHONE: 913-341-9191

ADDRESS: 8823 Roe E-MAIL: melissa.tomahawk@yahoo.com

OWNER: Kent Kraus PHONE: 913-909-8526

ADDRESS: 6301 W 75th ZIP: 66204

LOCATION OF PROPERTY: 8823 Roe Ave

LEGAL DESCRIPTION: Veterinary Clinic
Somerset Acres West of block 10 NW or track A
Block 9

ADJACENT LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>residential</u>	<u>RIA</u>
South	<u>residential</u>	<u>RP1A</u>
East	<u>commercial</u>	<u>C2</u>
West	<u>residential</u>	<u>RIA</u>

Present Use of Property: Vet Clinic - renewal of special use permit

Please complete both pages of the form and return to:
Planning Commission Secretary
City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

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

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

Should this special use be valid only for a specific time period? Yes ✓ No

If Yes, what length of time? indefinitely

SIGNATURE: [Handwritten Signature]

DATE: 3-4-16

BY: Konrad E. Kranc, DVM

TITLE: President

Attachments Required:

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

Somerset Veterinary clinic would like to add routine boarding to our existing special use permit. At this time our permit allows medical boarding. We would like to make boarding available to all of our existing clients. The boarding we would provide is cage boarding with veterinary supervision, which we feel is in the best interest of our patients.

Somerset would have 19 cages available for routine boarding and would have 7 cages available for medical boarding patients. The cage sizes would only comfortably fit dogs 50 pounds and smaller.

The clinic hours are 7:30 AM to 5:30 PM Monday through Friday and 7:30 AM to noon on Saturday. Pets could be dropped off during those hours for boarding. The trained kennel staff would be walking and caring for these pets. Our kennel staff has been trained to bring any concerns to the doctor's attention. Things of concern would be vomiting, diarrhea, failing to eat, etc. The doctor would then do a physical exam and contact the owner. Somerset feels this is a huge benefit to our clients and patients.

Boarding pets would be walked first thing in the morning, Monday through Saturday, starting at 7:15 AM. Pets would again be walked at 11:00 AM and 5:00 PM. On Sunday, pets would be taken out no earlier than 8:00 am and again at 5:00pm. At no time would boarded pets be outside without supervision.

The routine boarding area would be located in the south part of the clinic - the furthest distance from our neighbors to the north. We do not feel noise should be an issue to those neighbors, and we seldom expect to fill every kennel available. Again this would be an option to our existing clients who feel our clinic would be the best place to leave their pet when traveling.

Thank you for considering this enhancement to the services offered by Somerset Veterinary Clinic. We want to continue to provide our clients and patients the best possible care, and we feel this is the next step in that mission.

Respectfully,

A handwritten signature in black ink, appearing to read "Kent E Kraus, DVM". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kent E Kraus ,DVM
Somerset Veterinary Clinic
8823 Roe Ave
Prairie Village, KS 66207

Joyce Hagen Mundy

From: Wes Jordan
Sent: Friday, March 11, 2016 10:36 AM
To: 'jhrainen'
Cc: Laura Wassmer; David Morrison; Dan Runion; Chris Brewster; Joyce Hagen Mundy
Subject: RE: Somerset Vet. & Queen of Paws

Thank you for your comments...we will include this information for Planning Commission consideration for the Somerset Vet Clinic application. As mentioned during our phone visit the Queen of Paws application has been approved by the Planning Commission and the City Council. However, we are going to be monitoring this approval and feel free to contact me if this becomes a nuisance. Thank you. And, as a reminder the Planning Commission meeting will be on Tuesday, April 5th @ 7 pm.

-----Original Message-----

From: jhrainen [<mailto:jhrainen@gmail.com>]
Sent: Friday, March 11, 2016 9:40 AM
To: Wes Jordan
Cc: Laura Wassmer; David Morrison; Dan Runion
Subject: Somerset Vet. & Queen of Paws

March 10, 2016

Wes Jordan
Assistant City Administrator
Prairie Village, Kansas 66207

Dear Mr. Jordan,

As thirty year residents of Prairie Village, we are again contacting you with regard to the current Somerset Veterinary Clinic and Queen of Paws Boutique & Spa request for city approval to board animals at their businesses. We are opposed to this change and hope the city will not approve their application for this change of business venue.

The primary concerns we have with the business owners' proposed special use amendments to their permits are:

Overnight Boarding of Dogs. This amendment would change the business use from normal 8-5 business hours and 5 days a week to the extended 24/7/365 use. This is not desirable.
After Hour Noise. We are especially concerned with barking and crying from the dogs during the overnight hours; after 5 PM until the normal AM business hours. Yes, we can hear them from our 2nd story south facing bedroom.
Normal Business Hour Noise. We also are concerned with additional daytime noise given the increased potential of up to 35 day-boarding dogs plus any additional spa visit or vet appointment dogs.
Limited Green Space. The area available for dogs to be exercised and relieve themselves does not seem adequate with the increased number of up to 35 daytime dog boarders.
Traffic Congestion. We are concerned about the added drop off and pick-up traffic and whether there is adequate staff and customer parking for all the businesses in the center.
Decrease in our property values. We are concerned about our property values declining due to any and all of the above points.

When the original veterinary clinic moved in several years ago the question of overnight stays was brought up at an open house meeting. Neighbors were told there would be overnight stays for only medical reasons. Although this has worked well for the last several years, the special use amendment and the addition of the boutique & spa suggests a shift down a slippery slope that ends up with a very undesirable situation so close to residential property.

We hope you will carefully consider all our above concerns and vote No on the special use amendment for dog boarding at Somerset Veterinary Clinic and/or Queen of Paws Boutique & Spa.

Thank you,

Bill and Julie Rainen
4619 W 88th St

jhrainen@gmail.com <<mailto:jhrainen@gmail.com>>
913.642.9424

Pictures from our porch and Bedroom



STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: April 5, 2016, Planning Commission Meeting

Application: PC 2016-108

Request: Temporary Use Permit for ADHD Summer Treatment Program

Property Address: 4801 W. 79th Street

Applicant: Children's Mercy Hospital

Current Zoning and Land Use: R-1A Single-Family District- Kansas City Christian School

Surrounding Zoning and Land Use: North: R-1B Single-Family District - Single-Family Dwellings
East: R-1A Single-Family District - Single-Family Dwellings
South: R-1A Single-Family District - Single-Family Dwellings
West: R-1B Single-Family District - Single-Family Dwellings

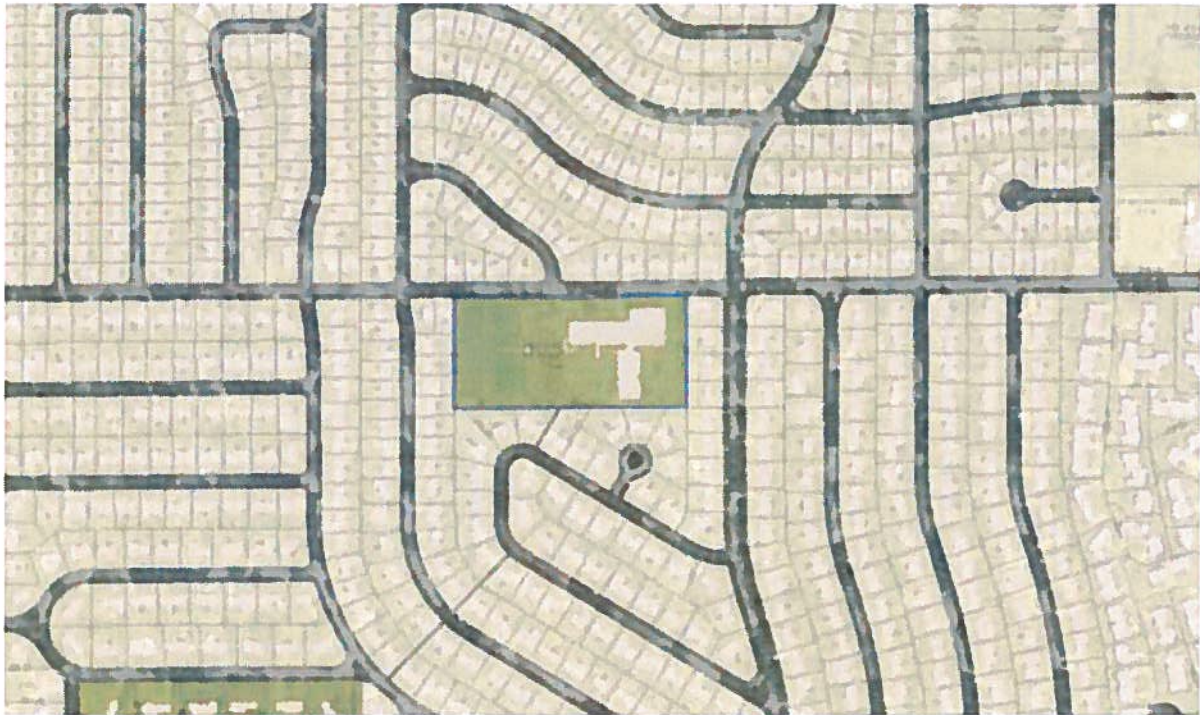
Legal Description: Metes & Bounds Abbreviation (28-12-25 E 826.75' OF W 1159' OF N 421.50' NE 1/4 NW 1/4 EX N 30' 7.43 ACRES PVC 624A BOTA #0708-87-TX)

Property Area: 7.44 Acres (55,557 s.f.)

Related Case Files: PC 2015-105 Temporary Use Permit for ADHD Summer Treatment Program
PC 2014-110 Temporary Use Permit for ADHD Summer Treatment Program
PC 2008-08 Amendment to SUP
PC 98-07 Original SUP for Private School

Attachments: Application

General Location Map



Aerial Map



COMMENTS:

Children's Mercy South is proposing to provide an eight-week Summer Treatment Program for approximately 50 children with ADHD. The program is proposed to be held at the Kansas City Christian School from June 6, 2016 through July 29, 2016. The hours of operation will be 7:30 am to 5:30 pm; Monday, Tuesday, Wednesday, and Friday; and 7:30 am to 8:00 pm on Thursday. Staff will train the previous week, May 31st through June 3rd. The program will use several classrooms, the lunch room, the gymnasium, and the outdoor playgrounds. The proposed Summer Treatment Program will use the existing building, parking lots, and outdoor areas and there will be no changes made to the property. Therefore, no site plan was required.

The Planning Commission approved the same Summer Treatment Program in 2014 and 2015. Kansas City Christian School and the City did not receive any complaints about the use.

Since the short-term use is for more than 30 days, it requires Planning Commission approval.

The Planning Commission may approve the temporary use permit provided that the application meets the following:

- 1. The applicant shall submit in written form a complete description of the proposed use, including drawings of proposed physical improvements, estimated accumulation of automobiles and persons, hours of operation, length of time requested, and other characteristics and effects on the neighborhood.**

The applicant has provided a detailed description of the proposed operation, as follows:

The applicant has submitted a description of the program, floor plans of the area to be used. The applicant stated on the application that the program will be provided from 7:30 am to 5:30 pm; Monday, Tuesday, Wednesday, and Friday; and from 7:30 am to 8:00 pm on Thursday from June 6th until July 29^h. Staff training will occur from May 31st to June 3rd. There will be approximately 50 children and 27 staff (20 counselors, 2 teachers, and 5 psychologists). There will be no external changes to the facility or grounds so it should have no adverse effects on the neighborhood. The program will use approximately 50 parking spaces for either drop of or day parking. The site is more than adequate to accommodate them. This provides a needed service for the community and is a good use of a facility that would remain unused for the summer.

- 2. If approved, a specific time period shall be determined and a short-term permit shall not be operated longer than the period stipulated in the permit.**

The applicant has requested that the short-term use be approved for the period from June 6, 2016 through July 29, 2016, with staff training May 31 through June 3, and that would be the maximum time of operation that would be permitted.

- 3. Upon cessation of the short-term permit, all materials and equipment shall be promptly removed and the property restored to its normal condition. If after giving full consideration to the effect of the requested short-term permit on the neighborhood and the community, the Planning Commission deems the request reasonable, the permit for the short-term use may be approved. Conditions of operations, provision for surety bond, and other reasonable safeguards may be written into the permit. Such permit may be approved in any zoning district.**

There will be no external changes to the building and grounds; therefore, no adverse effects on the adjacent neighborhood.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the temporary use permit for an ADHD Summer Treatment Program at 4801 W. 79th Street subject to the following conditions:

1. That the temporary use permit for the ADHD Summer Treatment Program be approved for a period from June 6, 2016 through July 29, 2016, with staff training May 31 through June 3.
 2. That the hours of operation shall be from 7:30 am to 5:30 pm on Monday, Tuesday, Wednesday, and Friday, and 7:30 am to 8:00 pm on Thursday.
-

3. That the Summer Treatment Program use the existing building, parking, driveways, and playgrounds and will make no external changes to the property.
4. That the applicant properly maintain the exterior area of the property and will leave it in an acceptable condition when the program ends on July 29th, 2016.

Applicant # 0011654

Cust # 16506



TEMPORARY USE PERMIT APPLICATION City of Prairie Village, Kansas

Date: 2/17/2016

Name Children's Mercy Hospital Summer Treatment Program for ADHD

Organization Children's Mercy Hospital Phone 913-696-5740

Address 6520 College Blvd. Ste 365 City/State/Zip Overland Park KS 66211

Is the organization (check all that apply): Non-profit [checked] Civic Incorporated Authorized to do business in the State of Kansas

USE: Sale/activity Trade show Street Fair Exposition Promotional venture/entertainment

Please give a complete description of proposed use: 8-Week Summer Day Treatment Program for Children with ADHD

Location: 4801 W 79th St. Prairie Village, KS 66208

Attach any descriptive materials such as plans, maps or size dimensions, etc. to better illustrate the proposed use.

Please indicate what types of signs, flags or other devices will be used to attract attention: None

Hours of Operation: 7:30a-5:30p M, Tues, W, Fri 7:30a-8pm Thursday

Estimated accumulation of automobiles 50 and persons 50 campers, 20 counselors, 2 teachers, 5 psychologists

Other characteristics and effects on neighborhood: None

Period requested from: June 6 to July 29

Training week for staff: May 31 - June 3rd

Submitted by: Calla Allan, PhD (signature of applicant)

See reverse for conditions of approval

Amount received Date Rec'd by

As outlined in Chapter 19.34.040 (E) of the Prairie Village Municipal Code, the Planning Commission may, upon application by the proponent, issue a Temporary Use Permit for a period of more than thirty days for the use of a specific parcel of land for such temporary uses as charitable, civic, or sales and activities, trade shows, street fairs, expositions, promotional ventures and entertainment, without publication or posted notice, provided the following conditions are met:

1. The applicant shall submit in written form a complete description of the proposed use, including drawings of proposed physical improvements, estimated accumulation of automobiles and persons, hours of operation, length of time requested, and other characteristics and effects on the neighborhood;
2. If approved, a specific time period shall be determined and the Temporary Use Permit shall not be operated longer than the period stipulated in the permit;
3. Upon the cessation of the Temporary Use Permit, all materials and equipment shall be promptly removed and the property restored to its normal condition. If, after giving full consideration to the effect of the requested short-term permit on the neighborhood and the community, the Planning Commission deems the request is reasonable, the permit for Temporary Use may be approved. Conditions of operation, provision for surety bond, and other reasonable safeguards may be written into the permit. Such permit may be approved in any zoning district.
4. If the applicant is not the property owner, a letter shall be supplied to the City from the Owner, and the tenant, if applicable; stating that the activity meets their approval.

