

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, February 7, 2017
7700 MISSION ROAD
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MEETING MINUTES - JANUARY 10, 2017

III. PUBLIC HEARINGS

IV. NON-PUBLIC HEARINGS

PC2016-132 Request for Monument Sign Approval
6301 Nall
Current Zoning: R-1a
Applicant: LTD Signs, for Nall Avenue Church of the Nazarene

PC2017-101 Request for Monument Sign Approval
7301 Mission Road
Current Zoning: C-0
Applicant: Zack Arndt, Hufft Projects

V. OTHER BUSINESS

VI. ADJOURNMENT

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

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

PLANNING COMMISSION MINUTES
January 10, 2017

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, January 10, 2017 in the Municipal Building Multi-Purpose Room at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: James Breneman, Gregory Wolf, Melissa Brown 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, Serena Schermoly, Council Liaison and Joyce Hagen Mundy, Commission Secretary.

APPROVAL OF MINUTES

James Breneman moved for the approval of the minutes of the Special Planning Commission meeting of November 30, 2016 and the minutes of the December 6, 2016 regular Planning Commission meeting as submitted. The motion was seconded by Gregory Wolf and passed by a vote of 5 to 0.

PUBLIC HEARINGS

**PC2016-07 Request for Renewal of Special Use Permit for Wireless Antenna by AT&T
7700 Mission Road**

Justin Anderson, 9900 West 109th Street, Suite 300, Overland Park, with Selective Site Consultants presented the request for renewal of the Special Use Permit for the AT&T Wireless Communication Antenna and equipment at 7700 Mission Road. The SUP was reviewed by the Planning Commission in December 2006, and approved by ordinance by the City Council in September 2007, for a period of 10 years. Mr. Anderson stated AT&T is seeking renewal of the Special Use Permit for a period of 10 years and that the renewal does not include any changes to the existing antennae or existing equipment.

James Breneman noted the plans show Sprint, Verizon and AT&T are all located on his tower. Mr. Anderson replied that each of the three carriers have their own special use permit to locate on the tower. Mr. Breneman asked if they could all be renewed at the same time.

Wes Jordan stated that the Assistant City Attorney and David Waters of Lathrop and Gage are currently reviewing the city's wireless communications ordinance for compliance with new FCC regulations and new legislation passed by the State of Kansas. He noted that all current providers will be coming before the Planning Commission within the next four months for renewal. Mr. Jordan also noted that the City wants to coordinate the renewal of the special use permits and any applicable leases

with the city having the same term and expiration. Chris Brewster noted that the recent state statute may require that all permits be for a period of at least ten years.

Mr. Breneman would like to see them all be renewed at the same time. Nancy Wallerstein confirmed that each carrier has to apply for a special use permit. Chris Brewster replied that is what is required in the current ordinance and the Assistant City Attorney recommends that requirement continue rather than having one special use for the entire tower.

Chairman Nancy Wallerstein noted that this was a public hearing and opened the meeting for public comment. With no one present to speak, the public hearing was closed at 7:06 p.m.

Chris Brewster briefly reviewed the application as it addresses the City's ordinance for Wireless Communication Facilities and has the following comments regarding the information submitted, noting that it is only an application for renewal of an antenna installation and not a tower, and no new equipment is proposed in association with this application therefore a number of items in the ordinance are not applicable. The required application information is shown in bold type.

- A. **A study comparing potential sites within an approximate one mile radius of the proposed application area. The study shall include the location and capacity of existing towers, alternative tower sites, a discussion of the ability or inability of each site to host the proposed communications facility and reasons why certain of these sites were excluded from consideration. The study must show what other sites are available and why the proposed location was selected over the others. It must also establish the need for the proposed facility and include a map showing the service area of the proposed facility as well as other alternative tower site and antennas.**

If the use of exiting towers, alternative tower structures, and sites are unavailable, a reason or reasons specifying why they are unavailable needs to be set out and may include one or more of the following: refusal by current tower or site owner; topographical limitations; adjacent impediments blocking transmission; site limitations to tower or facility or tower; no space on existing facility or tower; other limiting factors rendering existing facilities or towers unusable. The documentation submitted must use technological and written evidence, that these sites are inadequate to fulfill the grid needs of the wireless service provider, or that a reasonable co-location lease agreement could not be reached with the owners of said alternative sites.

The applicant shall submit an overall plan that shows the coverage gaps in service or lack of network capacity throughout the entire City and provide an indication of future needed/proposed wireless communication facilities, towers, and/or antenna.

The applicant shall demonstrate how the proposed communication facility, will impact its overall network within the City of Prairie Village and adjacent cities on both sides of the state line.

The study shall demonstrate how the proposed communication facility, will impact its overall network within the City of Prairie Village and adjacent cities on both sides of the state line.

The study shall also provide documentation establishing the minimum height necessary to provide the applicant's services and the height required to provide for co-location. The study shall include coverage maps for the proposed monopole at the requested height and at ten feet descending intervals to 50 feet.

The Planning Commission or Governing Body at its discretion may require a third party analysis, at the applicant's expense, to confirm the need for the facility.

The applicant shall be responsible to provide timely updates of the above described study and information during the Special Use Permit process.

Since this is the renewal of an existing installation, the City has not required a study of alternative locations within a one-mile radius. The applicant has indicated that this installation is an important location in servicing their customers and has modified it throughout previous renewal periods to provide better services.

B. Multiple photo simulations of the proposed facility as viewed from the adjacent residential properties and public rights of way as directed by City Staff.

Since the antennas are installed, Staff has submitted photos of the actual installation.

C. When possible, all wireless communication towers and alternative tower structures must be designed to accommodate multiple providers (co-location), unless after consideration of the recommendation of the Planning Commission, the City Council finds that the height or other factors required to make such an accommodation will have a more detrimental effect on the community than having multiple sites. Failure of a permit holder to negotiate in good faith to provide fairly priced co-location opportunities, based on industry standards may be grounds for denial or revocation of the Special Use Permit. A signed statement shall be submitted indicating the applicant's intention to share space on the tower with other providers.

This is an existing tower that has multiple service providers already located on the tower. The current leases and the overall SUP for the tower ensure that the tower is reserved for multiple providers. In an unrelated application it was determined that the tower is at capacity, and although all current providers will remain on the tower, no new equipment may be put on the tower without a detailed structural analysis.

D. Any application for construction of a new wireless communication facility, tower, and antenna or equipment compound must provide a detailed site plan of the proposed project. This properly scaled site plan will include one page (including

ground contours) that portrays the layout of the site, including the proposed facility, the fall radius of any proposed monopole, as well as proposed and existing structures within 200 feet of the tower base and the identification of the specific trees, structures, improvements, facilities and obstructions, if any, that the applicant proposes to temporarily or permanently remove or relocate. Access to and from the site, as well as dimensioned proposed and existing drives, must be included on this plan. Detailed exterior elevations (from all views) of the tower, screening wall, and all proposed buildings must also be submitted. Finally, a landscape plan detailing location, size, number and species of plant materials must be included for review and approval by the Planning Commission.

Not applicable, however this information has been provided for the current site conditions.

- E. Description of the transmission medium that will be used by the applicant to offer or to provide services and a statement that applicant will meet all federal, state and city regulations and law, including but not limited to FCC regulations.

The applicant shall provide an engineer's statement that anticipated levels of electromagnetic radiation to be generated by facilities on the site, including the effective radiated power (ERP) of the antenna, shall be within the guidelines established by the FCC. The cumulative effect of all antennas and related facilities on a site will also comply with the radio frequency radiation emission guidelines established by the FCC. An antenna radiation pattern shall be included for each antenna.

Not applicable.

- F. Preliminary construction schedule including completion dates.

Not applicable.

- G. The applicant shall provide a copy of its FCC license

Submitted with previous renewal.

- H. Copies of letters sent to other wireless communication providers and their response regarding their interest to co-locate.

Not applicable since this is an existing tower that has multiple providers and is at capacity.

- I. Any other relevant information requested by City Staff.

None requested.

FACTORS FOR CONSIDERATION:

The Planning Commission shall make findings of fact to support its recommendation to approve, conditionally approve, or disapprove this Special Use Permit. It is not necessary that a finding of fact be made for each factor. 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 wireless facility shall include the following:

A. The character of the neighborhood.

The site is located on the west side of Mission Road within the municipal complex and behind City Hall. The complex is surrounded by other institutional uses including Shawnee Mission East High School, Harmon Park with Prairie Village Pool and a church. There are residences across Mission Road to the east. These locations are appropriate for wireless communication facilities and the scale of the area in relation to the surroundings was previously determined to be appropriate for a monopole.

B. The zoning and uses of property nearby.

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 - Park & Single Family Dwellings

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

This is the renewal of an existing Special Use Permit that will not have a detrimental effect on neighboring property. The installation has been in place since 1997, and the City has not received any complaints.

D. 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 is a renewal of an existing installation with no changes proposed, and therefore it will not create any hardship on adjacent landowners.

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

The proposed antenna installation meets all the setback, height and area regulations contained in the Zoning Ordinance.

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

This application will have no adverse effect on the welfare or convenience of the public. The City has not received any complaints regarding this installation.

G. 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.**

The installation of the antennas on this tower has had relatively little impact and has not dominated the immediate neighborhood as to hinder development. The tower and compound are integrated into the internal portion of the City Hall building and no landscaping or screening on the site is necessary.

- H. **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.**

Off street parking will not be necessary for this particular use other than a parking space currently available for service people entering the building to maintain equipment. The parking that is provided on the site will be adequate for this need.

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

Since there are not external improvements on the site, existing utility, drainage, and other facilities should be adequate.

- J. **Adequate access roads or entrance and exist 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 and the equipment should require only service vehicles for periodic maintenance. The traffic generated by the use is so minimal that it will not create any additional congestion on the streets.