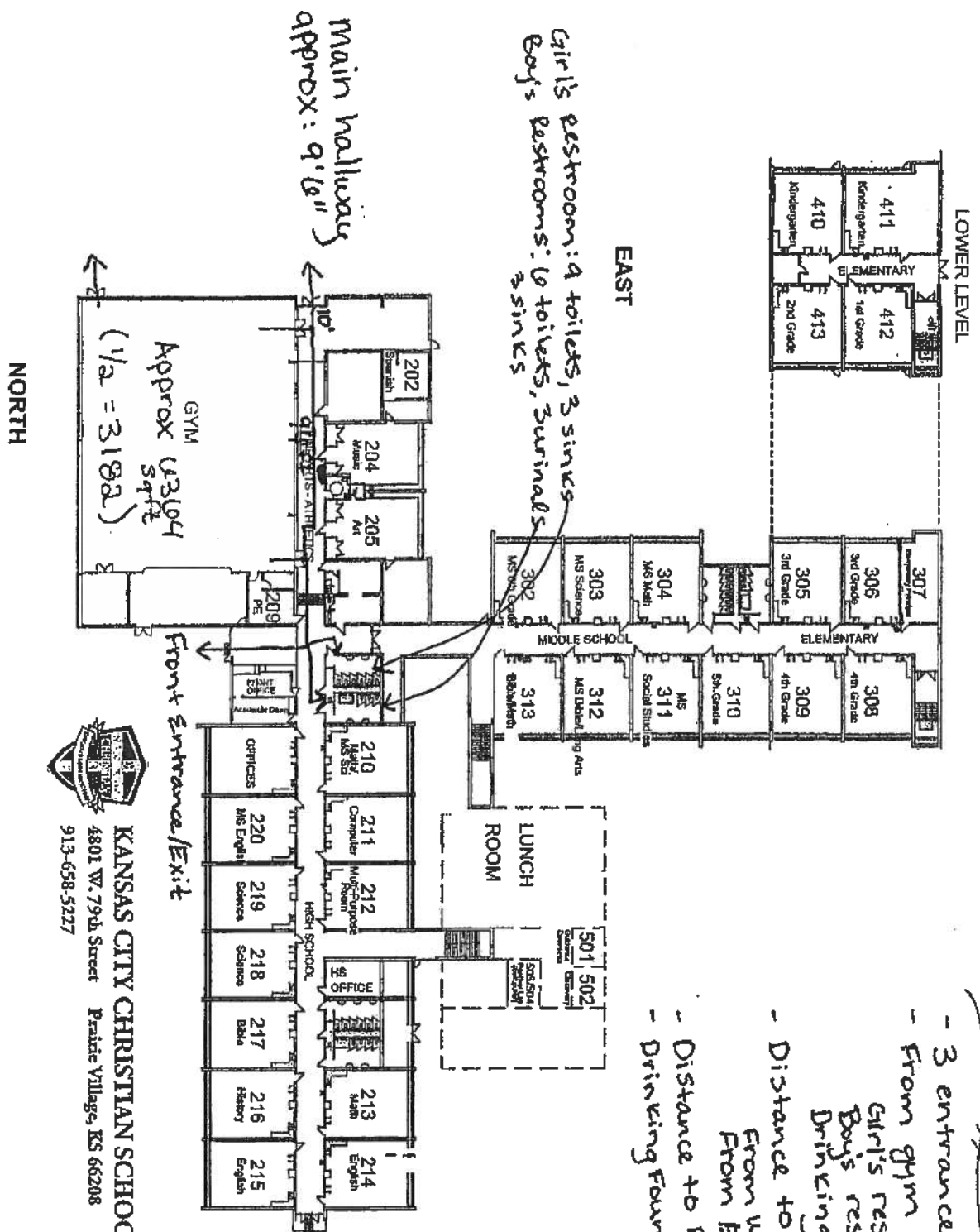
Date application approved: _____

Conditions of approval:

Planning Commission Chair

Date _____

Gym



SOUTH

- The Gym
- 3 entrances/exits
 - From gym to the Girl's restroom: 34'10"
 - Boy's restroom: 55'8"
 - Drinking Fountain: 33'3"
 - Distance to E. exit
 - From W. Gym entrance: 9'6"
 - From E. Gym entrance: 10'
 - Distance to Front Entrance: 37'
 - Drinking Fountain -

WEST

Girl's restroom: 9 toilets, 3 sinks
 Boy's Restrooms: 6 toilets, 3 urinals
 3 sinks

Main hallways
 approx: 9'6"

GYM
 Approx (318a)
 (1/2 = 318a)

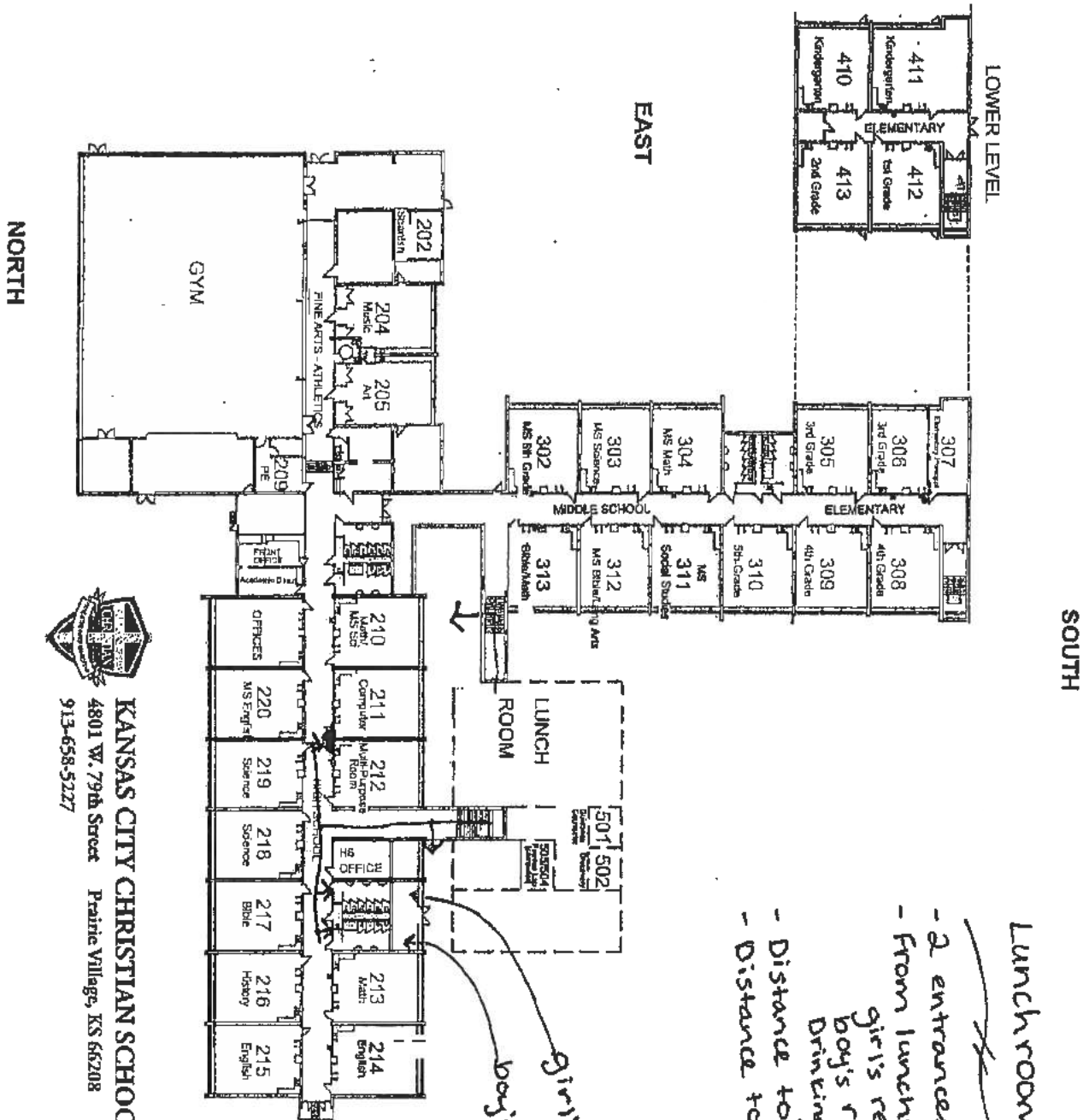
Front Entrance/Exit



KANSAS CITY CHRISTIAN SCHOOL 2014/2015
 4801 W. 79th Street Prairie Village, KS 66208
 913-658-5227

NORTH

Lunch Room



Lunchroom

- 2 entrances & exits
- From lunchroom to the girls restroom: 118'
- boys restroom: 132' 6"
- Drinking fountain: 112'
- Distance to W. exit: 48'
- Distance to E. exit: 110'

girls restroom: 7 toilets
 3 sinks
 boys restroom: 4 toilets
 3 urinals
 3 sinks



KANSAS CITY CHRISTIAN SCHOOL 2014/2015
 4801 W. 79th Street
 Prairie Village, KS 66208
 913-658-5227

WHAT DOES A TYPICAL DAY AT STP LOOK LIKE?

Each group spends two hours daily in classrooms conducted by special educators. These specialists carry out behavior modification programs designed to treat children's problems in a classroom context. The remainder of each day consists of recreational group activities that implement a variety of treatment components.

QUESTIONS?

For more information regarding Children's Mercy Summer Treatment Program, please visit www.childrensmerycy.org/odhdstp



FOR MORE INFORMATION CALL:

Children's Mercy Summer Treatment Program
 913.439.7249

CLASSES HELD

Kempas City Christian School
 Twilio Village, Leawood
 Presbyterian Church
 Twilio Village, Leawood

EMILIA ALEATI, PhD
 Director

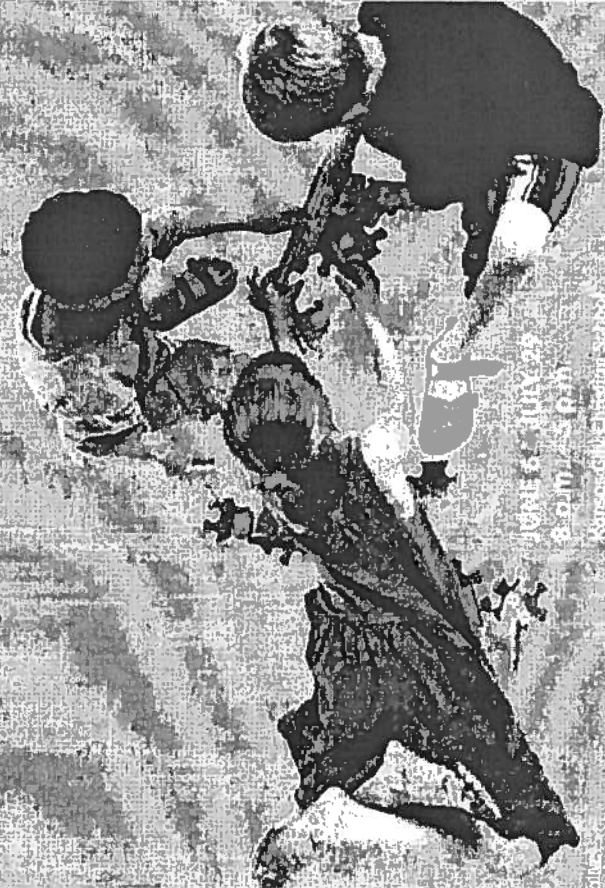
THEO KURTZ, PhD
 Co-Director

TIMOTHY MCGEE, PhD
 Co-Director

childrensmerycy.org/odhdstp

SUMMER TREATMENT PROGRAM

for children with ADHD



June 1 - July 31
 8:30am - 1pm

Children's Mercy Hospital
 2401 W. 17th St.
 Leawood, MO 64154

WHAT IS THE SUMMER TREATMENT PROGRAM (STP)?

For Kids

Something more than medication to help improve an ADHD child's behavior. Children's Mercy Summer Treatment Program (STP) is an eight-week, therapeutic day camp designed for children with Attention Deficit Hyperactivity Disorder and related problems. STP offers an award-winning comprehensive treatment that is tailored to each child's behavioral, emotional and learning difficulties. While the Children's Mercy STP is highly structured and emphasizes treatment, most children enjoy the program tremendously, as they would any summer camp.

For Parents

Children's Mercy STP also provides evening meetings with parents to discuss ADHD treatments and give parents the tools to extend the gains from STP to the child's natural environment. The sessions help parents work with their children to change unacceptable behavior at home, reduce noncompliant and disruptive behaviors, improve homework task skills, and improve relationships with parents and siblings.

HOW WILL STP HELP?

STP will help to develop the child's problem-solving and social skills, and help the child gain the social awareness necessary to enable him or her to get along better with other children. The camp will develop the child's abilities to follow through with instructions and complete tasks. STP will also improve the child's learning skills and academic performance as well as the child's self-esteem. STP will help to teach parents how to develop, reinforce, and maintain these positive changes.

WHO IS ELIGIBLE?

Children ages 6-14 are eligible to participate in the program with enrollment limited to those who meet certain criteria. Referrals can be made by school personnel, mental health professionals, physicians or parents.

PROGRAM STAFF

The STP is implemented by highly-trained, undergraduate paraprofessional therapists, students pursuing advanced degrees in psychology, and educational specialists. Doctoral level psychologists supervise the psychosocial and behavioral aspects of the program, while developmental pediatricians and/or primary care physicians supervise the medical aspects of the program. In general, there are five staff members for every group of 15 children. If medically indicated, the Children's Mercy STP staff will also evaluate the effectiveness of the child's medication. The STP uses only treatments that have been well-documented and shown to be effective through research. However, our program staff continues to carefully evaluate treatment effectiveness, both at the individual level and for the program as a whole.

HOW DO I SIGN UP?

To initiate the application and screening process, interested parents or professionals should call Children's Mercy at (913) 696-5748.



STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: April 5, 2016, Planning Commission Meeting

Application: PC 2016-109

Request: Approval of Sign Standards

Property Address: 7830 State Line Road

Applicant: Shane Glazer, MSG Investments

Current Zoning and Land Use: C-O Office Building District – Multitenant Office Building

Surrounding Zoning and Land Use: **North:** R-1B Single-Family Residential - Single-Family Dwellings
East: R-1B Single-Family Residential - Single-Family Dwellings
South: C-2 General Business District - Retail
West: Commercial (KCMO) – Drive-through restaurant

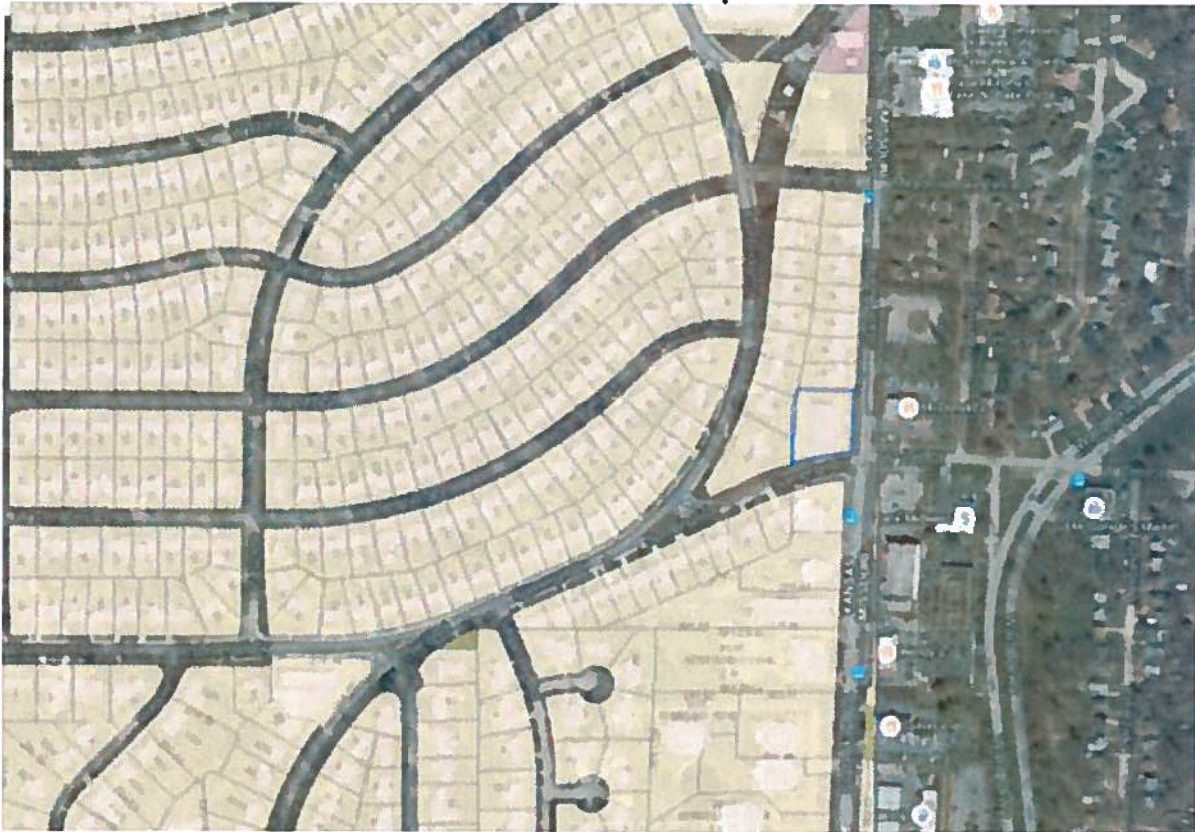
Legal Description: CORRECTED PLAT OF MEADOW LAKE (BLOCK 4 TO 7 INCL LOT 1 OF BLOCK 8 BLOCK 9 TO 16 INCL) LT 16 EX N 75' & ALL LT 17 BLK 7 PVC 14018

Property Area: 0.68 Acres (29.648.41 s.f.)

Related Case Files: PC 2011-103 Approval of Monument Sign

Attachments: Application, Sign Plans

General Location Map



Aerial Map



SUMMARY:

The applicant is requesting approval of sign standards for a multitenant office building. The building has previously not had sign standards approved for this location, as permitted by the City's sign regulations. In 2011 the Planning Commission did approve a monument sign for this location, provided that if any other building signs were proposed, and overall sign package for the building should be submitted. The only other exterior sign on the building currently is the building name mounted above the canopy at the buildings main entrance.

ANALYSIS OF PROPOSED SIGN STANDARDS:

The City's sign regulations currently provide the following applicable to this property:

"In the case of an office park, shopping or multi-tenant building (new or remodeled), the developer or owner shall prepare and submit to the planning commission a set of sign standards for all permanent exterior signs." [19.48.25.J. Regulations Applicable to Districts C-O, C-1, C-2 and C-3]

This allows applicants to propose uniform sign designs and plans for eligible (multi-tenant) properties.

For reference to the proposed sign standards for this site, the following are the sign allowances **generally** for all other C-O buildings and sites:

- Wall sign – 1 per façade, up to 5% of total area or 50 s.f. - whichever is greater. [19.48.25.B.]
- Monument sign – 1 per each street frontage (multi-tenant); or one en lieu of 1 wall sign (single-tenant) = 5' high max, 20 s.f., with 12' setbacks and 3' landscape areas. 19.48.25.C. and 19.48.15.M.]
- Sub-tenant allowances subject to specifically approved sign plans [19.48.25.O]

Although this site is a multi-tenant building, it has not previously submitted a sign plan as allowed above, and the general sign standards apply. The Planning Commission previously approved a monument sign per sub-section M. (PC 2011-103] and conditioned any further exterior signs on submittal and approval of a sign plan for the multi-tenant building per sub-section J. and O.

The proposed sign standards for the property are consistent with the sign standards generally for the C-O district (wall signs limited to 5% or 50 s.f.). Specifically proposed with this application is a single sign on the south end of the east side (State Line Frontage):

- Internally illuminate wall sign; channel letters, raceway mount
- Acrylic face with black day/night acrylic
- 2.14' x 18.25' = 40.125 square feet
- Approximately 2.45 % of the façade (note: this is under the otherwise allowed 5% generally applicable to the C-O district; counting the Building Name sign above the primary entrance (approximately 1% of façade or less) this would leave remaining space for signs for other tenants within the overall limits – both generally applicable in C-O and as specifically proposed for this multi-tenant building by the applicant.

The proposed sign standards also make reference to the existing, previously approved monument sign, as well as the generally applicable monument sign standards (referenced above). However subsection 2.K. of the applicants proposed standard seems to indicate 2 monument signs, one for the "anchor tenant" and one for the "building address and tenants." No plans for any additional monument signs for the property have been submitted with this application.

RECOMMENDATION:

Staff recommends approval of the sign standards for a multi-tenant building for 7830 State Line Road subject to the following:

- The standards be approved as presented by the applicant in the February 1, 2016 draft standards Sections 1. and 2. A – L.

- That section 2.I. be amended to have a new sub-section 4. Stating: "Any additional exterior tenants sign be limited to no more than 5% of the façade, including all existing signs (i.e. "Sakoulas Law" proposed and "Somerset Building" existing), and be of the same style, color, and application as the proposed Sakoulas Law sign."
- That sub-section 2.K.. be clarified to limit the overall monument signs to the existing sign, or that any different or additional monument signs shall require review and approval by the Planning Commission subject to the generally applicable sign standards for the City.



Street view and current sign, 7830 State Line Road





CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2016-108</u>
Filing Fee:
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date: <u>4/5/16</u>

Please complete this form and return with information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant Steven G. Sakoulas, Sakoulas Law Phone Number: 816-16-3342

Address 7830 State Line Ste. 208, PV, KS 66208 E-Mail steve@sakoulaslaw.com

Owner Shane Glazer, MSG Investments Phone Number: 816-809-2577

Address 830 State Line Rd., PV, KS Zip: 66208

Location of Property 830 State Line Rd., PV, KS 66208

Legal Description CORRECTED PLAT OF MEADOW LAKE (BLOCK 4 TO 7 INCL LOT 1 OF BLOCK 8 BLOCK 9 TO 16 INCL) LT 16 EX N 75' & ALL LT 17 BLK 7 PVC 14018

Applicant requests consideration of the following: (Describe proposal/request in detail) _____

Building sign standards _____

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for building sign standards

As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

[Signature]
Applicant's Signature/Date

[Signature] 2/16/16
Owner's Signature/Date

City of Prairie Village Building Permit Application
7700 Mission Rd, Prairie Village KS 66208
Phone 913-385-4604 Fax 913-385-4654 E-mail pmann@pvkansas.com

Application # _____

Permit # _____

Project Address 7830 State Line Rd., Prairie Village, KS 66208

Date 1/28/2016

Property Owner's Name Shane Glazer, MSG Investments

Phone 816-809-2577

CHECK WITH YOUR HOMES ASSOCIATION REGARDING DEED RESTRICTIONS

Use Code: (circle one)			
<input type="checkbox"/> ACC accessory structure	<input type="checkbox"/> FS fire station	<input type="checkbox"/> SFR single family residence	<input type="checkbox"/> CHU church
<input type="checkbox"/> CC country club	<input type="checkbox"/> MUN municipal facilities	<input type="checkbox"/> RET commercial retail	<input type="checkbox"/> DUP duplex
<input type="checkbox"/> CON condominium	<input type="checkbox"/> OFF commercial office	<input type="checkbox"/> APT apartment	<input type="checkbox"/> POO pool
<input type="checkbox"/> PRK park	<input type="checkbox"/> REC recreation	<input type="checkbox"/> SCH school	
Permit Type: (circle one)			
<input type="checkbox"/> BR Building Residential	<input type="checkbox"/> MR Mechanical Residential	<input type="checkbox"/> BC Building Commercial	<input type="checkbox"/> MC Mechanical Commercial
<input type="checkbox"/> ER Electrical Residential	<input type="checkbox"/> FF Footing / Foundation	<input type="checkbox"/> EC Electrical Commercial	<input type="checkbox"/> SB Sign / Banner
<input type="checkbox"/> PR Plumbing Residential	<input type="checkbox"/> DP Demo / Move	<input type="checkbox"/> PC Plumbing Commercial	<input type="checkbox"/> AS Accessory Structure

General Contractor Kevin Walstrom, See-More Signs Phone 816-523-3131 Fax _____

Customer # _____ Estimated Value (inc. labor) \$3720 Permit Fee _____

Address 7931 Womall Rd., Kansas City, MO 64114 email seemoregraphics@sbcglobal.net

Electrical Contractor Heartland Electric Phone 816-318-8500 Fax 816-318-8080

Customer # _____ Estimated Value (inc. labor) _____ Permit Fee _____

Address 947 Locust Hill Circle, Belton, MO 64012 email jim@heartlandelectric.com

Plumbing Contractor _____ Phone _____ Fax _____

Customer # _____ Estimated Value (inc. labor) _____ Permit Fee _____

Address _____ email _____

Mechanical Contractor _____ Phone _____ Fax _____

Customer # _____ Estimated Value (inc. labor) _____ Permit Fee _____

Address _____ email _____

DESCRIPTION OF WORK TO BE DONE:

Internally-illuminated wall sign, channel letters, raceway mount.

Hang sign on front, east side of building. Connect sign to power source. See attached design.

I have read and examined this application and declare my responses to be true and correct. All laws and ordinances governing this work will be followed whether specified herein or not. I understand this permit does not grant authority to violate or cancel any state or local law. I agree to pay a plan review fee even if this application is not approved. I understand that the City may contract with outside consultants for plan reviews and/or inspections associated with this permit. When consultants are utilized, I understand that I am responsible for all City costs incurred by the use of these services. I further understand that these costs will be significantly higher than the City fee schedule, and will be in addition to permit fees. If I am to be charged for these services, the City will make a reasonable attempt to inform me prior to the provision of these services.

Applicant's Name (Please Print) Steven G. Sakoulas Permit Fee _____

Signature of Contractor/Authorized Agent Kevin Walstrom Digitally signed by Kevin Walstrom
Date: 2016.02.17 12:52:31 -06'00' Plan Review Fee _____

Designated Architect or Engineer of Record _____ Stop Work Fee _____

Approved By _____ Date _____ License Fee _____

HOA Notification _____ YES N/A TOTAL FEES _____

Please complete your payment method below if you are using Visa, MasterCard or Discover - email or fax# required if not applying in person

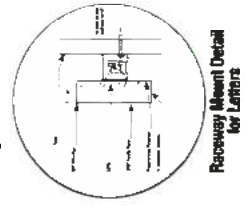
Name on Card	Signature	
Card Number	Security code on back of card	Expiration Date

The issuer of the card identified on this item is authorized to pay the amount shown as TOTAL on proper presentation. I promise to pay such TOTAL (together with any other

Internally-illuminated wall sign (channel letters, raceway mount)



- Aluminum construction
- Acrylic faces, Black Day/Night acrylic
- Returns, Black
- 1" trim cap, Black
- Internal LED lamps, White
- Raceway mount



7830 Stateline Rd • East Side

Sign
2.14' H x 18.75' W
Area 40.125 Sq Ft

Facade
20' H x 82' W
Area 1640 Sq Ft

Job Channel letters

Date 5 March 2015

Client Sakoulas Law

Arch Ron Kevin Walecimm Designer Brad Farmmann

File Sakoulas Law.rvt

Copyright
This artwork and design have been copyrighted and may not be reproduced or copied in any form without the express written permission from:
SEE MORE SIGNS
7811 Woodloch, Kansas City, MO 64114

From: Kevin Walstrom [<mailto:seemoregraphics@sbcglobal.net>]

Sent: Friday, April 03, 2015 12:04 PM

To: 'steve@sakoulaslaw.com'

Subject: Sign for Prairie Village

Steve,

The price for the signs are as follows:

Qty: (2) sets of Day/Night channel letters mounted to a raceway for the South & Easts sides of the building

Price: 6143.00 (includes both sets)

Installation: 550.00 (total for both sets)

Total with tax: 7263.58/ TOTAL FOR ONE SIGN \$3631.79

**Prices do not include permits

**Electrical will need to be brought to the sign locations by others. We can make the final connection.

Let me know if you have any questions.

Thanks,

Kevin



7931 Wornall Rd.

Kansas City, MO

Phone: 816.523.3131

Fax: 816.523.2994

seemoregraphics@sbcglobal.net



NWBOC

WBE CERTIFIED (816) 318-8500 (816) 318-8080 Fax
947 Locust Hill Circle
Belton, MO 64012

Quotation

- Sakoulas Law Firm
- 7803 State Line
- P.V. Ks.

Date: 2/9/16

Project: Power for new Sign

Attn.: Christin DiMartino

Our price is four hundred seventy five dollars. \$475.00

Furnish labor and material required to complete electrical work for the above referenced project per the following:

1. Drill a hole through the wall out of the back of an outlet box on the second floor where the new Sakoulas sign is to be located.
2. Install a weatherproof box on the front façade to cover the hole drilled above.
3. Install a weatherproof whip between the new box and the new sign gutter where the LED drivers are located.
4. Install wire from the outlet box in the second floor tenant space out through the wall, box and whip to the sign.
5. Install a photocell on the outside new box under the sign to turn the sign on at night and off during the day.
6. Make all electrical terminations.

This job is bid to be completed during regular work hours and in coordination with the installation of the sign. This is a not to exceed price with any savings on material or labor passed on to Sakoulas Law. If you have any questions please free to give me a call.

HEARTLAND ELECTRIC CORPORATION

By: Jim Harris

Accepted by: _____

*This quote is valid for 30 days

Sign Standards for
Somerset Building
7830 State Line Rd.
Prairie Village, KS 66208

February 1, 2016

1. General Intent

These standards have been established for the purpose of ensuring an aesthetically pleasing building for the benefit of the City of Prairie Village, the tenants in the building, and residents surrounding the building. Conformance to these guidelines for the design, fabrication, and installation of signs shall be enforced through the standard lease document used, and City planning department, and prior to the installation of any signage. Any interpretations of unstated conditions shall be the prerogative the Somerset Building Owner.

2. General Requirements

A. The Tenant shall submit for signage approval with the Building Owner before continuing on to the City of Prairie Village for a sign permit.

B. Prior to fabrication of the sign, the Tenant shall be responsible for obtaining and complying with the applicable laws, rules, regulations, city codes and/or ordinances of the City of Prairie Village.

C. Tenant and/or their sign contractor shall obtain all necessary permits from the City of Prairie Village.

D. Sign contractors shall be approved by the Building Owner.

E. The sign contractor shall be responsible for any damage due to the installation of approved signs.

F. The Tenant and/or sign contractor shall be responsible for any access panels, catwalks, that are required for the installation and/or general maintenance for the signage.

G. No moving, flashing, or roof-mounted signage will be permitted.

H. All signage will be removed and any damages to the building will be repaired at the Tenants' sole cost and expense at the termination of their lease.

I. Anticipated signage on the building includes:

1. One (1) internally-illuminated, wall sign, channel letters, raceway mount, East Side Face of the Building.
2. This sign shall be 2.14' H x 18.75' W, with a total area of 40.125 Sq. Ft.
3. The letter size shall not exceed 26" character height and shall not exceed 5% of the total area of the building façade, but in no event shall exceed 50 square feet in the area.

J. Construction

1. Aluminum construction, with Black Day/Night acrylic faces, Black returns, Black 1" trim cap.
2. Fasteners, screws, bolts, etc. used in fabrication and installation of the sign shall be nonferrous. All penetration to the building shall be sealed with silicone sealant.
3. Illumination to be internal LED lamps, White.

K. Monument Sign. 1 Monument Sign currently on property will remain on property.

1. One monument sign for anchor tenant or building owner not to exceed 20 square feet in area per sign face. Maximum overall height not to exceed 5'.
2. One monument sign to list building address and tenants not to exceed 20 square feet in area per sign face. Maximum overall height not to exceed 5'.

L. "Somerset Building" sign on Face of Building, above door way, will remain on building, as is.



App# 0011687



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2016-110</u>
Filing Fee: <u>\$100</u>
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date: <u>4/5/16</u>

Please complete this form and return with Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: James Engle Phone Number: 816-616-9788
 Address: ~~312~~ 2907 W 71st Terrace E-Mail Jim@JamesEngle.com
 Owner: James Engle Custom Homes, LLC Phone Number: 816-616-9788
 Address: 6815 Fontana PV KS Zip: 66208
 Location of Property: 2907 W 71st Terrace
 Legal Description: Lot 19, Block 5 Prairie Hills
 Applicant requests consideration of the following: (Describe proposal/request in detail) ELEVATION INCREASE OF 2.4'
Request to raise foundation to maintain drainage per code

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for PC 2016-110.
As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

[Signature] 3/2/2016
Applicant's Signature/Date

[Signature] 3/2/2016
Owner's Signature/Date

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: April 5, 2016, Planning Commission Meeting

Application: PC 2016-110

Request: Building Elevation exception

Property Address: 2907 W. 71st Terrace

Applicant: James Engle

Current Zoning and Land Use: R-1B Single-Family Residential - Single-Family Dwelling

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

Legal Description: Prairie Hills, Lot 19, Block 5 Prairie Hills PVC-0576-0170

Property Area: 0.20 Acres (8,748.87 s.f.)