- K. **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 antennas and equipment do not have any hazardous or toxic materials, obnoxious odors, or intrusive noises that would affect the general public.

- L. **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.**

This is an existing monopole design with multiple providers, and the SUP renewal is only for the AT&T equipment. The design and location of the pole was previously determined appropriate though the existing tower SUP. However this tower is at capacity. Should any new facilities be determined to be necessary in the future, a new design or a new tower structure be required for any reason, this SUP should be amended to reflect compliance with any changes to the overall facility.

- M. **City Staff recommendations.**

It is the opinion of Staff that the proposed renewal of the Special Use Permit meets the Factors for Consideration and recommends that it be approved subject to the conditions on the site that made the original application and subsequent renewals appropriate.

Gregory Wolf moved the Planning Commission find that the application meets the Factors for Consideration as outlined by City Code and recommend that the Governing Body approve the renewal of the Special Use Permit for wireless communication facility at 7700 Mission Road to AT&T subject to the following conditions recommended by staff:

1. That the renewal of the special use permit shall be for a maximum of ten years. At the end of the ten-year period, the applicant shall resubmit the application and shall demonstrate to the satisfaction of the Planning Commission and City Council that a need still exists for the antennas and that all the conditions of approval have been met.
2. All equipment cabinets and wiring shall be contained within the existing walled area.
3. The antennas and the frame for mounting them shall be painted a color that blends with the other antennas and the tower so visibility is minimized.
4. If the applicant is found to be in non-compliance with the conditions of the special use permit, the permit will become null and void within 90 days of notification of non-compliance, unless the non-compliance is corrected. If a special use permit becomes null and void, the applicant shall remove the antennas, equipment cabinets and all other appurtenances and shall restore the site to its original condition.
5. The applicant shall comply with all state and federal regulations.
6. The applicant shall have a structural inspection of the antennas performed by a licensed professional engineer prior to every ten-year renewal and submit it as part of the renewal application.
7. The plans for any changes to the antenna connections shall be prepared and sealed by a structural engineer licensed in the State of Kansas with construction observation provided by a design engineer that is not an employee of the tower's owner.
8. The Compound Plan submitted as a part of the original application, and the Site Plan dated 06/03/14 documenting current conditions and submitted as part of this renewal application shall be incorporated as part of the approval of this application.
9. The coax line installed on the tower shall be either inside the monopole or enclosed in an encasement that is painted the same color as the tower.
10. The applicant shall comply with all terms of its lease agreement with the City. Termination of the lease agreement will be cause to terminate the Special Use Permit.
11. If the existing tower, or the overall SUP for the existing tower is amended in any way to accommodate structural changes for new equipment or a different capacity for this tower, or a new tower is constructed, the applicant shall comply with all design conditions of this new construction.

PC2016-06 Request for Rezoning of Homestead Estates from R-1a (Single Family Residential) to RP-1a (Planned Single Family Residential)

Current Zoning: R-1a

Applicant: Cory Childress, Evan-Talan Homes

Wes Jordan advised the Commission that the City had received written communication from the applicant that they are withdrawing their application. No further action is needed by the Planning Commission.

NON PUBLIC HEARINGS

There were no Non Public Hearings scheduled before the Planning Commission.

OTHER BUSINESS

Countryside East Overlay District Update

Wes Jordan reported the Countryside East Homes Association was meeting this evening (January 10th) to discuss the status of the existing overlay district. He will advise the Commission as to their decision.

Nancy Wallerstein noted that the Meadowbrook Country Club building has been demolished. Melissa Brown noted the construction on the office building at 7501 Mission Road. James Breneman asked for the status of the Chadwick Court development and noted that two homes are under construction at Homestead Estates. Mr. Jordan replied that Chadwick Court is ready for development and waiting on the sale of the lots.

NEXT MEETING

One application has been filed for the February 7th meeting for a new monument sign at 7301 Mission Road. Wes Jordan noted that the office building has been sold. The new owner is not planning any exterior changes, only interior changes.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 7:12 p.m.

Nancy Wallerstein
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: February 6, 2017, Planning Commission Meeting

Application: PC 2016-132 -REVISED

Request: Site Plan Approval – Monument Sign and Wall Signs; exception for additional sign

Property Address: 6301 Nall Avenue

Applicant: Tim Mayer, LTD Signs & Graphics for Nall Avenue Church of the Nazarene

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

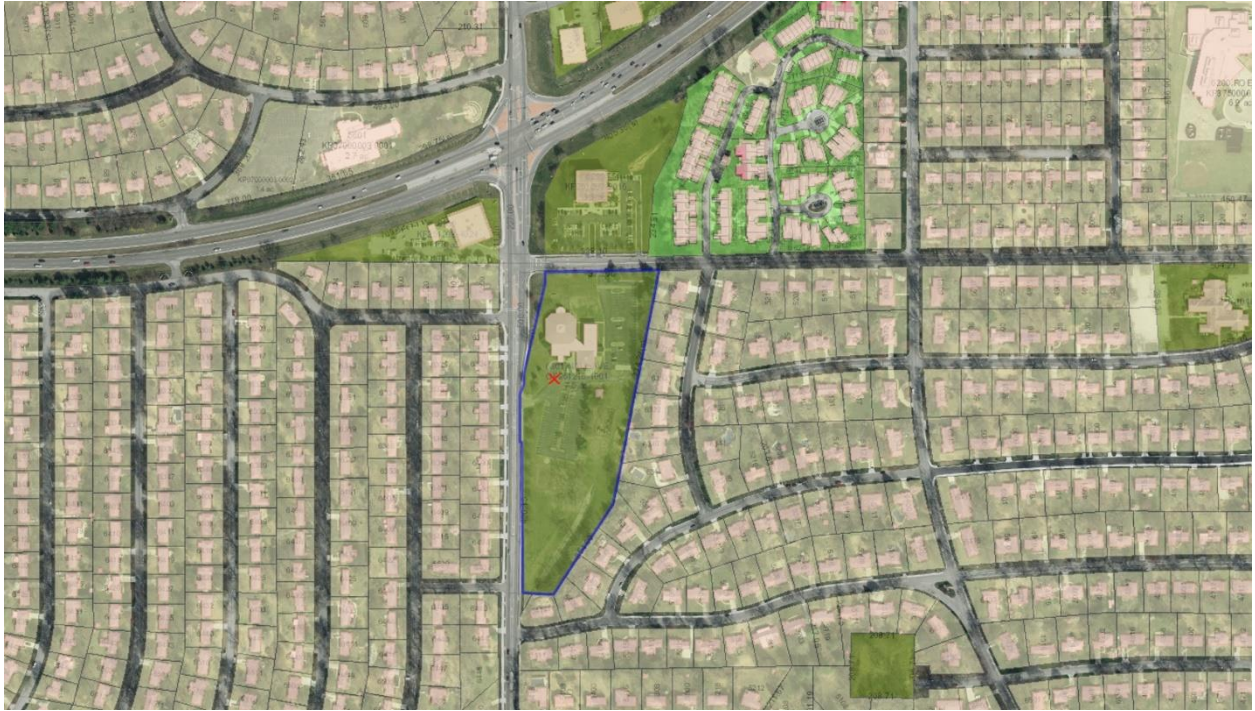
Surrounding Zoning and Land Use: North: C – Commercial – Offices (City of Mission)
East: R-1A Single-Family District - Single-Family Dwellings
South: R-1A Single-Family District - Single-Family Dwellings
West: R- Residential – Single-Family Dwellings (City of Mission)

Legal Description: 16-12-25 BG NW COR S 1070' E 140.5' NE 354' NE 805.1' TO N/L W 497.37' TO BG EX .538 AC IN ST & EX .232 AC IN ST 7.31 AC M/L CHURCH PVC 422 BTAO 1144 2

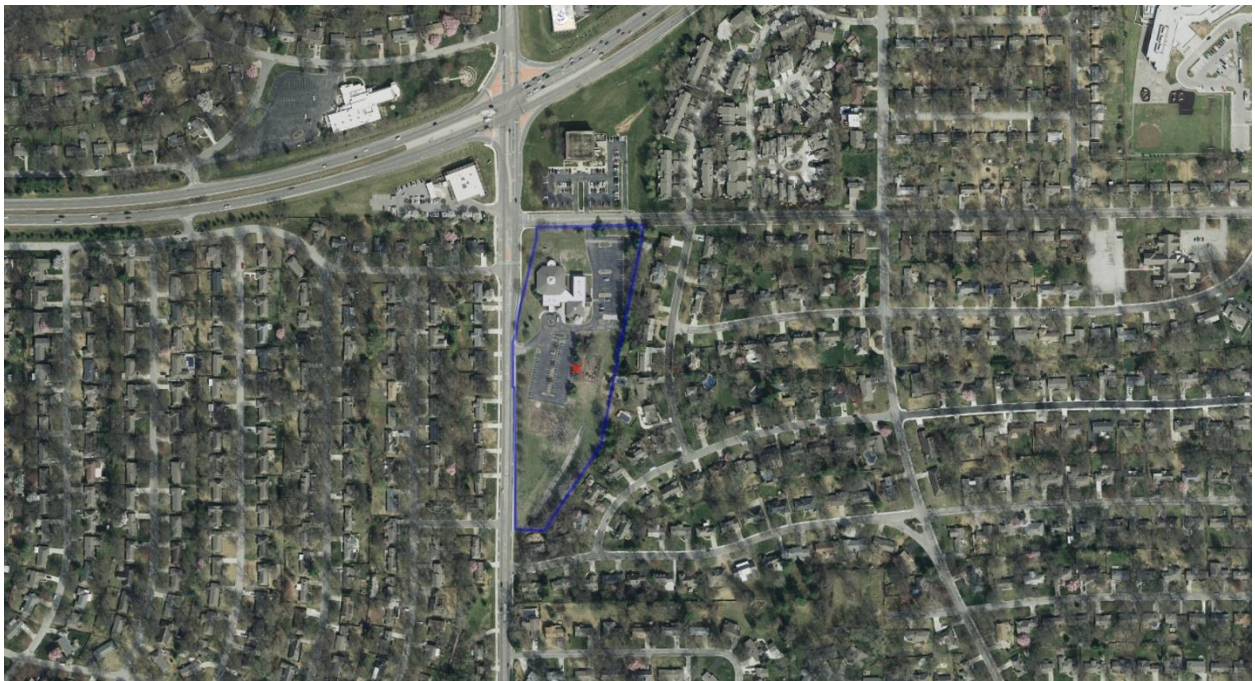
Property Area: 7.5 acres

Related Case Files: None

Attachments: Site plan, sign specifications and sign design drawings



General Location – Map



General Location - Aerial

Specific Location – Street View
(Looking north on Nall – proposed monument sign location)

Specific Location – Street View



Specific Location – Street View

(Looking southeast at 63rd & Nall – proposed monument sign replacement location)



Specific Location – Street View

(Looking west on 63rd Street – proposed directional sign location)



Specific Location – Street View

(Looking north on Nall – proposed directional sign location)



Specific Location – Street View

(previous monument sign; replaced and relocated to west side street frontage – December 2016 application)

Background:

At the December 2016 Planning Commission meeting, the applicant proposed replacing an existing monument sign and locating two additional directional signs – one at the 63rd street entrance and one at the Nall entrance. The Planning Commission approved this application subject to three conditions dealing with the specific final placement of signs in relation to the sight distances and landscape areas, and the interior lighting of the signs. Each of these conditions were met, at the monument sign was actually placed with an orientation more towards the west side of the building on the Nall street frontage.

At the time of the application, the applicant intended to propose new sign designs for the building at a later date. The application for wall and building signs is generally handled administratively when the signs meet all applicable standards, and staff issues a sign permit. It was anticipated that the building sign would be addressed in this manner.

However, in this case there is a standard applicable to churches, schools and community buildings that does not enable staff to issue a sign permit for the building signs as proposed. Section 19.48.020.A. of the Prairie Village Zoning Ordinance states:

“Churches, synagogues, private or public schools, community center buildings, libraries, art galleries and museums shall be allowed not more than two (2) signs identifying the premises and activities provided therein. Such signs may either be wall mounted or monument signs...” *Section 19.48.020 Regulations Applicable to Districts R-1a through R-4 Inclusive, sub-section A.1.*

Analysis:

In past cases on similar properties, the Planning Commission has considered exceptions to this section through the site plan review process, either for additional wall or monument signs. Therefore staff recommended considering all of the signs in conjunction. In this specific case the applicant is proposing the following:

1. The previously approved monument sign identifying the premises (located on the west / Nall street frontage)
2. One proposed wall sign identifying the premises (Sign 5 on the west elevation)

3. One proposed wall sign identifying the premises (Sign 2 on the south elevation).
4. The previously approved directional signs at the entrance of the property (one each located at the Nall and 63rd street entrance).
5. One proposed building entrance sign associated with the building entrance internal to the site (Sign 4 on the east elevation).

Each of these proposed or previously approved signs has been reviewed for conformance with the regulations and past site plan review procedures. The exception specifically requested is for three signs identifying the premises – the previously approved monument sign, and two wall signs (Sign 5 and Sign 2) – instead of the two permitted by ordinance.

The previously approved monument signs were the subject of the December application and met all city standards with respect to size, height, design and location.

The new signs proposed with this amendment relate to the standards as follows:

Sign 2, south elevation: In general, wall signs for civic and institutional buildings in the R-1A zoning district are permitted for up to 5% of the entire façade, or 50 square feet, whichever is less. [19.42.020.A.1]

- The north elevation is approximately 393 square feet [56'2" x 7']. Note: the application shows a height of 15' 2" for this elevation, but the City measures to the underside of eaves or canopies for application of this standard. Therefore, 7' has been used as a conservative estimate. The applicant will be asked to confirm this at or prior to the Planning Commission meeting.
- The proposed sign is 12.88 square feet (70" x 26.5"), which is well under the estimated 5% of this elevation (19.65 s.f. is 5% of 393)

Sign 5, west elevation: Similar to Sign 2, in general wall signs for civic and institutional buildings in the R-1A zoning district are permitted for up to 5% of the entire façade, or 50 square feet, whichever is less. [19.42.020.A.1]. As previously stated, this would be an additional sign to the approved monument sign and proposed sign 2. However, it appears to meet the otherwise applicable sign standards other than the overall limit on number of signs.

- The west elevation is approximately 534 square feet. This is based on an elevation that is 76' 5" x 7'. Note: the application shows a height of 36' 1" for this elevation, but the City measures to the underside of eaves or canopies for application of this standard. Therefore, 7' has been used as a conservative estimate. The applicant will be asked to confirm this at or prior to the Planning Commission meeting.
- The proposed sign is not dimensioned and is listed as "Size TBD". The applicant shall specify a requested size or the Planning Commission shall determine, should they grant the requested exception, a size limit consistent to otherwise applicable wall sign standards.
- The general wall sign limit would allow approximately 26 s.f. sign (5% of 534 s.f.). It is also noted that in addition to being under the 5% limit, both wall signs visible from the street (Signs 2 and 4) are also cumulatively under the 50 total threshold specified for civic and institutional properties in the R-1A district.

Sign 4, east elevation: This sign is not identifying the premises or activities from the surrounding properties and rights-of-way, as it is associated with a building entrance internal to the property. Therefore, this type of sign is not specifically accounted for on civic and institutional properties in the R-1A district. However, these types of signs are common to this type of site and building function. The Prairie Village Zoning Ordinance does address these types of signs in other districts, so the standards applicable to districts C-O through C-3 for signs associated with windows and building entrances where used for the purpose of comparison and analysis. Section 19.48.25.L. states: "Unless otherwise prohibited, signs may be displayed inside windows or doors and the area of such signage shall be in addition to that permitted on the exterior façade, but the aggregate area of all signs within 48 inches of the window or door shall not exceed 20% of the window or door area."

- Sign 4 is proposed on the wall under the canopy entrance on the east elevation. It is located within 48" of the windows and doors associated with that entrance.
- The entrance is made up of an all-glass area under the canopy that is approximately 7' x 10' using a conservative estimate. (approximately. 70 s.f.)

- The proposed sign is 12.83 square feet (77" x 24"), which is less than 20% of the estimated window and door area (approx. 14 square feet).
- The applicant is asked to provide an exact dimension of this area at or prior to the meeting to confirm these estimates, used for comparison.

Therefore, although this type of sign is not specifically accounted for in the R-1A district, it is a common sign associated with civic and institutional buildings, and does seem to be within the parameters used to allow other similar signs in other districts.

Comments:

The site is a 7.5 acre corner location with 2 driveway entrances – 1 from each street frontage. The lot includes approximately 1,000 feet of frontage on Nall and approximately 430 feet of frontage along 63rd Street. The building facilities include a main hall for services, associated classrooms, meeting rooms and offices, event space, an outdoor playground, volleyball courts, open space and accessory parking. The property is zoned R-1A.

The new building signs are proposed to be acrylic and painted dark bronze. This matches the natural earth tones of the brick and trim for the building, and is consistent with the color scheme of the monument and directional signs that were previously approved.

Staff would support granting the exception for one additional wall sign identifying the premises, and the internal sign associated with the east entrance due to the following:

- The property is a large, campus-like property and the amount of signs proposed is not out of scale with the site and building facilities.
- The proposed designs are consistent with the color and other sign materials on the property, and will not be incompatible or otherwise detrimental to surrounding property.
- The proposed signs appear to meet all other applicable sign standards, other than the limit on the number of signs identifying the premises.

If the Planning Commission grants the exception for the proposed sign package, Staff would recommend the following conditions:

1. The applicant confirm the dimensions in the staff report used to estimate the sign allowances. Specifically provide the exact dimensions:
 - a. The south elevation, going from corner to corner, and from ground to the under portion of the eave.
 - b. The west elevation area, going from corner to corner, and from ground to the under portion of the eave.
 - c. The area of the windows and door on the east elevation.
2. The applicant propose a specific size for the Sign 4, within the otherwise allowed standard of 5%. Additionally the Planning Commission may choose a reasonable limit based on the overall building and site condition and consideration of the overall sign plan.

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: December 6, 2016, Planning Commission Meeting

Application: PC 2017-101

Request: Site Plan Approval – Monument Signs and Landscape Plan

Property Address: 7301 Mission Road

Applicant: Zach Arndt, Hufft Projects

Current Zoning and Land Use: C-O, Commercial Office

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

Legal Description: 22-12-25 N2/3 N1/2 SW1/4 NW1/4EX E 795' EX S 235' N 442' W
153' E 948' OF 1/4 1/4 4.443 ACS M/L PVC 583

Property Area: 4.16 acres

Related Case Files: PC 2011-105

Attachments: Site and landscape plan, sign specifications and sign design drawings

General Location – Map



General Location – Aerial





Specific Location – Street View
(Looking north on Mission Road)



Specific Location – Street View
(existing monument sign)

COMMENTS:

The applicant is replacing an existing monument sign located at 7301 Mission Road. The proposal is to relocate the new sign from a central portion of the site to the south corner associated with both the building and south site entrance off 73rd Terrace.

This is being done in conjunction with some interior renovations, some minor façade improvements, and some substantial site and landscape improvements along Mission Road. Since the monument sign requires a site plan approval, and since the City recently completed the Mission Road streetscape improvements, staff recommended approving the monument sign in association with the overall landscape plan review simultaneously.