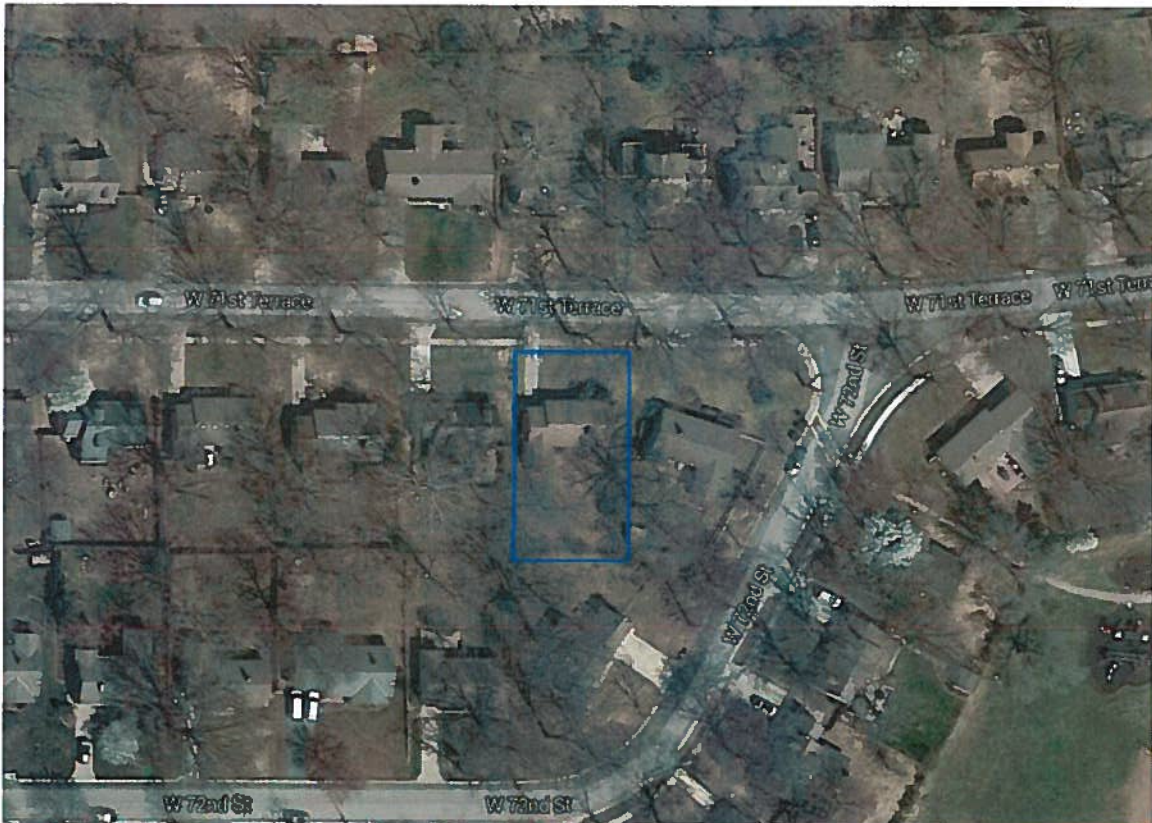
Related Case Files: n/a

Attachments: Application, Drawings & Photos

General Location Map



Aerial Map



SUMMARY:

The applicant is requesting that a new home have a first floor elevation at 2.39' higher than the current first floor elevation, which requires an exception from section 19.44.030 of the zoning ordinance. The proposed building meets the required zoning setbacks.

ANALYSIS BUILDING ELEVATION EXCEPTION:

The existing home has a current first floor elevation of 1009.81'.

Section 19.44.030 of the Prairie Village Zoning Ordinance requires that all new residential structures be set at the same first floor elevation or lower than the original structure. This section is intended to reduce the scale of new homes compared to the existing character of the area, and limit new structures for "grading up" and increasing the perceived mass of the building. This section also has allowances for increases above the current elevation: up to 6" for each additional 5' over the minimum side setback, up to a maximum 3' increase. All other proposed increases in elevation – either over the 3' or not meeting the additional setback requirements – requires review and approval by the Planning Commission.

This application proposes a new home with a first floor elevation of 1012.2, which is 2.39' above the existing first floor elevation.

This site is relatively flat with the highest elevation of 1011' (northeast, front corner) and a lowest elevation of 1005' (southwest, rear corner), resulting in a gradual downward grade from the street to the rear.

The application proposes to raise the current foundation 1' more than the current foundation height, to 937.9'.

The proposed home meets all required setbacks:

- Front: 30' required; 42' +/- for the home and garage; 36' for the covered front porch (note: a 35' platted building line also applies to this site)
- Interior side: 4' required; 10.0' (west) and 10.16' (east) proposed. (also meets the required 12' building separation from existing structure)
- Rear: 25' required; 46.66' proposed at closest point.
- The proposed home includes a garage slightly above grade on the front building line (1010.7'); a proposed top of foundation 6" above the garage level (1011.2); and a resulting first floor elevation 1' above the foundation (1012.2)
- Due to proposed grading the foundation will be raised above grade approximately 2' on the northeast corner of the structure and 4.2 feet on the rear elevation

The existing home to the east has a first floor elevation of 1013.4 and the existing home to the west has a first floor elevation of 1007.4, and both homes are built at grade without a raised foundation.

Although the proposed building is proposed beyond the required setbacks, it is only 6' to 6.16' beyond the required side setback (which would only permit an increase in first floor elevation of 6" according to section 19.44.030).

All other elevation change proposals (more than 6" per each additional 5' of setback) require Planning Commission review and approval per section 19.44.030.C.

The proposed grading plan and foundation placement appear to be an appropriate response to the existing site grades, however a final grading permit and drainage study will be required from Public Works prior to a building permit, should the Planning Commission approve the exception to raise the first floor elevation.

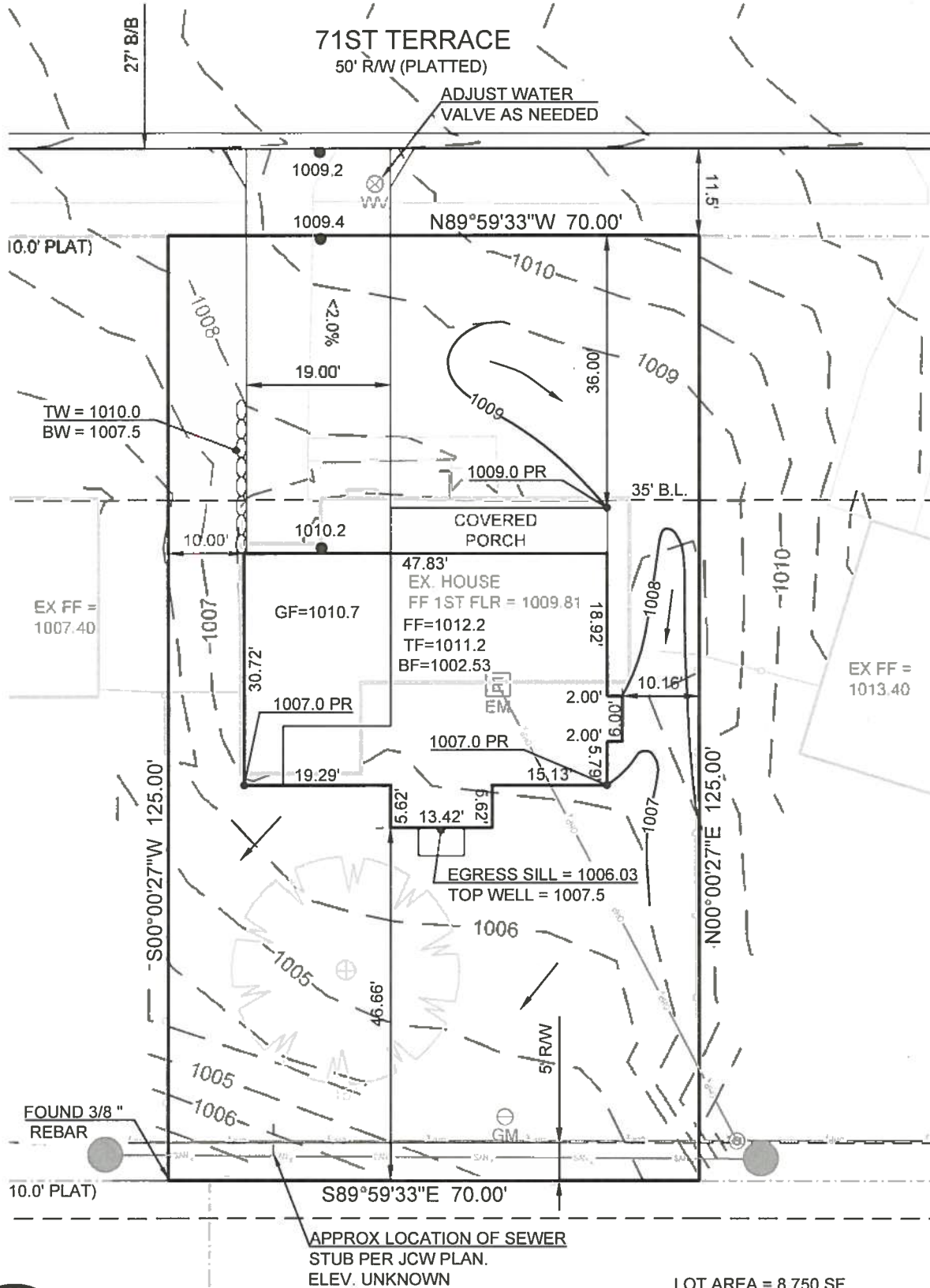


Existing street view 2907 W. 71st Terrace

**LOT 19, BLOCK 5
PLAT OF PRAIRIE HILLS BLOCKS 1-11
INCL. AND PART OF BLOCK 12
NE 1/4 SEC 22-12-25
2907 W. 71ST TERRACE**



David A. Rinne - Land Surveyor
KS# LS-1268



LOT AREA = 8,750 SF
EX. STRUCTURE AREA = 1,838 SF
EX. LOT COVERAGE = 21.0%
PROP. STRUCTURE AREA = 2,531 SF
PROP. LOT COVERAGE = 28.9%

THIS PLOT PLAN WAS PREPARED FOR FOUNDATION CONSTRUCTION ONLY. BUILDER IS REQUIRED TO VERIFY ALL DIMENSIONS, GRADES, EXISTING UTILITIES AND ADEQUATE FALL TO SEWER PRIOR TO CONSTRUCTION. ONLY PLATTED EASEMENTS HAVE BEEN SHOWN.

DRAWN BY:	AJC
CHECKED BY:	DAR
DATE:	2-24-16
PROJECT NO:	15-248
SCALE:	1" = 20'
SHEET	1 OF 1



SCHLAGEL & ASSOCIATES, P.A.

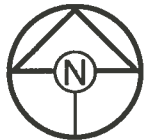
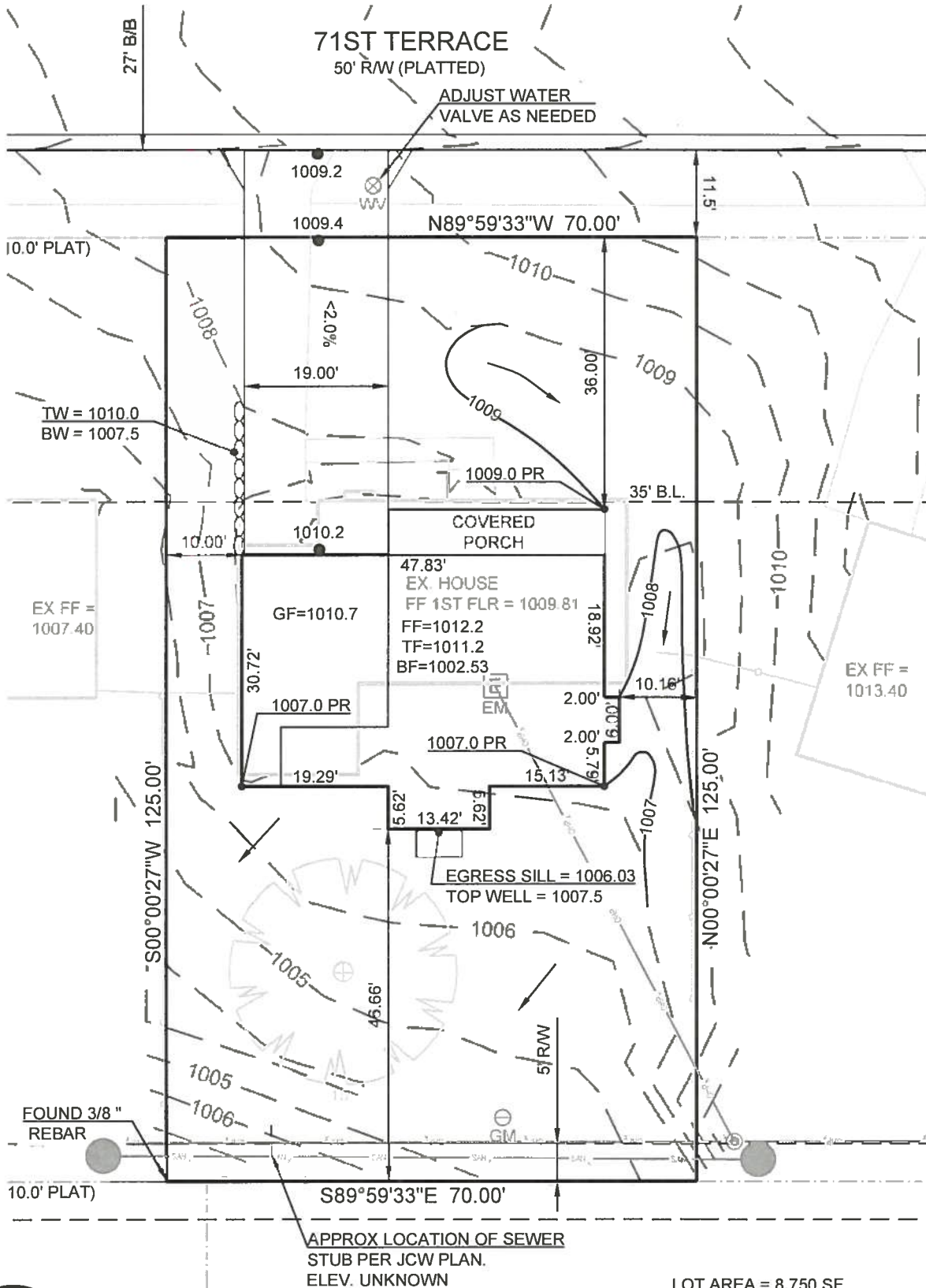
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
www.schlagelassociates.com • (913) 492-5158 • Fax: (913) 492-8400
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

PLOT PLAN

**LOT 19, BLOCK 5
 PLAT OF PRAIRIE HILLS BLOCKS 1-11
 INCL. AND PART OF BLOCK 12
 NE 1/4 SEC 22-12-25
 2907 W. 71ST TERRACE**



David A. Rinne - Land Surveyor
 KS# LS-1268



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 #E-296 #LA-29 #LS-54

PLOT PLAN

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: April 5, 2016, Planning Commission Meeting

Application: PC 2016-111

Request: Site Plan Approval to Remove 6 Antenna on Existing Wireless Telecommunications Facility and Replace 3 Antenna

Property Address: 7700 Mission Road

Applicant: Black & Veatch (AT&T)

Current Zoning and Land Use: R1-A Single Family – Municipal Office Complex

Surrounding Zoning and Land Use: North: R-1A Single-Family District – SM East High School
East: R-1A Single-Family District – Single Family Dwellings
South: R-1A Single-Family District – Church
West: R-1A Single-Family District – Single Family Dwellings