The site is a 4.2-acre corner location at 73rd and Mission Road, with approximately 445 feet of frontage along Mission Road. The building directly fronts Mission Road with a small "terrace" frontage along the street. The primary entrances are on the north end of the site, accessing an internal parking lot, and off 73rd Terrace accessing a small parking court associate with the south wing, but also accessing the larger internal parking area. The west entrance of the building is the main entrance, but has a much greater emphasis on pedestrian access since it directly fronts the Mission Road and has no associated parking.

The City recently completed streetscape improvements on Mission Road directly relating to the buildings west entrance, the landscape terrace frontage, and the area where the new sign is proposed.

Proposed Monument Sign.

The sign ordinance allows monument signs for multi-tenant buildings in the C-O district. [19.48.25.J.] In addition, the sign ordinance requires that all monument signs proposed in the City be submitted to the Planning Commission for approval of the sign and any associated landscape plans. [19.48.015.M and 19.48.25.J] In addition, the Planning Commission approved a sign plan for all exterior signs on this multi-tenant building, including the existing monument sign. These standards incorporate the same provisions applicable generally for monument signs in the C-O district, for this site.

Therefore, through the site plan review the applicant is requesting approval of the monument sign design and new location.

Section 19.48.015.M requires that all monument signs meet the following applicable standards, unless specifically modified by the Planning Commission through the site plan process, per 19.48.25.J:

- *5' height limit.* The monument sign is only 4' on the footing and approximately 4' 4" above grade. above grade.
- *20 square feet limit for the sign.* The sign area for monument signs is measure by the surface of the sign panel. The proposed sign surface is 40 square feet. (4' x 10')
- *Be located at least 3' from the property line or 12 feet from the back of curb.* The plans appear to meet this requirement provided the drawings are to scale, however the site plan is not dimensioned for this or for the detail of the sign area. The applicant should provide specific dimension of this area prior to Planning Commission approval, or this should be a specific condition of approval. Similarly, these dimensions will need to be provided so that Public Works can confirm that there are not any issues with the sight distances regarding turning movements from 73rd Street on to Mission Road.
- *Signs are to be located in a landscape setback area or have a 3' minimum landscape setback around the base.* The proposed sign appears to meet this, but the site plan and detail of the sign shall be dimensioned to confirm this.
- *Permeant building materials similar to or complementary to buildings on the site.* The proposed sign is proposed as a steel plate with cut out letters and a powder coating. A specific color or specifications on the steel plate and coating technique has not been provided. The building is currently white brick with some metal accent materials associated with the building entrance. The rehabilitation of the building involves only minor improvements to the façade, however metal accents and lighting are being proposed with the existing arched entry feature. The complimentary nature of the proposed sign metals, colors, and accent building materials should be specified.

- *Illumination specifications [19.4.8.25.1.* Lighting shall be specified to ensure that there is not flashing, exposed incandescent or neon, or other potential distractions to the public rights-of-way and adjacent property.

Landscape Plan.

In general the landscape plan relates to the recent public streetscape improvements to Mission Road, and the proposed species are acceptable. Staff recommends the following

- Add trees to the west elevation of the building to soften its presence. Add four (4) ornamental trees or two (2) shade trees to the west side of building.
- Coordinate the location of these additional plantings with the location of street tree plantings to be installed by PV Public Works in Spring, 2017 (that are not included in additional tree counts).

RECOMMENDATION:

The proposed monument sign is larger than what is typically allowed. The multi-tenant building standards applicable to the C-O district do allow the Planning Commission to consider site-specific sign standards. No changes to the previously approved building signs are being proposed other than the new monument sign. If the Planning Commission elects to approve a larger sign as proposed, or a smaller sign, staff recommends the following additional conditions:

1. A dimensioned site plan and detail of the sign area be shown to demonstrate the proposed location meets the required setbacks (3' from property and 12' from curb) and landscape area (3' perimeter around base). Further these dimensions should demonstrate that it does not impede sight lines for vehicles, specifically using the stopping point at 73rd Street and the left turn view of the southbound travel lane.
2. The material specifications for the metal panel, and the color or powder coating techniques be shown and verified to be compatible with the building, particularly any accent materials being proposed as part of the minor façade improvements.
3. Lighting specifications be provided at the time of permitting to demonstrate that no exposed incandescent or neon, or other potential distractions can occur from the lighting.
4. That the landscape plan be supplemented with either four ornamental trees or two shade trees on the west side, with the final location coordinated with where Public Works anticipates planting street trees this spring.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only	
Case No.:	PC 2017-101
Filing Fee:	9100
Deposit:	9500
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	

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: ZACK ARNDT Phone Number: 816.531.0200

Address: ~~7301 MISSION RD~~ 3617 KARNES BLVD. KCMO E-Mail ZARNDT@HUFET.COM

Owner: ~~PV LEGACY INVESTORS~~ CANEY Phone Number: 816.268.9103

Address: 4705 CENTRAL ST. KCMO Zip: 64112

Location of Property: 7301 MISSION RD.

Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail) APPROVAL OF LANDSCAPE CHANGES AND NEW MONUMENT SIGN.

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.

Zack Arndt 1/6/17
Applicant's Signature/Date

Owner's Signature/Date



VILLAGE OFFICE CENTER
7301 Misson Rd., Prairie Village, KS 66208

PERMIT SET | December 05, 2016

PROJECT LOCATION (NTS):



PROJECT INFORMATION
VILLAGE OFFICE CTR
Prairie Village, KS

OWNER
PV LEGACY INVESTORS, LLC
4705 Central St.
Kansas City, MO 64112

ARCHITECT
HUFFT PROJECTS
3612 Kansas Boulevard /
Prairie Village, KS 66208
Tel: 816-531-4200 /
Fax: 816-531-4201

LANDSCAPE ARCHITECT
LAND 3 STUDIO
4498 State Line Rd.
Kansas City, KS 66103
Tel: 813-571-7953

ARCHITECT:



Hufft Projects
3612 Kansas Boulevard / Kansas City, Missouri 64111
P. 816-531-4200 / F. 816-531-4201
CONTACT:
ZACK ANDRZEJCZAK

OWNER:

PV LEGACY INVESTORS LLC
4705 Central St.
Kansas City, MO 64112

CONTACT:
Marta Crossland

MECHANICAL ENGINEER:

LANGFORD FENDLER
1730 Walnut Street
Kansas City, MO 64108
Tel: 816-221-1411
CONTACT:
Dev Bettenhausen

LANDSCAPE ARCH:

LAND 3 STUDIO
4498 State Line Rd.
Kansas City, KS 66103
Tel: 813-571-7953
CONTACT:
Brian Roth

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0000	COVER SHEET	MET001	SPECIFICATIONS
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0004	CODE PLANS & SUMMARY		
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		E102	LEVEL 2 - ELECTRICAL DEMOLITION
		E103	LEVEL 3 - ELECTRICAL DEMOLITION
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Drawn By: **GO000**
Project Number: 161
COVER SHEET

GO000

PLANTING SCHEDULE

S/V#	KEY	COMMON NAME	SITE & REMARKS
CO	ORNAMENTAL TREES	ON/ARTISTICAL TREES	25' cal. 8' o.c.
CO	ORNAMENTAL TREES	Ornamental Ginkgos	3 cal. 8 1/4" o.c.
SH	Shrub	Heavy Metal Switch Grass	3 cal. 8 1/4" o.c.
SH	Shrub	Prostr. Dimples	3 cal. 8 1/4" o.c.
SH	Shrub	Saxifrage	1 cal. (random spacing as shown)
EP	Plant	Purple Cone Flower	(random spacing as shown)
EP	Plant	Chicory	(random spacing as shown)
EP	Plant	Purple Cone Flower	(random spacing as shown)
SO	Soil	Fescue/Bluegrass Mix	

LANDSCAPE PLAN SCOPE OF WORK

- THE PLAN SHOWS THE QUANTITY & SIZE OF ALL PLANT MATERIAL TO BE INSTALLED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY, UNLOADING, STORAGE, AND INSTALLATION OF ALL PLANT MATERIAL TO THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY, UNLOADING, STORAGE, AND INSTALLATION OF ALL SOIL TO THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY, UNLOADING, STORAGE, AND INSTALLATION OF ALL MULCH TO THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY, UNLOADING, STORAGE, AND INSTALLATION OF ALL STAKE TO THE SITE.

LANDSCAPE PLAN NOTES

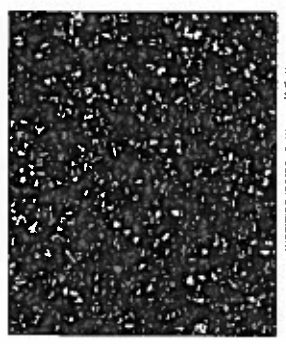
- LOCATIONS OF ALL PLANT MATERIALS SHALL BE SHOWN IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SOO ALL DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING EROSION CONTROL MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.
- ALL EXISTING PLANTS SHOWN ON PLAN ARE TO REMAIN UNLESS INDICATED OTHERWISE. ALL NEW PLANTS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY, UNLOADING, STORAGE, AND INSTALLATION OF ALL PLANT MATERIALS TO THE SITE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY, UNLOADING, STORAGE, AND INSTALLATION OF ALL PLANT MATERIALS TO THE SITE.
- REMOVE HEAVY CONSTRUCTION TRAFFIC WHEN DRYING OF EXISTING TREES.

GENERAL NOTES

- ALL SITE AND UTILITY INFORMATION SHOWN IS BASED UPON INFORMATION AVAILABLE AT THE TIME OF DESIGN. VERIFY ALL SITE CONDITIONS, ELEVATIONS, UTILITY LOCATIONS, AND DIMENSIONS INCLUDING NEW APPROVED PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER IMMEDIATELY IF ANY DISCREPANCIES OR UNCLEAR CONDITIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BY CONTACTING ALL OF THE RESPECTIVE UTILITY COMPANIES AND/OR THE LOCAL TOWN/COUNTY BEFORE YOU BEGIN CONSTRUCTION AND BY EXCAVATING TEST PITS AS NECESSARY.
- CONTRACTOR SHALL PROTECT ALL SITE IMPROVEMENTS AND UTILITIES. DAMAGE OCCURRING DURING AND AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR AT HIS OWN RISK AND AT HIS OWN COST.
- ALL DIMENSIONS SHOWN ARE REPRESENTED USING U.S. SURVEY DIMENSION STANDARDS.

DECORATIVE ROCK
PRODUCT: BUFFALO PEA GRAVEL
SPEC: 1 1/2" - 1 3/4"
SOURCE: HOUSE OF ROCKS
https://www.thehouseofrocks.com

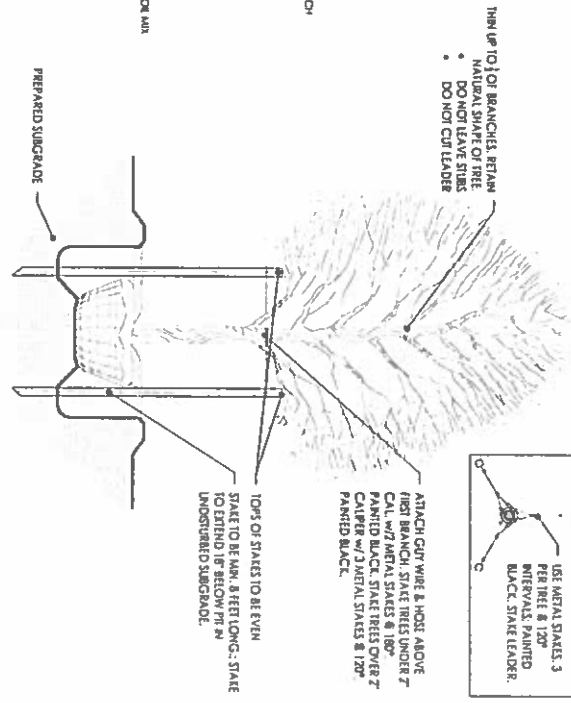
FLAGSTONE
PRODUCT: PENNSYLVANIA BLUE REGULAR
MAX. SIZE: 18" x 18"
MIN. SIZE: 3" x 3"
SOURCE: HOUSE OF ROCKS
https://www.thehouseofrocks.com



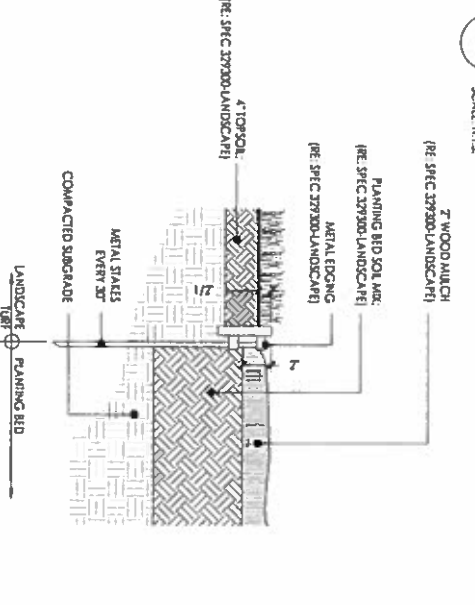
1 SHRUB DETAIL (TYP)