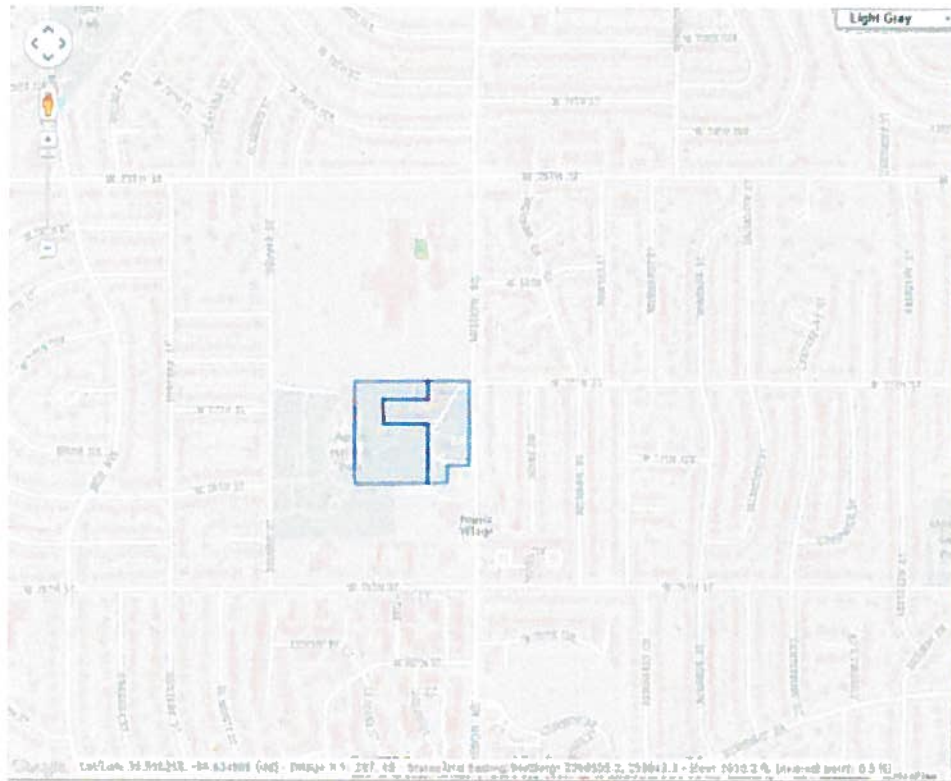
Legal Description: Prairie Village Municipal Office Complex Tract 1 LYG within (abbreviated) SD PVC 567D 1 BTAO 2935 0

Property Area: Cell Tower Compound – approximately 3,200 sq. ft., 0.07 acres
Municipal Office Complex – 16.75 acres

Related Case Files: PC 2015-114 Site Plan Approval for Verizon Wireless
PC 2014-111 Site Plan Approval for Sprint
PC 2014-108 Site Plan Approval for Verizon Wireless
PC 2014-107 Site Plan Approval for AT&T
PC 2011-114 Site Plan Approval for AT&T
PC 2009-17 Special Use Permit Renewal for Sprint
PC 2006-19 Special Use Permit Renewal for Cingular Wireless
PC 2005-115 Final Plat Municipal Office Complex
PC 2004-09 Special Use Permit for Sprint
PC 2001-05 Special Use Permit for AT&T
PC 2000-05 Special Use Permit for General Dynamics for Metricom
PC 1997-04 Special Use Permit to Replace Tower

Attachments: Application, Drawings & Photos

General Location – Map



General Location – Aerial



Site Location – Birdseye View



Specific Location – Street View



BACKGROUND:

The Prairie Village Municipal Complex has an existing cell tower operating under a current special use permit renewed in 2009 (PC 2009-17) which is valid through 2019.

Under the City's Wireless Communications Ordinance, changes in the installation for carriers are required to be submitted to the Planning Commission for site plan review and approval.

In 2014 the applicant proposed the replacement of 3 antenna through a site plan that was approved by the Planning Commission (PC-2014-107). This work was never completed by the applicant. Subsequent to this site plan approval, two other carriers received approval for replacement or additions of antenna. (PC 2014-108, PC 2014-111, PC 2015-114) During this time it became apparent through the comparison of differing structural reports that the facility was close to or over capacity based on industry standards. When the applicant proposed to execute a permit based on the 2014 site plan approval, staff made the applicant aware of the possible structural issues that either occurred or became evident after the 2014 approval. At this point, no facilities – including pending approvals that had not been acted upon by all previous applicants - were permitted. Through discussions with the applicant and one carrier with an approved but pending permit, a more up-to-date and accurate structural analysis was requested, prior to moving forward.

This application, based on the updated structural analysis, proposes to amend the site plan, remove 6 antenna from the applicant's area at approximately 150', and replace them with 3 antenna and associated equipment.

PROPERTY:

The lot is located on the west side of Mission Road on the City Hall grounds, and the site is located on the northwest portion of the City Hall grounds. The property is zoned R1-A, fronts on Mission Road (see street view), and the site is setback substantially from the streetscape. The closest abutting property to the north is used for the parking lot for Shawnee Mission East High School, and the school building and facilities are setback at a substantial distance from this site across the parking lot.

COMMENTS:

The applicant is proposing to remove six antennae, each approximately 96" x 12" x 7", two from each array, and replace them with three antennae, one on each array. Two of these are 96" x 13.8" x 8.2" and one is 72.8" x 13.8" x 8.2". An additional surge protector will be mounted on the interior of the arrays at the center of the tower, with other minor accessory equipment to support the antennae. All coaxial cable supporting this equipment will run on the interior of the tower.

The proposed application will reduce the load on the tower by the applicant. The applicant has provided a revised structural analysis based on all existing equipment, the pending equipment of recent approvals, and this proposed equipment. The structural report demonstrates that the tower has the capacity to hold all pending and proposed equipment, based on industry standards and based on the assumptions presented in the report.

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

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

The capacity of the site to accommodate all equipment was addressed in the renewal of the Special Use Permit. The proposed antenna exchange will not increase any impacts that would require a change to that permit or conditions.

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

This is an existing installation and adequate utilities are available to serve the location.

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

No additional impervious area will be created and therefore a stormwater management plan is not required.

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

The site is an existing installation and utilizes the driveway and parking for the site. The ability of the site to accommodate ingress and egress was addressed in the renewal of the Special Use Permit. The proposed antenna will not increase any impacts for ingress and egress to the site.

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

This is an existing installation, and maintenance and upgrades of current facilities are supported by the City's current policies and regulations. Site plan review of exchange of equipment is still required, however this plan is consistent with all existing approvals and standards.

The applicant, upon becoming aware of potential structural concerns regarding pending equipment, prepared a structural analysis considering past approval of others equipment, and the new equipment it proposed. As a solution, they are removing 6 of their antennae and replacing them with 3 – reducing the overall tower loads and keeping the facility within acceptable industry standards for structural loads.

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

The proposed antenna will be the same as the existing antenna and located away from the streetscape, and abutting property is a large parking area so there will be little impact on the surrounding area. The reduction of total antennae will also reduce any perceived visual impact on adjacent property of from public spaces and streetscapes.

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

This is an existing site. While Wireless communication facilities are not specifically addressed in Village Vision, the City's wireless communication policies and regulations promote upgrade and maintenance of existing facilities.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the proposed site plan for Black & Veatch on behalf of AT&T, based on the structural analysis dated February 26, 2016, and subject to the plans and drawings submitted and dated February 29, 2016.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only	
Case No.:	PC 2016-111
Filing Fee:	\$100
Deposit:	\$500
Date Advertised:	—
Date Notices Sent:	—
Public Hearing Date:	4/5/16

Please complete this form and return with Information requested to:

Assistant City Administrator
 City of Prairie Village
 7700 Mission Rd.
 Prairie Village, KS 66208

Applicant: Black & Veatch Phone Number: 913-458-1255

Address: 7600 S County Line Road Suite 1 Burr Ridge IL 60527 E-Mail: LopezJ@bv.com

Owner: City of Prairie Village Phone Number: _____

Address: 7700 Mission Road Prairie Village, KS Zip: 66208

Location of Property: 7701 Mission Road Prairie Village KS 66208

Legal Description: Please reference construction drawings

Applicant requests consideration of the following: (Describe proposal/request in detail) We are removing (9) existing antennas, replacing with (3) antennas, and adding other tower related equipment.

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____.

As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

Jamuel Lopez / 3/3/16
 Applicant's Signature/Date

 Owner's Signature/Date



Black & Veatch Corp.
6800 W 115th ST, Suite 2292
Overland Park, KS 66211

Ping Jiang
Black & Veatch Corp.
6800 W 115th ST, Suite 2292
Overland Park, KS 66211
(913) 458-7245
JiangP@bv.com

Friday, February 26, 2016

RIGOROUS STRUCTURAL ANALYSIS
150' Monopole

AT&T DESIGNATION:	Site ID:	58400 (KS5025)	
	Site FA:	10000419	
	Site Name:	PRAIRIE VILLAGE	
	AT&T Project:	Non-AT&T Owned Tower	
	BV Project:	129031 (58400ATTKS3-S (Rev 3))	
ANALYSIS CRITERIA:	Codes:	TIA-222-G	115 mph Ultimate 3-second Gust
		IBC 2012	

SITE DATA: 7701 Mission Road, Prairie Village, KS 66208, Johnson County
Latitude 38.988889, Longitude -94.632778
Market: MO/KS
150' Monopole

Black & Veatch Corp. is pleased to submit this Structural Analysis Report to determine the structural integrity of the aforementioned tower. The purpose of the analysis is to determine the suitability of the tower with the existing and proposed loading configuration detailed in the analysis report.

Analysis Results

Tower Stress Level with Proposed Equipment:	103.40%	Acceptable
Connection Stress Level with Proposed Equipment:	82.60%	Pass
Foundation Ratio with Proposed Equipment:	87.70%	Pass

* See page 2 for the tilt and twist deflections at the MW dish elevation(s).

We at Black & Veatch Corp. appreciate the opportunity of providing our continuing professional services to you. If you have any questions or need further assistance on this or any other projects please give us a call.

Respectfully Submitted by: Black & Veatch Corp.
Analysis Prepared by: Sheetal Ajgaonkar
Analysis Reviewed by: Patrick H. Doyle, P.E.

This analysis was prepared by me or under my direct supervision and to the best of my knowledge and ability complies with the applicable provisions of the governing codes and ordinances.



AT&T Proprietary (Internal Use Only)
Not for use or disclosure outside the AT&T companies
except under written agreement



Black & Veatch Corp.
 6800 W 115th ST, Suite 2292
 Overland Park, KS 66211
 B&V: 129031 (58400ATTKS3-S (Rev 3))

Documents

Document	Description	Source
Site Photos from 2015	Site Condition Data	AT&T Siterra
Carrier Co-Location Documents (Applications, Leases, Initial Co-Location Analyses, Modification Request for Information Form, etc.)	Tower Loading Data	AT&T Siterra
Structural Analysis completed by Semaan Engineering Solutions Holdings, LLC, dated 06/08/2015	Previous Structural Analysis w/Tower Geometry & Loading Data	AT&T Siterra
Geotechnical Report completed by Terracon Consultants, Inc., dated 10/20/2010	Geotechnical Data	AT&T Siterra
Foundation Mapping Report completed by FDH Engineering, Inc., dated 05/11/2011	Foundation Data	AT&T Siterra



Black & Veatch Corp.
6800 W 115th ST, Suite 2292
Overland Park, KS 66211
B&V: 129031 (58400ATTKS3-S (Rev 3))

Assumptions, Disclaimers, and Notes

1. This analysis was performed under the assumption that all information provided to Black & Veatch is current and correct. This is to include site data, existing/proposed appurtenance loading, tower/foundation details, and geotechnical data. If this information is not current and correct, this report should be considered obsolete and further analysis will be required.
2. This analysis assumes that the tower structural components and mounts, including all steel sections and attachment hardware, are in good working order and in their original state, free of rust or other forms of corrosion. Furthermore, it is assumed that the tower and the tower foundation have been properly maintained and monitored since the time of construction. This report should be considered obsolete and further analysis will be required if the tower and/or foundation does not meet all of the above specifications.
3. This analysis assumes that all existing and/or proposed equipment mounts on the tower will have adequate capacity to support the existing and proposed equipment loading.
4. Capacity of the structural members is based on theoretical values as shown in the attached TAS form.
5. Reported tilt and twist information is for the tower only. Possible deflection of foundation and mounting equipment is not considered.
6. The existing tower has been analyzed with applicable seismic loading taken into consideration. Seismic loading considerations are based on the codes criteria for this tower's jurisdiction.
7. The existing tower foundation was analyzed assuming 3000 psi concrete and a minimum flexural steel area (A_s) of 0.5% of the gross section of concrete.
8. This analysis assumes that all existing and proposed port cuts are properly installed such that the overall structural capacity of the monopole is not reduced.
9. Although there is grout present between the tower's foundation and base plate, the effect of grout has not been considered in this analysis. This is due to the difficult installation circumstances associated with relatively large base plates with narrow flanges used for the pole structures. This also matches industry standards/practice and TIA recommendations.
10. This analysis was revised due to changes in the proposed loading outlined in the attached TAS form as requested by the client.
11. For unknown microwave dishes, the deformation limits is based on a 6GHz frequency standard.

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Tower Input Data

There is a pole section.

This tower is designed using the TIA-222-G standard.

The following design criteria apply:

- Tower is located in Johnson County, Kansas.
- ASCE 7-10 Wind Data is used (wind speeds converted to nominal values).
- Basic wind speed of 89 mph.
- Structure Class II.
- Exposure Category B.
- Topographic Category I.
- Crest Height 0.00 ft.
- Nominal ice thickness of 1.0000 in.
- Ice thickness is considered to increase with height.
- Ice density of 56 pcf.
- A wind speed of 40 mph is used in combination with ice.
- Temperature drop of 50 °F.
- Deflections calculated using a wind speed of 60 mph.
- A non-linear (P-delta) analysis was used.
- Pressures are calculated at each section.
- Stress ratio used in pole design is 1.
- Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Sector	Component Type	Placement <i>ft</i>	Total Number	Number Per Row	Start/End Position	Width or	Perimeter	Weight
							Diameter <i>in</i>	<i>in</i>	<i>plf</i>
Safety Line 3/8 (Existing)	A	Surface Ar (CaAa)	150.00 - 8.00	1	1	0.000 0.000	0.3750		0.22

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Component Type	Placement <i>ft</i>	Total Number		$C_d A_A$	Weight
							<i>ft²/ft</i>	<i>plf</i>
CR 50 1873 (1-5/8 FOAM) (AT&T-Existing)	C	No	Inside Pole	148.50 - 8.00	12	No Ice	0.00	0.83
						1/2" Ice	0.00	0.83
						1" Ice	0.00	0.83
3/8" RET cable (AT&T-Existing)	C	No	Inside Pole	148.50 - 8.00	1	No Ice	0.00	0.07
						1/2" Ice	0.00	0.07
						1" Ice	0.00	0.07
3/8" Fiber Cable (AT&T-Existing)	C	No	Inside Pole	148.50 - 8.00	1	No Ice	0.00	0.08
						1/2" Ice	0.00	0.08
						1" Ice	0.00	0.08
3/4" DC Cable (AT&T-Existing-Proposed)	C	No	Inside Pole	148.50 - 8.00	3	No Ice	0.00	0.51
						1/2" Ice	0.00	0.51
						1" Ice	0.00	0.51
LDF4-50A (1/2 FOAM) (Unknown-Existing)	C	No	Inside Pole	148.50 - 8.00	1	No Ice	0.00	0.15
						1/2" Ice	0.00	0.15
						1" Ice	0.00	0.15
LMR-400 (13/32 FOAM) (Unknown-Existing)	C	No	Inside Pole	130.00 - 8.00	1	No Ice	0.00	0.07
						1/2" Ice	0.00	0.07