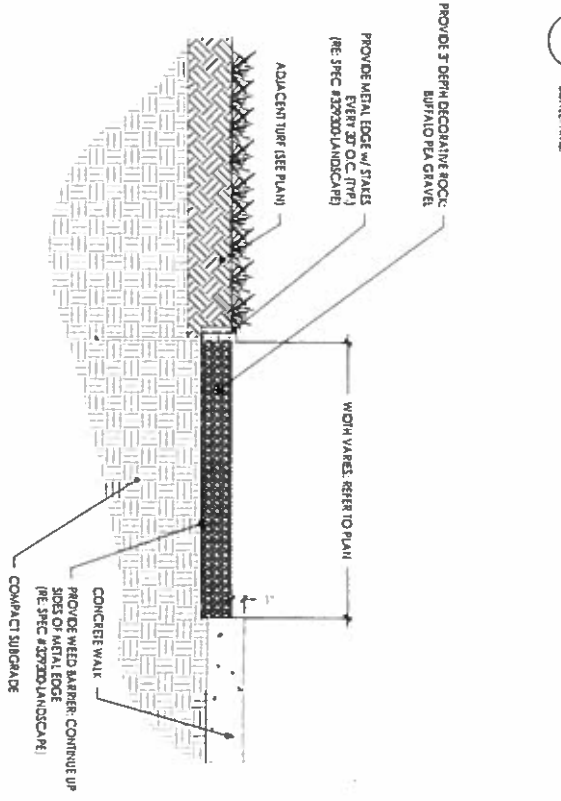
2 METAL EDGING, TYP



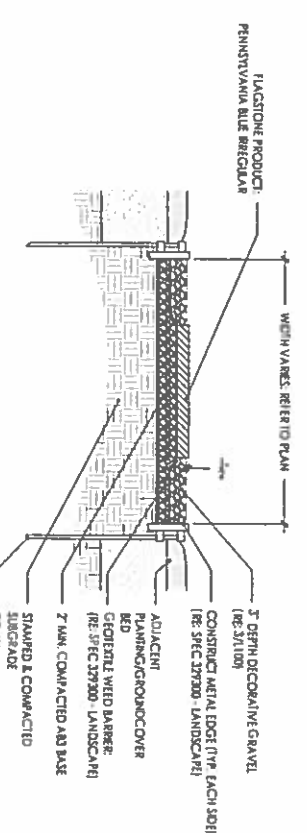
3 METAL EDGING, TYP



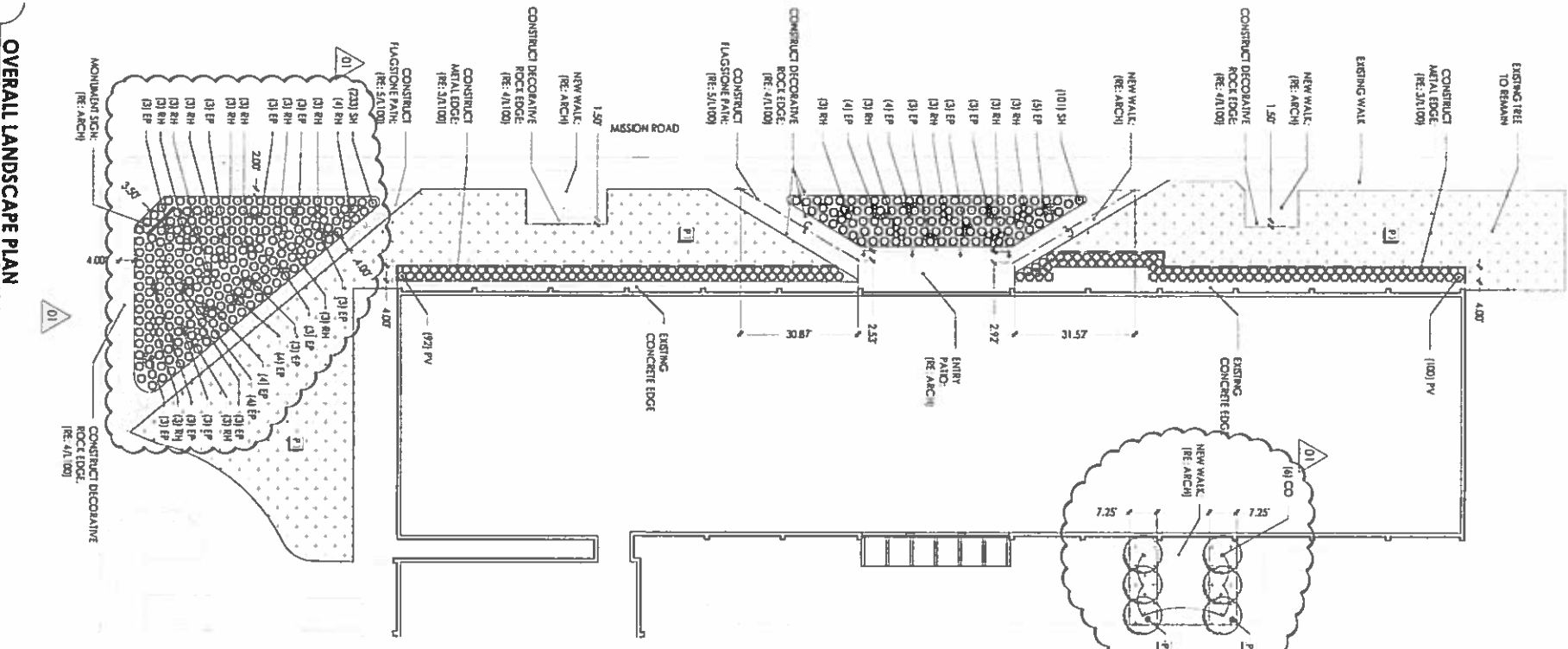
4 METAL EDGING, TYP



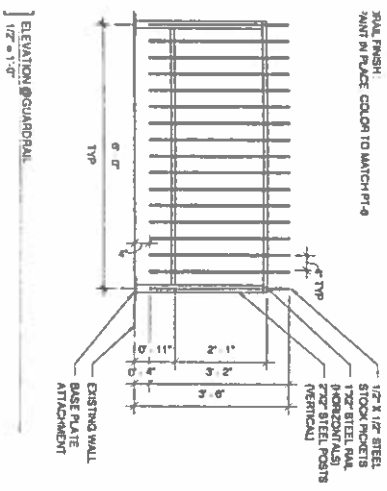
5 FLAGSTONE PATH



OVERALL LANDSCAPE PLAN



RAIL FINISH
NUT IN PLACE. COLOR TO MATCH PL-4



GENERAL LIGHTING NOTE:
ALL STATION LIGHTS SWITCHED TOGETHER



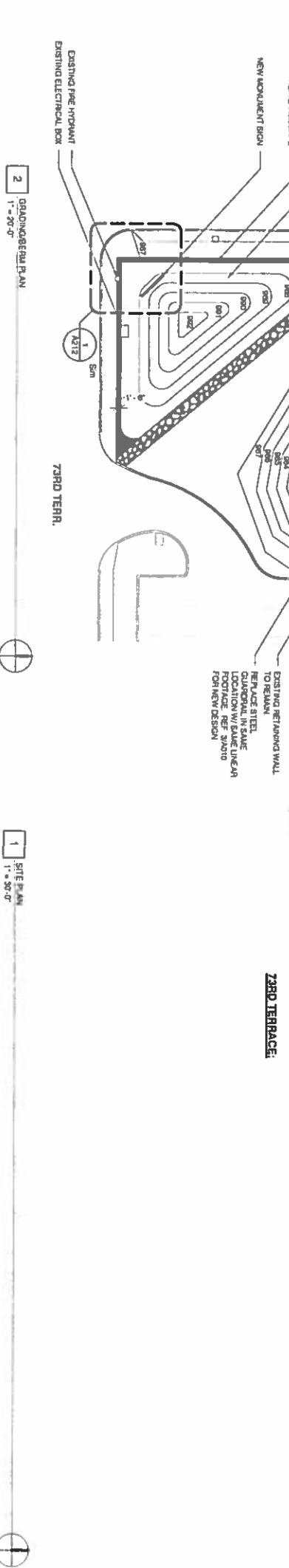
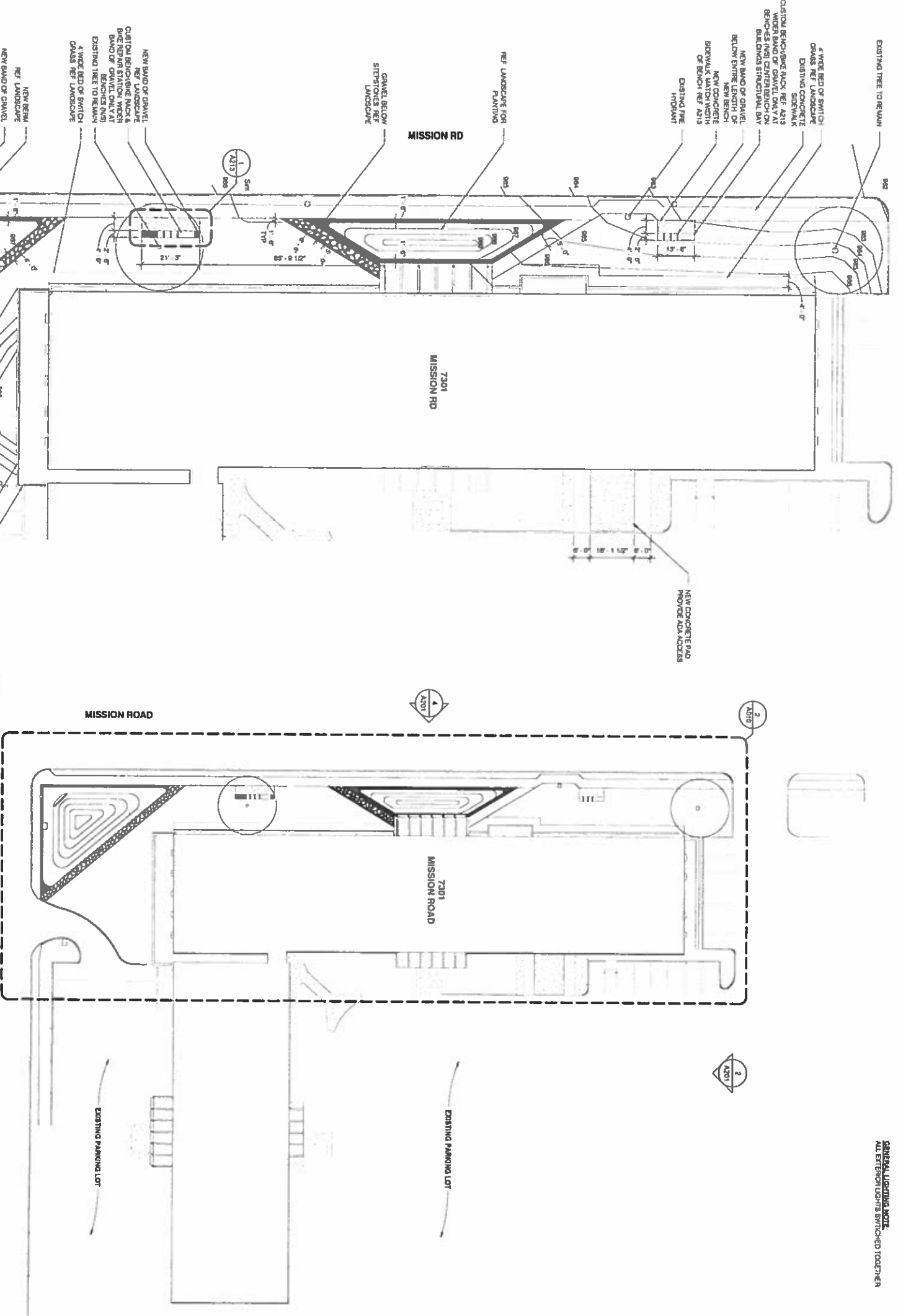
VILLAGE OFFICE CENTER
Village Village, KS

PROJECT:
VILLAGE INVESTORS, LLC
1000 W. 10th St.
Topeka, KS 66604

ARCHITECT:
HUFFT PROJECTS
1000 W. 10th St.
Topeka, KS 66604

LANDSCAPE ARCHITECT:
LAND 3 STUDIO
1000 W. 10th St.
Topeka, KS 66604

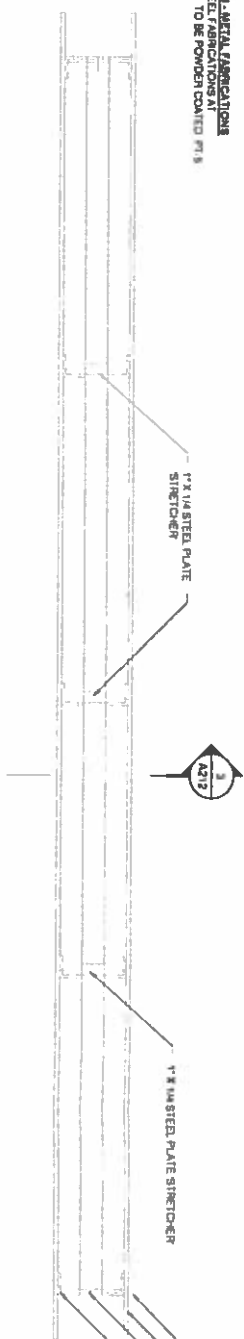
PERMIT SET
DECEMBER 05, 2016



Project By: Adam
Project Number: 201
SITE PLAN
A010

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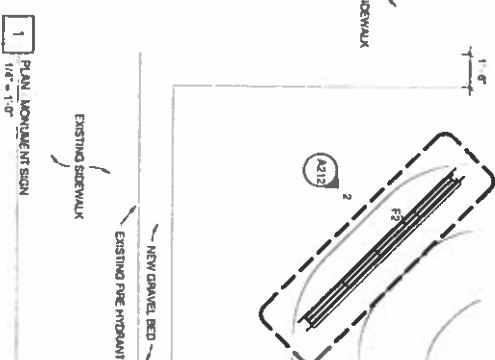
MONUMENT SIGN - METAL FABRICATIONS
 ALL EXPOSED STEEL FABRICATIONS AT
 MONUMENT SIGN TO BE POWDER COATED PT-3



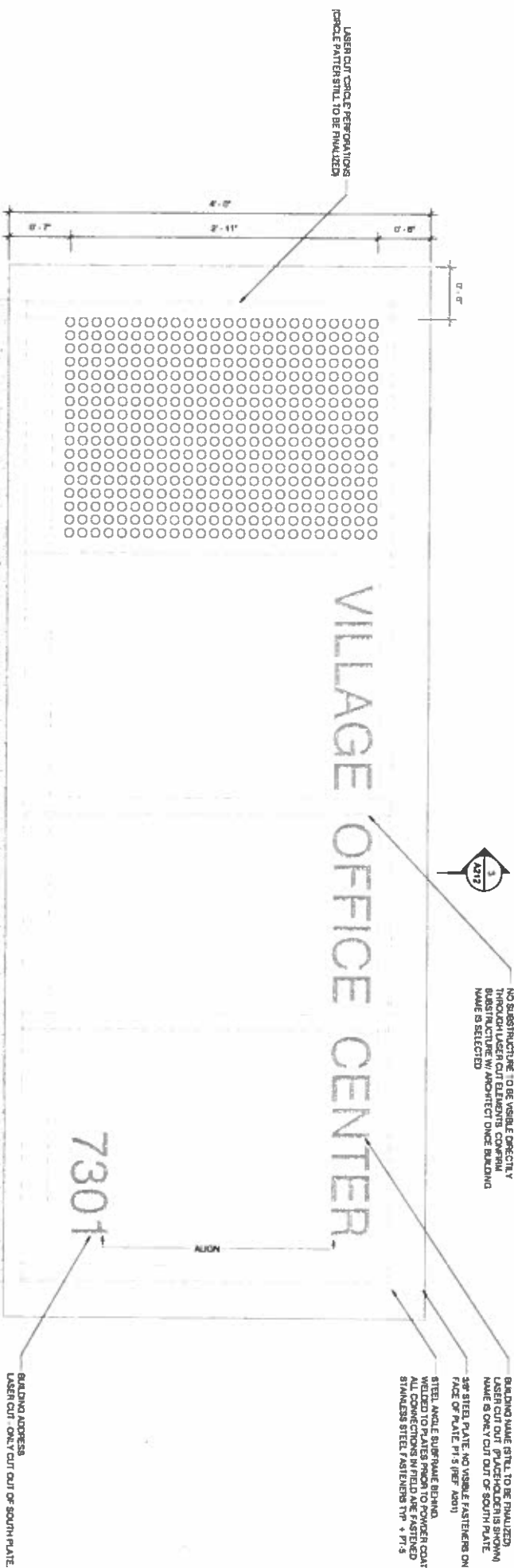
5 PLAN MONUMENT SIGN - TOP OF SIGN
 1/12" = 1'-0"