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Description	Face or Leg	Allow Shield	Component Type	Placement ft	Total Number	C _A A ₁		Weight plf
						ft ² /ft	plf	
1-5/8" Hybrid Cable (Verizon-Existing)	B	No	Inside Pole	125.00 - 8.00	1	1" Ice	0.00	0.07
						No Ice	0.00	0.82
						1/2" Ice	0.00	0.82
LDF5-50A (7/8 FOAM) (Verizon-Existing)	B	No	Inside Pole	122.00 - 8.00	3	1" Ice	0.00	0.82
						No Ice	0.00	0.33
						1/2" Ice	0.00	0.33
LDF7-50A (1-5/8 FOAM) (Verizon-Existing)	B	No	Inside Pole	122.00 - 8.00	9	1" Ice	0.00	0.33
						No Ice	0.00	0.82
						1/2" Ice	0.00	0.82
1-5/8" Hybrid Cable (Sprint/Nextel-Existing)	B	No	Inside Pole	109.00 - 8.00	1	1" Ice	0.00	0.82
						No Ice	0.00	0.82
						1/2" Ice	0.00	0.82
5/8" Fiber Cable (Sprint/Nextel-Existing)	B	No	Inside Pole	109.00 - 8.00	1	1" Ice	0.00	0.82
						No Ice	0.00	0.15
						1/2" Ice	0.00	0.15
LDF2-50A (3/8 FOAM) (Unknown-Existing)	C	No	Inside Pole	53.50 - 8.00	1	1" Ice	0.00	0.15
						No Ice	0.00	0.08
						1/2" Ice	0.00	0.08
						1" Ice	0.00	0.08

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets:		Azimuth Adjustment °	Placement ft	C _A A ₁		Weight K
			Horz Lateral ft	Vert ft			Front ft ²	Side ft ²	
Lightning Rod 5/8"x4' (Existing)	A	From Face	0.00	0.00	0.0000	150.00	No Ice	0.25	0.00
				0.00			1/2" Ice	0.66	0.01
				2.00			1" Ice	0.97	0.01
PiROD 12' Platform w/ handrails (AT&T-Existing)	A	None			0.0000	148.50	No Ice	26.30	1.92
							1/2" Ice	35.60	2.34
							1" Ice	44.90	2.76
Kicker Kit (AT&T-Existing)	A	From Face	3.00	0.0000	148.50	148.50	No Ice	11.84	0.28
							1/2" Ice	16.96	0.30
							1" Ice	22.08	0.32
SBNH-1D6565C w/ Mount Pipe (AT&T-Existing)	A	From Face	3.00	4.0000	148.50	148.50	No Ice	11.68	0.09
							1/2" Ice	12.40	0.18
							1" Ice	13.14	0.28
SBNH-1D6565C w/ Mount Pipe (AT&T-Existing)	B	From Face	3.00	4.0000	148.50	148.50	No Ice	11.68	0.09
							1/2" Ice	12.40	0.18
							1" Ice	13.14	0.28
SBNH-1D6565C w/ Mount Pipe (AT&T-Existing)	C	From Face	3.00	4.0000	148.50	148.50	No Ice	11.68	0.09
							1/2" Ice	12.40	0.18
							1" Ice	13.14	0.28
SBJAH4-1D65C-DL w/ Mount Pipe (AT&T-Proposed)	A	From Face	3.00	4.0000	148.50	148.50	No Ice	13.10	0.11
							1/2" Ice	13.80	0.21
							1" Ice	14.51	0.32
SBJAH4-1D65B-DL w/ Mount Pipe (AT&T-Proposed)	B	From Face	3.00	4.0000	148.50	148.50	No Ice	9.47	0.08
							1/2" Ice	10.04	0.16
							1" Ice	10.58	0.25
SBJAH4-1D65C-DL w/ Mount Pipe (AT&T-Proposed)	C	From Face	3.00	4.0000	148.50	148.50	No Ice	13.10	0.11
							1/2" Ice	13.80	0.21
							1" Ice	14.51	0.32
LGP172nn : TMA (AT&T-Existing)	A	From Face	3.00	4.0000	148.50	148.50	No Ice	1.87	0.03
							1/2" Ice	2.04	0.04
							1" Ice	2.21	0.06

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Description	Face or Leg	Offset Type	Offsets:		Azimuth Adjustment	Placement	C _A A ₁		Weight
			Horz	Vert			Front	Side	
			Lateral	ft	°	ft	ft ²	ft ²	K
LGP172nn : TMA (AT&T-Existing)	A	From Face	3.00	4.0000	148.50	No Ice	0.00	0.48	0.03
			-2.00			1/2" Ice	0.00	0.58	0.04
			1.50			1" Ice	0.00	0.69	0.06
LGP172nn : TMA (AT&T-Existing)	B	From Face	3.00	4.0000	148.50	No Ice	1.87	0.48	0.03
			-2.00			1/2" Ice	2.04	0.58	0.04
			1.50			1" Ice	2.21	0.69	0.06
LGP172nn : TMA (AT&T-Existing)	B	From Face	3.00	4.0000	148.50	No Ice	0.00	0.48	0.03
			-2.00			1/2" Ice	0.00	0.58	0.04
			1.50			1" Ice	0.00	0.69	0.06
LGP172nn : TMA (AT&T-Existing)	C	From Face	3.00	4.0000	148.50	No Ice	1.87	0.48	0.03
			-2.00			1/2" Ice	2.04	0.58	0.04
			1.50			1" Ice	2.21	0.69	0.06
LGP172nn : TMA (AT&T-Existing)	C	From Face	3.00	4.0000	148.50	No Ice	0.00	0.48	0.03
			-2.00			1/2" Ice	0.00	0.58	0.04
			1.50			1" Ice	0.00	0.69	0.06
9442 RRH2x40-07-L : RRH (AT&T-Existing)	A	From Face	3.00	4.0000	148.50	No Ice	1.82	1.52	0.06
			6.00			1/2" Ice	1.99	1.69	0.08
			1.50			1" Ice	2.18	1.86	0.10
9442 RRH2x40-07-L : RRH (AT&T-Existing)	B	From Face	3.00	4.0000	148.50	No Ice	1.82	1.52	0.06
			6.00			1/2" Ice	1.99	1.69	0.08
			1.50			1" Ice	2.18	1.86	0.10
9442 RRH2x40-07-L : RRH (AT&T-Existing)	C	From Face	3.00	4.0000	148.50	No Ice	1.82	1.52	0.06
			6.00			1/2" Ice	1.99	1.69	0.08
			1.50			1" Ice	2.18	1.86	0.10
RRH2x60-1900-4R : RRH (AT&T-Existing)	A	From Face	3.00	4.0000	148.50	No Ice	1.88	1.22	0.04
			6.00			1/2" Ice	2.06	1.37	0.06
			1.50			1" Ice	2.24	1.52	0.08
RRH2x60-1900-4R : RRH (AT&T-Existing)	B	From Face	3.00	4.0000	148.50	No Ice	1.88	1.22	0.04
			6.00			1/2" Ice	2.06	1.37	0.06
			1.50			1" Ice	2.24	1.52	0.08
RRH2x60-1900-4R : RRH (AT&T-Existing)	C	From Face	3.00	4.0000	148.50	No Ice	1.88	1.22	0.04
			6.00			1/2" Ice	2.06	1.37	0.06
			1.50			1" Ice	2.24	1.52	0.08
RRH4x25-WCS : RRH (AT&T-Proposed)	A	From Face	3.00	0.0000	148.50	No Ice	3.16	2.38	0.07
			2.00			1/2" Ice	3.40	2.60	0.10
			1.50			1" Ice	3.65	2.82	0.13
RRH4x25-WCS : RRH (AT&T-Proposed)	B	From Face	3.00	0.0000	148.50	No Ice	3.16	2.38	0.07
			2.00			1/2" Ice	3.40	2.60	0.10
			1.50			1" Ice	3.65	2.82	0.13
RRH4x25-WCS : RRH (AT&T-Proposed)	C	From Face	3.00	0.0000	148.50	No Ice	3.16	2.38	0.07
			2.00			1/2" Ice	3.40	2.60	0.10
			1.50			1" Ice	3.65	2.82	0.13
DC6-48-60-18-8F : SA Squid (AT&T-Existing)	B	From Face	1.00	0.0000	148.50	No Ice	0.92	0.92	0.03
			0.00			1/2" Ice	1.46	1.46	0.05
			1.50			1" Ice	1.64	1.64	0.07
DC6-48-60-0-8F : SA Squid (AT&T-Proposed)	A	From Face	1.00	0.0000	148.50	No Ice	0.85	0.85	0.03
			0.00			1/2" Ice	1.36	1.36	0.05
			1.50			1" Ice	1.53	1.53	0.07
12"x12"x6" Panel Antenna (Unknown-Existing)	C	From Face	3.00	0.0000	148.50	No Ice	1.40	0.70	0.05
			7.00			1/2" Ice	1.56	0.82	0.06
			1.50			1" Ice	1.73	0.95	0.07
Ring Mount (Unknown-Existing)	C	None		0.0000	130.00	No Ice	1.94	1.94	0.19
						1/2" Ice	2.14	2.14	0.22
						1" Ice	2.35	2.35	0.25
4"x4" Pipe Mount (Unknown-Existing)	C	From Face	0.00	0.0000	130.00	No Ice	1.32	1.32	0.04
			0.00			1/2" Ice	1.58	1.58	0.06
			0.00			1" Ice	1.84	1.84	0.07

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Description	Face or Leg	Offset Type	Offsets:		Azimuth Adjustment	Placement	C _A A ₁		Weight
			Horz	Lateral			Front	Side	
			ft	ft	°	ft	ft ²	ft ²	K
Collar Mount (Verizon-Existing)	C	None			0.0000	125.00	No Ice 1.94 1/2" Ice 2.14 1" Ice 2.35	1.94 2.14 2.35	0.19 0.22 0.25
4'x2" Mount Pipe (Verizon-Existing)	A	From Face	0.00 0.00 0.00		0.0000	125.00	No Ice 0.87 1/2" Ice 1.11 1" Ice 1.36	0.87 1.11 1.36	0.01 0.02 0.03
4'x2" Mount Pipe (Verizon-Existing)	B	From Face	0.00 0.00 0.00		0.0000	125.00	No Ice 0.87 1/2" Ice 1.11 1" Ice 1.36	0.87 1.11 1.36	0.01 0.02 0.03
4'x2" Mount Pipe (Verizon-Existing)	C	From Face	0.00 0.00 0.00		0.0000	125.00	No Ice 0.87 1/2" Ice 1.11 1" Ice 1.36	0.87 1.11 1.36	0.01 0.02 0.03
RRUS-12 : RRU (Verizon-Existing)	A	From Face	0.50 0.00 0.00		0.0000	125.00	No Ice 3.15 1/2" Ice 3.36 1" Ice 3.58	1.47 1.65 1.85	0.06 0.08 0.11
RRUS-12 : RRU (Verizon-Existing)	B	From Face	0.50 0.00 0.00		0.0000	125.00	No Ice 3.15 1/2" Ice 3.36 1" Ice 3.58	1.47 1.65 1.85	0.06 0.08 0.11
RRUS-12 : RRU (Verizon-Existing)	C	From Face	0.50 0.00 0.00		0.0000	125.00	No Ice 3.15 1/2" Ice 3.36 1" Ice 3.58	1.47 1.65 1.85	0.06 0.08 0.11
DB-B1-6C-12AB-0Z : Distribution Box (Verizon-Existing)	A	From Face	0.00 0.00 0.00		0.0000	125.00	No Ice 3.01 1/2" Ice 3.23 1" Ice 3.46	1.96 2.15 2.35	0.02 0.05 0.08
PIROD 12' Platform w/ handrails (Verizon-Existing)	C	None			0.0000	122.00	No Ice 26.30 1/2" Ice 35.60 1" Ice 44.90	26.30 35.60 44.90	1.92 2.34 2.76
Kicker Kit (Verizon-Reserved)	A	From Face	3.00 0.00 -2.50		0.0000	122.00	No Ice 11.84 1/2" Ice 16.96 1" Ice 22.08	11.84 16.96 22.08	0.28 0.30 0.32
731DG65VTAXM w/ Mount Pipe (Verizon-Existing)	A	From Face	3.00 2.00 1.50		0.0000	122.00	No Ice 5.67 1/2" Ice 6.06 1" Ice 6.46	4.44 5.05 5.67	0.04 0.09 0.14
731DG65VTAXM w/ Mount Pipe (Verizon-Existing)	B	From Face	3.00 2.00 1.50		0.0000	122.00	No Ice 5.67 1/2" Ice 6.06 1" Ice 6.46	4.44 5.05 5.67	0.04 0.09 0.14
731DG65VTAXM w/ Mount Pipe (Verizon-Existing)	C	From Face	3.00 2.00 1.50		0.0000	122.00	No Ice 5.67 1/2" Ice 6.06 1" Ice 6.46	4.44 5.05 5.67	0.04 0.09 0.14
BXA-171063/12 w/ Mount Pipe (Verizon-Existing)	A	From Face	3.00 -2.00 1.50		0.0000	122.00	No Ice 5.03 1/2" Ice 5.58 1" Ice 6.10	5.29 6.46 7.35	0.04 0.09 0.14
BXA-171063/12 w/ Mount Pipe (Verizon-Existing)	B	From Face	3.00 -2.00 1.50		0.0000	122.00	No Ice 5.03 1/2" Ice 5.58 1" Ice 6.10	5.29 6.46 7.35	0.04 0.09 0.14
BXA-171063/12 w/ Mount Pipe (Verizon-Existing)	C	From Face	3.00 -2.00 1.50		0.0000	122.00	No Ice 5.03 1/2" Ice 5.58 1" Ice 6.10	5.29 6.46 7.35	0.04 0.09 0.14
(2) LGP 13901 (Verizon-Existing)	A	From Face	3.00 0.00 1.50		0.0000	122.00	No Ice 0.50 1/2" Ice 0.59 1" Ice 0.69	0.24 0.31 0.39	0.01 0.01 0.02
(2) LGP 13901 (Verizon-Existing)	B	From Face	3.00 0.00 1.50		0.0000	122.00	No Ice 0.50 1/2" Ice 0.59 1" Ice 0.69	0.24 0.31 0.39	0.01 0.01 0.02
(2) LGP 13901 (Verizon-Existing)	C	From Face	3.00 0.00 1.50		0.0000	122.00	No Ice 0.50 1/2" Ice 0.59 1" Ice 0.69	0.24 0.31 0.39	0.01 0.01 0.02

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	Client AT&T	Designed by Sheetal Ajgaonkar

Description	Face or Leg	Offset Type	Offsets:		Azimuth Adjustment	Placement	C _A A ₁		Weight
			Horz	Vert			Front	Side	
			Lateral	ft	°	ft	ft ²	ft ²	K
(2) LNX-6515DS-A1M w/ Mount Pipe (Verizon-Reserved)	A	From Face	3.00	0.00	0.0000	122.00	No Ice	11.65	0.08
			0.00	0.00			1/2" Ice	12.37	0.17
			0.00	0.00			1" Ice	13.10	0.27
(2) LNX-6515DS-A1M w/ Mount Pipe (Verizon-Reserved)	B	From Face	3.00	0.00	0.0000	122.00	No Ice	11.65	0.08
			0.00	0.00			1/2" Ice	12.37	0.17
			0.00	0.00			1" Ice	13.10	0.27
(2) LNX-6515DS-A1M w/ Mount Pipe (Verizon-Reserved)	C	From Face	3.00	0.00	0.0000	122.00	No Ice	11.65	0.08
			0.00	0.00			1/2" Ice	12.37	0.17
			0.00	0.00			1" Ice	13.10	0.27
PiROD 13' Platform w/handrail (Sprint/Nextel-Existing)	A	None			0.0000	109.00	No Ice	31.30	1.82
							1/2" Ice	40.20	2.45
							1" Ice	49.10	3.08
TTTT65AP-1XR w/ Mount Pipe (Sprint/Nextel-Existing)	A	From Face	3.00	6.00	0.0000	109.00	No Ice	7.22	0.06
			6.50	6.50			1/2" Ice	7.72	0.11
			6.50	6.50			1" Ice	8.19	0.17
TTTT65AP-1XR w/ Mount Pipe (Sprint/Nextel-Existing)	B	From Face	3.00	6.00	0.0000	109.00	No Ice	7.22	0.06
			6.50	6.50			1/2" Ice	7.72	0.11
			6.50	6.50			1" Ice	8.19	0.17
TTTT65AP-1XR w/ Mount Pipe (Sprint/Nextel-Existing)	C	From Face	3.00	6.00	0.0000	109.00	No Ice	7.22	0.06
			6.50	6.50			1/2" Ice	7.72	0.11
			6.50	6.50			1" Ice	8.19	0.17
FZHJ : RRH (Sprint/Nextel-Existing)	A	From Face	3.00	6.00	0.0000	109.00	No Ice	1.26	0.06
			6.50	6.50			1/2" Ice	1.41	0.07
			6.50	6.50			1" Ice	1.56	0.09
FZHJ : RRH (Sprint/Nextel-Existing)	B	From Face	3.00	6.00	0.0000	109.00	No Ice	1.26	0.06
			6.50	6.50			1/2" Ice	1.41	0.07
			6.50	6.50			1" Ice	1.56	0.09
FZHJ : RRH (Sprint/Nextel-Existing)	C	From Face	3.00	6.00	0.0000	109.00	No Ice	1.26	0.06
			6.50	6.50			1/2" Ice	1.41	0.07
			6.50	6.50			1" Ice	1.56	0.09
APXVERR18-C w/ Mount Pipe (Sprint/Nextel-Existing)	A	From Face	3.00	-6.00	0.0000	109.00	No Ice	8.37	0.08
			2.50	2.50			1/2" Ice	8.93	0.14
			2.50	2.50			1" Ice	9.46	0.22
APXVERR18-C w/ Mount Pipe (Sprint/Nextel-Existing)	B	From Face	3.00	-6.00	0.0000	109.00	No Ice	8.37	0.08
			2.50	2.50			1/2" Ice	8.93	0.14
			2.50	2.50			1" Ice	9.46	0.22
APXVERR18-C w/ Mount Pipe (Sprint/Nextel-Existing)	C	From Face	3.00	-6.00	0.0000	109.00	No Ice	8.37	0.08
			2.50	2.50			1/2" Ice	8.93	0.14
			2.50	2.50			1" Ice	9.46	0.22
(2) RRUS : RRU (Sprint/Nextel-Existing)	A	From Face	3.00	-6.00	0.0000	109.00	No Ice	3.79	0.06
			2.50	2.50			1/2" Ice	4.05	0.08
			2.50	2.50			1" Ice	4.32	0.11
(2) RRUS : RRU (Sprint/Nextel-Existing)	B	From Face	3.00	-6.00	0.0000	109.00	No Ice	3.79	0.06
			2.50	2.50			1/2" Ice	4.05	0.08
			2.50	2.50			1" Ice	4.32	0.11
(2) RRUS : RRU (Sprint/Nextel-Existing)	C	From Face	3.00	-6.00	0.0000	109.00	No Ice	3.79	0.06
			2.50	2.50			1/2" Ice	4.05	0.08
			2.50	2.50			1" Ice	4.32	0.11
(2) RRUS A2 Module : Amplifier (Sprint/Nextel-Existing)	A	From Face	3.00	-6.00	0.0000	109.00	No Ice	1.60	0.02
			2.50	2.50			1/2" Ice	1.76	0.03
			2.50	2.50			1" Ice	1.92	0.04
(2) RRUS A2 Module : Amplifier (Sprint/Nextel-Existing)	B	From Face	3.00	-6.00	0.0000	109.00	No Ice	1.60	0.02
			2.50	2.50			1/2" Ice	1.76	0.03
			2.50	2.50			1" Ice	1.92	0.04
(2) RRUS A2 Module : Amplifier (Sprint/Nextel-Existing)	C	From Face	3.00	-6.00	0.0000	109.00	No Ice	1.60	0.02
			2.50	2.50			1/2" Ice	1.76	0.03
			2.50	2.50			1" Ice	1.92	0.04

tnxTower Black & Veatch 6800 W 115th ST, Suite 2292 Overland Park, KS 66211 Phone: (913) 458-7245 FAX: (913) 458-8136	Job 58400 PRAIRIE VILLAGE	Page 6 of 7
	Project 129031 (58400ATTTKS3-S (Rev 3))	Date 12:02:46 02/26/16
	Client AT&T	Designed by Sheetal Ajgaonkar

Description	Face or Leg	Offset Type	Offsets:			Azimuth Adjustment	Placement	C _A A ₁ Front	C _A A ₁ Side	Weight
			Horz	Lateral	Vert					
DC6-48-60-18-8F : SA Squid (Sprint/Nextel-Existing)	A	From Face	1.00	0.0000	109.00	No Ice	0.92	0.92	0.03	
			0.00			1/2" Ice	1.46	1.46	0.05	
			2.50			1" Ice	1.64	1.64	0.07	
DC6-48-60-18-8F : SA Squid (Sprint/Nextel-Existing)	B	From Face	1.00	0.0000	109.00	No Ice	0.92	0.92	0.03	
			0.00			1/2" Ice	1.46	1.46	0.05	
			2.50			1" Ice	1.64	1.64	0.07	
DC6-48-60-18-8F : SA Squid (Sprint/Nextel-Existing)	C	From Face	1.00	0.0000	109.00	No Ice	0.92	0.92	0.03	
			0.00			1/2" Ice	1.46	1.46	0.05	
			2.50			1" Ice	1.64	1.64	0.07	
3" Dia 20' Omni (Unknown-Existing)	C	From Face	6.00	0.0000	53.50	No Ice	4.00	4.00	0.06	
			0.00			1/2" Ice	6.00	6.00	0.10	
			10.00			1" Ice	8.00	8.00	0.14	
Pirad 6' Side Mount Standoff (1) (Unknown-Existing)	C	From Face	0.00	0.0000	53.50	No Ice	4.97	4.97	0.07	
			0.00			1/2" Ice	6.12	6.12	0.13	
			0.00			1" Ice	7.27	7.27	0.19	

Dishes

Description	Face or Leg	Dish Type	Offset Type	Offsets:			3 dB Beam Width	Elevation	Outside Diameter	Aperture Area	Weight
				Horz	Lateral	Vert					
HP3-11 (Unknown-Existing)	C	Paraboloid w/Shroud (HP)	From Face	0.00	0.0000	130.00	3.00	No Ice	7.07	0.07	
				0.50			1/2" Ice	7.47	0.11		
				0.00			1" Ice	7.86	0.15		

Maximum Tower Deflections - Service Wind

Section No.	Elevation	Horz. Deflection	Gov. Load Comb.	Tilt	Twist
	ft	in		°	°
L1	150 - 95.67	45.776	50	2.6791	0.0258
L2	100 - 46.75	20.396	50	1.9684	0.0081
L3	52 - 0	5.385	50	0.9677	0.0024

Critical Deflections and Radius of Curvature - Service Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
150.00	Lightning Rod 5/8"x4'	50	45.776	2.6791	0.0262	25581
148.50	PiROD 12' Platform w / handrails	50	44.956	2.6607	0.0256	25581
130.00	HP3-11	50	34.965	2.4275	0.0181	6394
125.00	Collar Mount	50	32.351	2.3602	0.0161	5115
122.00	PiROD 12' Platform w / handrails	50	30.810	2.3185	0.0150	4566
109.00	PiROD 13' Platform w/handrail	50	24.438	2.1225	0.0107	3117
53.50	3" Dia 20' Omni	50	5.680	0.9989	0.0025	2353

tnxTower <i>Black & Veatch</i> 6800 W 115th ST, Suite 2292 Overland Park, KS 66211 Phone: (913) 458-7245 FAX: (913) 458-8136	Job 58400 PRAIRIE VILLAGE	Page 7 of 7
	Project 129031 (58400ATTTKS3-S (Rev 3))	Date 12:02:46 02/26/16
	Client AT&T	Designed by Sheetal Ajaonkar

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	σP_{allow} K	% Capacity	Pass Fail
L1	150 - 95.67	Pole	TP26.13x16.35x0.2188	1	-13.95	1175.21	86.2	Pass
L2	95.67 - 46.75	Pole	TP34.5x24.9131x0.3125	2	-22.28	2295.59	93.9	Pass
L3	46.75 - 0	Pole	TP42.29x32.9298x0.3438	3	-34.31	2995.16	103.4	Acceptable
Summary								
Pole (L3)							103.4	Acceptable
RATING =							103.4	Acceptable

Stiffened or Unstiffened, UngROUTed, Circular Base Plate - Any Rod Material

TIA Rev G Assumption: Clear space between bottom of leveling nut and top of concrete not exceeding (1)*(Rod Diameter)

Site Data

BU#: 58400ATTKS3-S (Rev 2)
Site Name: PRAIRIE VILLAGE
App #: 0
Pole Manufacturer: Other

Anchor Rod Data

Qty:	12	
Diam:	2.25	in
Rod Material:	A615-J	
Strength (Fu):	100	ksi
Yield (Fy):	75	ksi
Bolt Circle:	50.28	in

Plate Data

Diam:	56.28	in
Thick:	2.5	in
Grade:	60	ksi
Single-Rod B-eff:	11.33	in

Stiffener Data (Welding at both sides)

Config:	0	*
Weld Type:		
Groove Depth:		<-- Disregard
Groove Angle:		<-- Disregard
Fillet H. Weld:		in
Fillet V. Weld:		in
Width:		in
Height:		in
Thick:		in
Notch:		in
Grade:		ksi
Weld str.:		ksi

Pole Data

Diam:	42.29	in
Thick:	0.34375	in
Grade:	65	ksi
# of Sides:	12	"0" IF Round
Fu	80	ksi
Reinf. Fillet Weld	0	"0" if None

Reactions

Mu:	2615	ft-kips
Axial, Pu:	34	kips
Shear, Vu:	24	kips
Eta Factor, η	0.5	TIA G (Fig. 4-4)

If No stiffeners, Criteria: AISC LRFD <-Only Applicable to Unstiffened Cases

Anchor Rod Results

Max Rod (Cu+ Vu/η):	214.9 Kips
Allowable Axial, $\Phi \cdot Fu \cdot A_{net}$:	260.0 Kips
Anchor Rod Stress Ratio:	82.6% Pass

Rigid
AISC LRFD
$\phi \cdot T_n$

Base Plate Results

Base Plate Stress:	30.1 ksi
Allowable Plate Stress:	54.0 ksi
Base Plate Stress Ratio:	55.7% Pass

Flexural Check

Rigid
AISC LRFD
$\phi \cdot F_y$
Y.L. Length:
27.20

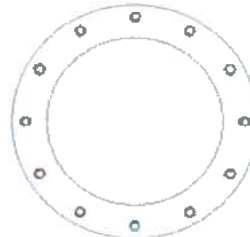
n/a

Stiffener Results

Horizontal Weld :	n/a
Vertical Weld:	n/a
Plate Flex+Shear, $f_b/F_b + (f_v/F_v)^2$:	n/a
Plate Tension+Shear, $f_t/F_t + (f_v/F_v)^2$:	n/a
Plate Comp. (AISC Bracket):	n/a

Pole Results

Pole Punching Shear Check:	n/a
----------------------------	-----



* 0 = none, 1 = every bolt, 2 = every 2 bolts, 3 = 2 per bolt

** Note: for complete joint penetration groove welds the groove depth must be exactly 1/2 the stiffener thickness for calculation purposes

Foundation Tool Suite - Monopole Pier

Date: 2/26/2016

BU: 58400ATTKS-3 (Rev3)
 Site Name: PRAIRIE VILLAGE
 App Number:
 Work Order:

Monopole Drilled Pier

Input

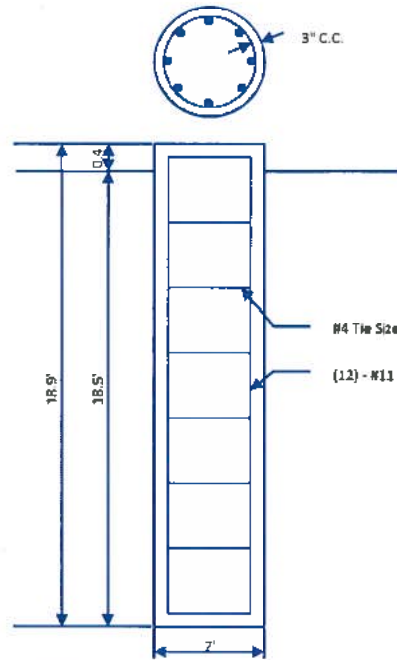
Criteria
 TIA Revision: G
 ACI 318 Revision: 2008
 Seismic Category: 8

Forces
 Compression: 34 kips
 Shear: 24 kips
 Moment: 2615 k-ft
 Swelling Force: 0 kips

Foundation Dimensions
 Pier Diameter: 7 ft
 Ext. above grade: 0.4 ft
 Depth below grade: 18.5 ft

Material Properties
 Number of Rebar: 12
 Rebar Size: #11
 Tie Size: #4
 Rebar tensile strength: 60 ksi
 Concrete Strength: 3000 psi
 Ultimate Concrete Strain: 0.009 in/in
 Clear Cover to Ties: 3 in

Soil Profile: S8400



Layer	Thickness (ft)	From (ft)	To (ft)	Unit Weight (pcf)	Cohesion (psf)	Friction Angle (deg)	Ultimate Uplift Skin Friction (ksf)	Ultimate Comp. Skin Friction (ksf)	Ultimate Bearing Capacity (ksf)	SPT 'N' Counts
1	3	0	3	120						
2	7	3	10	130	2500					
3	10	10	20	130	5000				30	

Analysis Results

Soil Lateral Capacity
 Depth to Zero Shear: 3.68 ft
 Max Moment, Mu: 2761.54 k-ft
 Soil Safety Factor: 3.95
 Safety Factor Req'd: 1.33
RATING: 33.6%

Soil Axial Capacity
 Skin Friction (k): 393.70 kips
 End Bearing (k): 865.90 kips
 Comp. Capacity (k), φCn: 1259.60 kips
 Comp. (k), Cu: 34.00 kips
RATING: 2.7%

Concrete/Steel Check

Mu (from soil analysis) 2761.54 k-ft
 φMn 3149.15 k-ft
RATING: 87.7%

rho provided 0.34
 rho required 0.33 OK

Rebar Spacing 18.38
 Spacing required 22.56 OK

Dev. Length required 14.57
 Dev. Length provided 61.78 OK

Overall Foundation Rating: 87.7%

Site 129031/58400
 Work Order: 58400ATTKS3-S (REV 3)

From TNX:	Axial, $W_t =$	34.0	kip
	Shear, $V_w =$	24.0	kip

	degrees	minutes	seconds	
Site Latitude =	38	59	20.00	38.9889 degrees
Site Longitude =	-94	37	58.00	-94.6328 degrees
Mass or Stiffness Irregularities =	No			(Table 2-9)
Ground Supported Structure =	Yes			
Structure Class =	II			(Table 2-1)
Site Class =	D - Stiff Soil			(Table 2-11)
Spectral response acceleration short periods, $S_s =$	0.112			USGS Seismic Tool
Spectral response acceleration 1 s period, $S_1 =$	0.064			
Tower Height (AGL), $H_t =$	150.0			ft
Importance Factor, $I =$	1.0			(Table 2-3)
Acceleration-based site coefficient, $F_a =$	1.6			(Table 2-12)
Velocity-based site coefficient, $F_v =$	2.4			(Table 2-13)
Design spectral response acceleration short period, $S_{DS} =$	0.119			(2.7.6)
Design spectral response acceleration 1 s period, $S_{D1} =$	0.102			(2.7.6)
Calculated $C_s =$	0.080			(2.7.7.1)
Base Seismic Shear, $V_s =$	2.3			kip

Appurtenance Weight (top 1/3 of structure), $W_u =$	10.8	kip
Average Moment of Inertia, $I_{avg} =$	3848.3	in ⁴
Fundamental Frequency, $F_f =$	0.194	(2.7.11.2)
F_f related variable, $S_A =$	0.020	(2.7.8.1)

Calculated $C_s =$	0.013	(2.7.7.1)
Minimum $C_s =$	0.005	(2.7.7.1)
Minimum C_s when $S_1 \geq 0.75 =$	0.000	(2.7.7.1)
Final $C_s =$	0.013	
Alternative Base Seismic Shear, $V_s =$	0.4	kip

S_s is less than or equal to 1, no seismic analysis is required per section 2.7.3 of TIA-222-G.