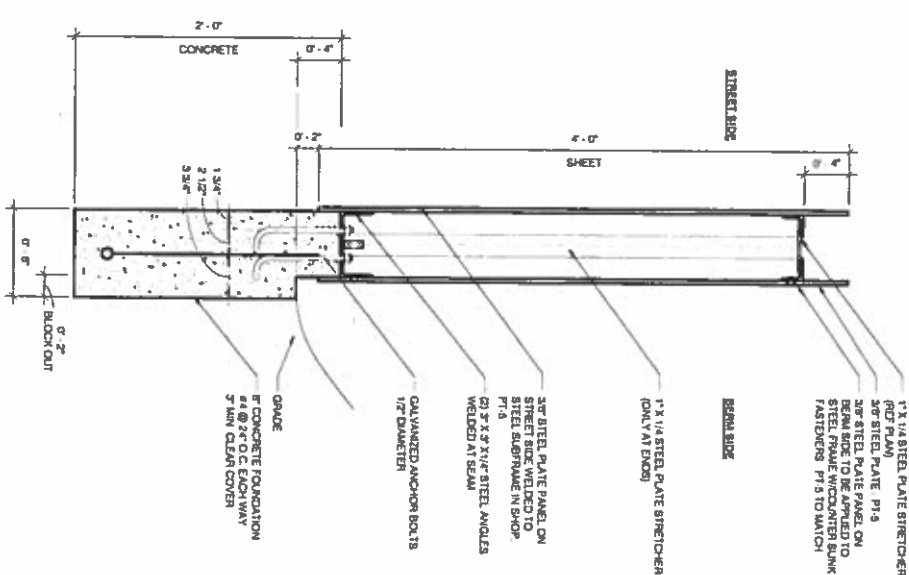
4 MONUMENT SIGN @ FOUNDATION
 1/12" = 1'-0"



1 PLAN MONUMENT SIGN
 1/8" = 1'-0"



2 MONUMENT SIGN - FRONT ELEVATION
 1/12" = 1'-0"



3 MONUMENT SIGN - CROSS SECTION
 1/12" = 1'-0"



PROJECT INFORMATION
VILLAGE OFFICE CTR
 Phase Village 43

OWNER
 PV LEADACY INVESTORS LLC
 4385 Cedar Rd
 Cleveland, OH 44115

ARCHITECT
 HAFFET PROJECTS
 10000 East Avenue
 Suite 100
 Cleveland, OH 44131
 Phone: 216.392.1111
 www.haffet.com

LANDSCAPE ARCHITECT
 LANDSCAPE DESIGN
 10000 East Avenue
 Suite 100
 Cleveland, OH 44131
 Phone: 216.392.1111
 www.landscapedesign.com

DATE
 PERMIT SET
 DECEMBER 05, 2016

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NO.	DATE	DESCRIPTION
1	12/05/16	PERMIT SET

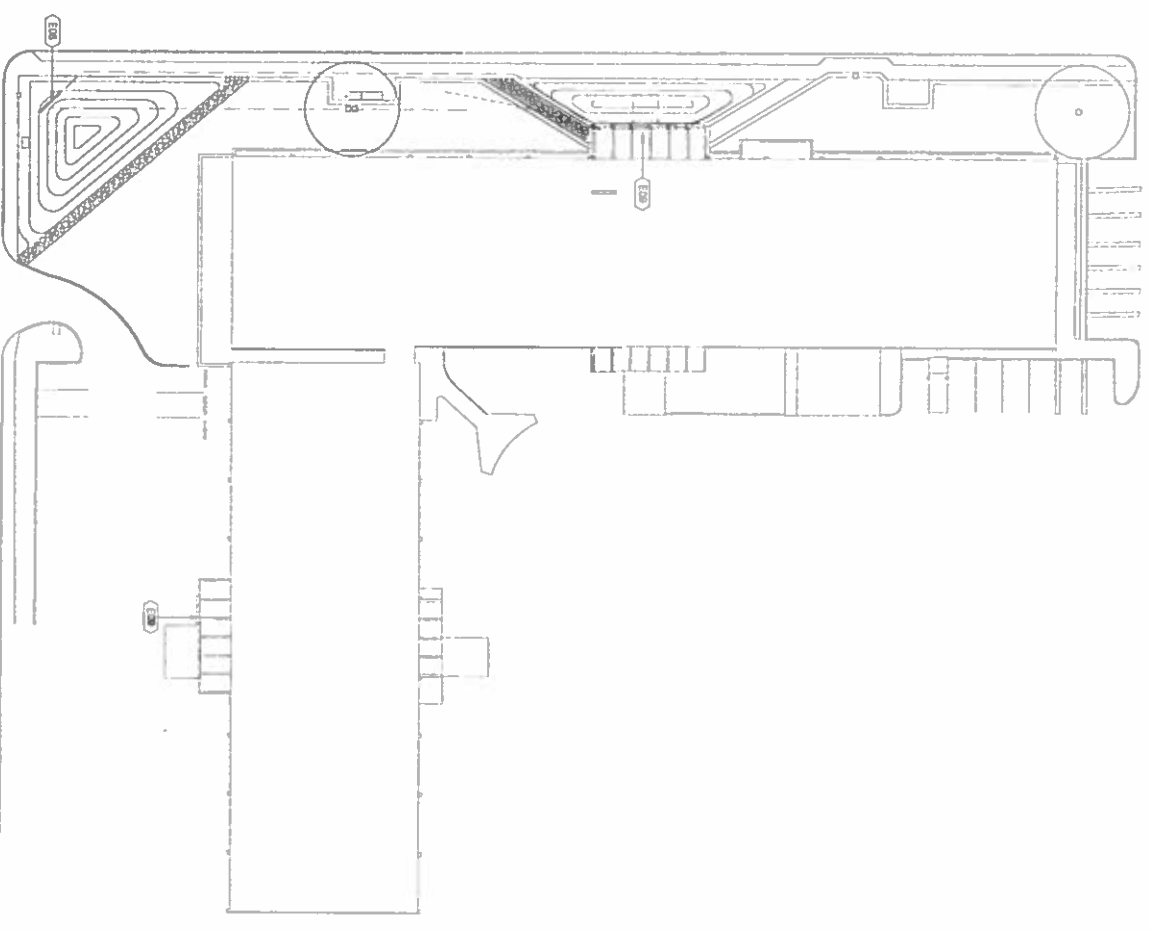
A212

SITE DETAILS - MONUMENT SIGN



FLOOR PLAN NOTES

E00 PROVIDE POWER CONNECTION TO LIGHTING MOUNTMENT SIGN
REFER TO LEVEL 2 ELECTRICAL PLANS FOR CONTINUATION
E08 REFER TO LEVEL 2 ELECTRICAL PLANS FOR COLUMN MOUNTED
FACADE LIGHTS



1 SITE PLAN - ELECTRICAL
1" = 30'-0"

PROJECT INFORMATION
VILLAGE OFFICE CTR
Plymouth, Michigan, US

OWNER
P/LEDACR INVESTORS, LLC
Plymouth, Michigan, US

ARCHITECT
HARTF PROJECTS
1175 Grand Blvd
Plymouth, Michigan, US

LANDSCAPE ARCHITECT
LAND STUDIO
1175 Grand Blvd
Plymouth, Michigan, US

DATE
PERMIT SET
DECEMBER 03, 2016

DESIGNED BY
DRAWN BY
CHECKED BY
DATE

This subdivision was prepared under the authority of the State of Michigan. The subdivision was prepared by the State of Michigan, Department of State, Bureau of Land Administration, and is subject to the provisions of the Michigan Subdivision Control Act, Act 266 of 1967, and the Michigan Subdivision Control Regulations, 207 of 1967. The subdivision was prepared by the State of Michigan, Department of State, Bureau of Land Administration, and is subject to the provisions of the Michigan Subdivision Control Act, Act 266 of 1967, and the Michigan Subdivision Control Regulations, 207 of 1967. The subdivision was prepared by the State of Michigan, Department of State, Bureau of Land Administration, and is subject to the provisions of the Michigan Subdivision Control Act, Act 266 of 1967, and the Michigan Subdivision Control Regulations, 207 of 1967.