Section Increment
10

Average Moment of Inertia (in ⁴)
3846.28

Monopile Section Data															
Height Above Base (ft)	Mid-Height, Z (ft)	Section Length (ft)	Number of Sides	Top Diameter (in)	Bottom Diameter (in)	Wall Thickness (in)	Volume (ft ³)	Weight (Rlbs)	Average Moment of Inertia (in ⁴)	a	b	c	S _{xx}	Seismic Shear, F _v (Rlbs)	Seismic Induced Moment (kip-ft)
150	145	10	12	16.35	18.15011	0.21875	0.831892	0.407527	448.5402	1.766	1.389	0.920	0.176	0.048	6.95
140	135	10	12	18.15011	19.95022	0.21875	0.919819	0.450711	605.3714	1.531	0.580	0.580	0.095	0.029	3.87
130	125	10	12	19.95022	21.75033	0.21875	1.007745	0.493795	795.2032	1.313	0.138	0.347	0.034	0.021	1.40
120	115	10	12	21.75033	23.55044	0.21875	1.095671	0.536879	1021.125	1.111	-0.064	0.194	-0.008	-0.003	-0.34
110	105	10	12	23.55044	25.35055	0.21875	1.183597	0.579963	1286.312	0.926	-0.121	0.098	-0.032	-0.012	-1.31
100	97.835	4.33	12	25.35055	26.13	0.21875	0.539776	0.26449	1497.678	0.804	-0.113	0.055	-0.038	-0.007	-0.65
100	95	10	12	24.91305	26.71342	0.3125	1.779401	0.871907	2140.96	0.758	-0.103	0.043	-0.037	-0.021	-2.04
90	85	10	12	26.71342	28.51378	0.3125	1.905028	0.933464	2625.809	0.607	-0.055	0.015	-0.022	-0.014	-1.18
80	75	10	12	28.51378	30.31415	0.3125	2.030655	0.995021	3179.101	0.473	-0.006	0.006	0.004	0.003	0.22
70	65	10	12	30.31415	32.11452	0.3125	2.156282	1.056378	3805.101	0.355	0.031	0.009	0.026	0.018	1.19
60	55	10	12	32.11452	33.91488	0.3125	2.281908	1.118135	4508.39	0.254	0.055	0.017	0.035	0.026	1.43
50	48.375	3.25	12	33.91488	34.5	0.3125	0.768669	0.376648	5009.606	0.197	0.063	0.024	0.036	0.009	0.44
52	47	10	12	32.92981	34.72984	0.34375	2.570267	1.259431	5323.978	0.186	0.064	0.025	0.036	0.030	1.43
42	37	10	12	34.72984	36.52988	0.34375	2.708431	1.327131	6228.121	0.115	0.070	0.035	0.035	0.031	1.15
32	27	10	12	36.52988	38.32992	0.34375	2.846595	1.394832	7229.309	0.061	0.072	0.041	0.033	0.031	0.84
22	17	10	12	38.32992	40.12996	0.34375	2.984759	1.462532	8332.494	0.024	0.066	0.039	0.031	0.030	0.51
12	7	10	12	40.12996	41.92999	0.34375	3.122923	1.530232	9542.625	0.004	0.042	0.023	0.022	0.023	0.16
2	1	2	12	41.92999	42.29	0.34375	0.641164	0.314171	10308.31	0.000	0.008	0.034	0.005	0.001	0.00

Linear Increment
10

Top 1/3 Weight
10.82346513

Discrete							
Ht	Wt (kips)	a	b	c	S _{ax}	Seismic Shear, F _{st} (kips)	Seismic Induced Moment (kip-ft)
152	0.00418	1.890	1.960	1.140	0.225	0.001	0.10
150	1.37	1.890	1.960	1.140	0.225	0.205	30.78
148.5	1.92	1.852	1.797	1.070	0.210	0.268	39.85
130	0.3	1.420	0.322	0.452	0.062	0.012	1.62
125	0.42	1.313	0.138	0.347	0.034	0.010	1.19
123.5	0.2994	1.261	0.095	0.320	0.026	0.005	0.65
122	2.4	1.250	0.057	0.294	0.019	0.031	3.78
119.5	0.275	1.200	0.004	0.254	0.008	0.002	0.18
115.5	0.36	1.121	-0.058	0.200	-0.007	-0.002	-0.19
111.5	0.61	1.044	-0.096	0.154	-0.019	-0.010	-1.13
109	1.822	0.998	-0.110	0.130	-0.025	-0.030	-3.30
63.5	0.055	0.339	0.036	0.009	0.028	0.001	0.07
53.5	0.07	0.240	0.057	0.018	0.035	0.002	0.09

Linear							
Mid Ht	Wt (kips)	a	b	c	S _{ax}	Seismic Shear, F _{st} (kips)	Seismic Induced Moment (kip-ft)
149	0.00044	1.865	1.850	1.093	0.215	0.000	0.01
148.25	0.0059	1.846	1.757	1.059	0.207	0.001	0.12
143	0.12012	1.718	1.191	0.842	0.159	0.013	1.82
133	0.12012	1.486	0.467	0.526	0.082	0.007	0.87
129	0.00014	1.398	0.280	0.430	0.056	0.000	0.00
123	0.12082	1.271	0.082	0.311	0.024	0.002	0.24
121.5	0.00574	1.240	0.046	0.286	0.017	0.000	0.01
120	0.03348	1.210	0.014	0.262	0.011	0.000	0.03
113	0.21272	1.073	-0.084	0.170	-0.015	-0.002	-0.23
108.5	0.00097	0.989	-0.113	0.126	-0.026	0.000	0.00
103	0.22242	0.891	-0.122	0.084	-0.035	-0.005	-0.53
93	0.22242	0.727	-0.095	0.035	-0.036	-0.005	-0.49
83	0.22242	0.579	-0.045	0.012	-0.017	-0.003	-0.21
73	0.22242	0.448	0.002	0.006	0.010	0.001	0.10
63	0.22242	0.333	0.037	0.010	0.029	0.004	0.27
53	0.22242	0.236	0.058	0.019	0.036	0.005	0.28
50.75	0.00044	0.216	0.061	0.021	0.036	0.000	0.00
43	0.22322	0.155	0.067	0.029	0.036	0.005	0.23
33	0.22322	0.091	0.071	0.038	0.034	0.005	0.17
23	0.22322	0.044	0.071	0.042	0.033	0.005	0.11
13	0.22322	0.014	0.060	0.035	0.029	0.004	0.06

PRAIRIE VILLAGE

KS5025

10000419

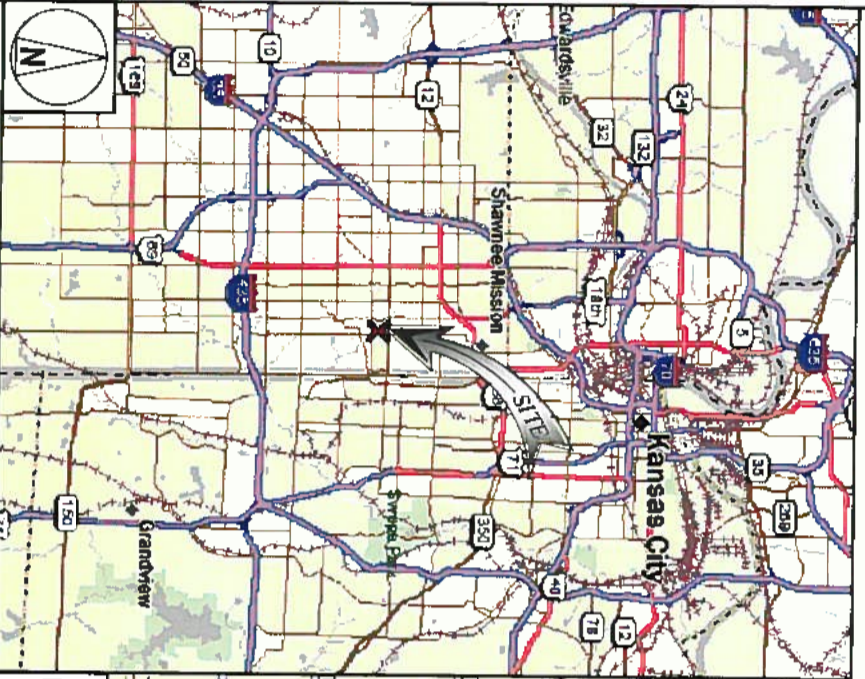


at&t

3C LTE

150' - MONOPOLE

VICINITY MAP



LOCAL MAP



NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST MAJOR INTERSTATE

FROM I-435, TAKE EXIT 77B, GO STRAIGHT ONTO ROE AVENUE RAMP, TURN NORTH ONTO ROE AVENUE, KEEP EAST ONTO SOMERSET DRIVE, TURN NORTH ONTO MISSION ROAD, SITE WILL BE ON THE WEST SIDE OF THE ROAD.

CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
8800 W. 115TH ST. SUITE 2292
OVERLAND PARK, KS 66211

CONTACT: BRIT STREEBIN
PHONE: (913) 953-7093

ENGINEERING

2012 INTERNATIONAL BUILDING CODE OR ADOPTED CODE
2011 NATIONAL ELECTRIC CODE OR ADOPTED CODE
TIA/EIA-222-G OR ADOPTED CODE

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK

SITE INFORMATION

PROPERTY OWNER: NA
ADDRESS: NA
TOWER OWNER: CITY OF PRAIRIE VILLAGE

SITE CONTACT: NA
COUNTY: JOHNSON

LATITUDE (NAD 83): 38° 59' 22.00" N
38.989889

LONGITUDE (NAD 83): 94° 37' 58.01" W
-94.63278

ZONING JURISDICTION: NA
ZONING DISTRICT: NA
PARCEL #: NA
OCCUPANCY GROUP: U
CONSTRUCTION TYPE: V-8
POWER COMPANY: KCP&L
TELEPHONE COMPANY: NA
CONSTRUCTION MANAGER: GARY CRAWFORD (832) 887-8173
SITE ACQUISITION MANAGER: MARY KREPS (636) 536-5830
RF ENGINEER: RON HUMPHREY (314) 984-5227

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
C-1	SITE PLAN
C-1.1	EQUIPMENT LAYOUT
C-2	ELEVATIONS
C-3	ANTENNA LAYOUT AND SCHEDULE
C-4	EQUIPMENT DETAILS
C-5	EQUIPMENT DETAILS
RF-1	LTE CONFIGURATION
RF-2	CABLE COLOR CODING
RF-3	CABLE COLOR CODING
G-1	GROUNDING ONE-LINE ANTENNA EQUIPMENT
G-2	GROUNDING DETAILS
GN-1	LEGEND & ABBREVIATIONS
GN-2	GENERAL CONSTRUCTION NOTES
GN-3	GENERAL ELECTRICAL NOTES

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



UNDERGROUND SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811
48 HOURS BEFORE YOU DIG



7801 FARLEY
OVERLAND PARK, KS 66204



BLACK & VEATCH
8800 W. 115TH ST. SUITE 2292
OVERLAND PARK, KS 66211
(913) 436-2000

PROJECT NO.: 12902
DRAWN BY: MB
CHECKED BY: U

REV	DATE	DESCRIPTION
A	02/28/16	ISSUED FOR REVIEW

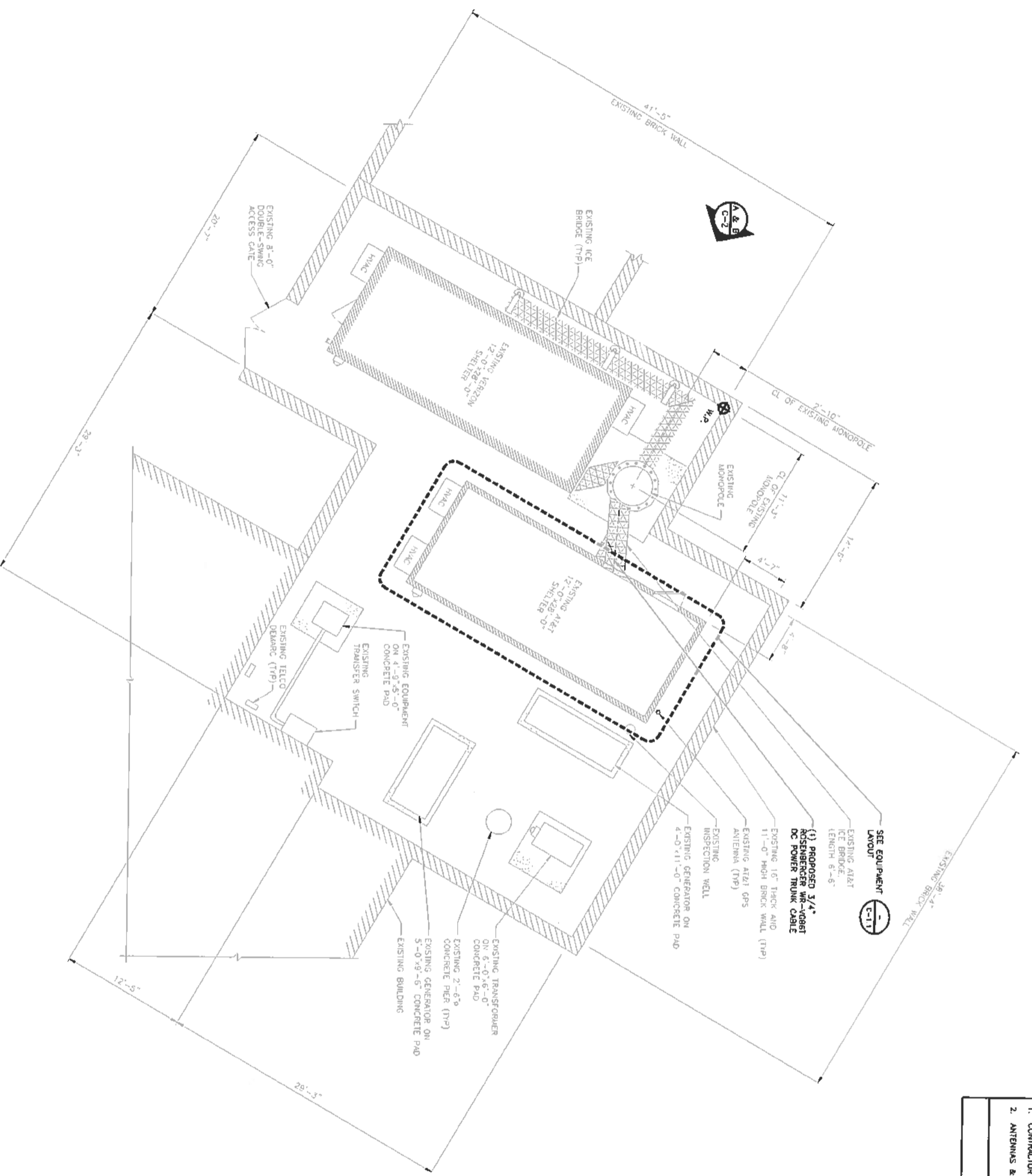
PRELIMINARY

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

PRAIRIE VILLAGE
KS5025
7701 MISSION ROAD
PRAIRIE VILLAGE, KS 66208
3C LTE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



SITE PLAN



- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. ANTENNAS & MOUNTS OMITTED FOR CLARITY.



7801 FARLEY
OVERLAND PARK, KS 66204



BLACK & VEATCH

6800 W. 115TH ST., SUITE 2292
OVERLAND PARK, KS 66211
(913) 458-2000

PROJECT NO.: 12903
DRAWN BY: M/B
CHECKED BY: L/L

REV	DATE	DESCRIPTION
A	02/28/16	ISSUED FOR REVIEW

PRELIMINARY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE A REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PRAIRIE VILLAGE
KSS025
7701 MISSION ROAD
PRAIRIE VILLAGE, KS 66208
3C LTE

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1