Drawn By: Adam
Date: December 2016
SITE PLAN - ELECTRICAL

E010



PROJECT LOCATION
 VILLAGE OFFICE CTR
 Falls Village, MS

OWNER
 PV LEADST INVESTORS, LLC
 1000 N. Main Street
 Falls Village, MS 37615

ARCHITECT
 HART PRODUCTS
 1000 N. Main Street
 Falls Village, MS 37615

DATE
 12/11/18

DESIGNED BY
 LAMARCO TENDER
 1000 N. Main Street
 Falls Village, MS 37615

DATE
 12/11/18

PROJECT NO.
 17912

DATE
 12/11/18

DATE
 12/11/18

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DATE
 12/11/18

ELECTRICAL SYMBOLS

INDICATE CONDUCTORS IN CEILING OR WALL ABOVE INDICATED HOUSING TO PANEL. ALL CONDUCTORS ARE NOTED IN PANEL SCHEDULE

INDICATE HOUSING TO PANEL. ALL CONDUCTORS ARE NOTED IN PANEL SCHEDULE

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INDICATE HOUSING TO PANEL. ALL CONDUCTORS ARE NOTED IN PANEL SCHEDULE

GENERAL NOTES (TYPICAL ALL SHEETS)

REFER TO ARCHITECTS SELECTED CEILING PLANS FOR EXACT PLACEMENT OF LIGHT FIXTURES. PROVIDE AND F. DEVICES IN THE CEILING ABOVE

REFER TO ARCHITECTURAL DETAIL AND ELEVATIONS FOR COORDINATION OF LOCATION OF ALL WIRING DEVICES BEFORE ROUGH-IN OF JOINTS

ALL JOINTION BOXES FOR RECEPTACLES SHALL BE EVENLY SPACED ALONG WALL

INSTALL BLANK COVER-PLATE ON ALL OPEN OR UNMOUNTED DEVICES VERY CLOSE TO WALL

WIRING TO BE REMOVED BACK TO THE NEAREST DEVICE TO REMAIN. WIRING SHALL NOT BE TAKEN PAST THE FIRST JOINTION BOX BEFORE THE PANELBOARD

ANY MATERIAL REMOVED THAT DOES NOT BELONG TO THE CONTRACTOR SHALL BE REINSTALLED OR REPAIRED BY THE CONTRACTOR

NEW CIRCUITS SHOWN FOR NEW WIRING POWER AND LIGHTING IS DISCREPANCY AND EXISTING WIRING THAT CORRESPONDS TO THE INTENT OF THE DRAWINGS SHALL BE REUSED

EXISTING RECEPTACLES AND SWITCHES EXCEPT THOSE THAT ARE CHANGED, REMOVED OR DAMAGED IN ANY OTHER WAY SHALL BE REPLACED BY THE CONTRACTOR

SUPPORT ALL LIGHT FIXTURES WITH A MINIMUM OF (4) TO (6) GAL. HANGER WIRES TO STRUCTURE ABOVE

CONNECT EXIST AND EMERGENCY LIGHTS TO HOT LED, NOT SWITCHED

THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN BID ALL COSTS ASSOCIATED WITH THE ELECTRICAL WORK. THIS WORK SHALL INCLUDE POWER RATED PANELS, CONDUIT, WIRING, AND ALL OTHER MATERIALS AND LABOR NECESSARY TO COMPLETE THE WORK. ANY OTHER FIRE ALARM WORK SHOWN ON PLANS, ALL WIRING, PULLING, SPLICING, AND TESTING SHALL BE INCLUDED IN THE BID. PROVIDE AN OPERATIONAL EXTENSION OF THE EXISTING FIRE ALARM SYSTEM

ALSO ALL WIRING DEVICES IN VERTICAL ALIGNMENT IF ANY DEVICES ARE FOUND NOT TO BE INSTALLED PER DETAIL CONTRACTOR SHALL RELOCATE AND PAY ALL ASSOCIATED COSTS ASSOCIATED WITH THE RELOCATION(S)

MEANS OF EGRESS TO BE ILLUMINATED AT NOT LESS THAN 1 FOOT CANDLE AT THE FLOOR. CONTRACTOR SHALL PROVIDE AND INSTALL IF NECESSARY ADDITIONAL EMERGENCY LIGHTING IS NECESSARY TO MEET THE REQUIRED ILLUMINATION

REMOVE FIRE STOP DUAL PIPING AT FLOOR PENETRATIONS PER LOCAL CODE REQUIREMENTS. METHOD OF FIRE STOP SHALL MEET WALL RATING. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE RATED WALLS. PROVIDE FIRE CAP PROTECTION FOR ALL PENETRATIONS THROUGH FIRE RATED CEILING

CONDUIT SHALL BE USED FOR CONDUCTIONS WHERE REQUIRED BY N.E.C.

CONDUITS INSTALLED IN FIRE RATED ASSEMBLIES SHALL BE SEPARATED BY A NON-FRAGILE DIVIDER OR NOT LESS THAN 2"

CONTRACTOR SHALL PROVIDE THE RATED ENCLOSURES AROUND ALL RIGID IN BOXES, PANELS ETC. THAT ARE LOCATED IN FIRE RATED WALLS AND SHALL FIRE RATED THE RATED ASSEMBLIES PER MANUFACTURERS RECOMMENDATIONS

INSTALL FIRE ALARM DEVICES THAT COMPLY WITH APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE FIRE ALARMING ACT, NFPA, UL, AIA, IBC OR ANY OTHER AUTHORITIES HAVING JURISDICTION

WHERE MORE THAN ONE SWITCH IS INDICATED ON DRAWINGS SIDE BY SIDE CONTRACTOR SHALL INSTALL SWITCHES UNDER ONE COMMON FACE PLATE

FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR TESTING AND VERIFYING THE ALARMABILITY OF THE FIRE ALARM SYSTEM AFTER A MINIMUM OF 72 HOURS ABOVE AMBIENT TEMPERATURES. VERIFY THE SYSTEM IS OPERATIONAL AND PROVIDE PROTECTIVE HOUSING WHERE REQUIRED TO MAINTAIN MINIMUM LEVELS

UPON REQUEST FOR ELECTRICAL FILE, CONTRACTOR SHALL TELL OUT DRAWING AND RETURN ELECTRICAL MEDIA RELEASE FROM ENGINEER AND PROVIDE DRAWING COPY TO THE ARCHITECT. ELECTRICAL MEDIA RELEASE FILES WILL BE RELEASED UPON REQUEST

TYPE	MANUFACTURER	MODEL	VOLTS	DESCRIPTION
A1	RECESSED	105	120	RECESSED CEILING LIGHT FIXTURE WITH 105 WATT LED LIGHT SOURCE
A2	RECESSED	105	120	RECESSED CEILING LIGHT FIXTURE WITH 105 WATT LED LIGHT SOURCE
B1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
B2	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
C1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
D1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
E1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
F1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
G1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
H1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
I1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
J1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
K1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
L1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
M1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
N1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
O1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
P1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
Q1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
R1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
S1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
T1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
U1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
V1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
W1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
X1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
Y1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE
Z1	TRUCK LIGHTING	105	120	TRUCK LIGHTING WITH 105 WATT LED LIGHT SOURCE

PERFORM NOTES

1. ON EXISTING OR NEW CONCRETE

2. ON EXISTING OR NEW CONCRETE

3. ON EXISTING OR NEW CONCRETE

4. ON EXISTING OR NEW CONCRETE

5. ON EXISTING OR NEW CONCRETE

6. ON EXISTING OR NEW CONCRETE

7. ON EXISTING OR NEW CONCRETE

8. ON EXISTING OR NEW CONCRETE

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27. ON EXISTING OR NEW CONCRETE

28. ON EXISTING OR NEW CONCRETE

29. ON EXISTING OR NEW CONCRETE

30. ON EXISTING OR NEW CONCRETE



GENERAL NOTES & SYMBOLS

E400



Board of Zoning Appeals

Purpose:

Hear appeals of persons affected by decisions or regulations provided by the zoning ordinances.

- BZA2016-01 Request for a Variance from P.V.M.C. 19.08.030 "Rear Yard" for a reduction from the 25' setback to 8' at 7044 Cedar - Granted
 - BZA2016-02 Request for a Variance from P.V.M.C. 19.08.030 "Rear Yard" for a reduction from the 25' setback to 18' at 7708 Booth - Granted
 - BZA2016-03 Request for an Exception per Section 19.44.035 for the extension of an unenclosed porch roof at 2904 West 71st Street - Granted
 - BZA2016-04 Request for an Exception to lot coverage at 6815 Fontana - Withdrawn
 - BZA2016-04 Request for a Variance from P.V.M.C. 19.08.030 "Rear Yard" for a reduction from the 25' setback to 16' at 2015 West 79th Street - Granted
 - BZA2015-05 Request for a Variance from P.V.M.C 19.06.030A to allow a new home to encroach the required 14' separation between dwellings by 1.5" to 2.5" at 3009 West 71st Street - Granted
- for an Exception from P.V.M.C. 19.44.035 to increase lot coverage by 1.1% by enclosing an existing porch at 8400 Somerset - Granted

Members

Gregory Wolf, Chairman
Nancy Wallerstein
Jonathan Birkel
Patrick Lenahan
Melissa Brown
Jeffrey Valentino
James Breneman
Serena Schermoly, Council Liaison
Quinn Bennion, City Administrator
Joyce Hagen Mundy, Staff Support

Appointed

04/16/2012
10/19/2009
05/18/2015
05/18/2015
05/18/2015
06/01/2015
04/08/2014

Term Expires

April, 2019
April, 2017
April, 2017
April, 2018
April, 2019
April, 2018
April, 2019

Chris Brewster, Planning Consultant
Mitch Dringman, Building Official
Wes Jordan, Assistant City Administrator



Planning Commission

Purpose

Oversee the City's zoning regulations and overall planning of the City.

The primary issues appearing before the Planning Commission in 2016 were related to the redevelopment of several properties, changes to zoning regulations and review of plans/plats.

Activities:

Eight public hearings were held

- **Rezoning: Two applications were heard by the Planning Commission**
 - 2016-02 Mark Ledom Rezoning from CP-2 to MXD
5200 West 94th Terrace. Approved
 - 2016-06 Evan-Talan Homes Rezoning from R-1a to RP-1a
6510 Mission Rd - Homestead Estates Application withdrawn
- **Special Use Permits: Five applications were heard by the Planning Commission**
 - 2016-01 Alison Erzen SUP for DayCare
5311 West 75th Street Withdrawn
 - 2016-03 Christine Gregory SUP for Animal DayCare
8827 Roe Avenue Approved by City Council
 - 2016-04 Kent Krause, DVM Amendment to SUP - Veterinary Clinic
8823 Roe Avenue Withdrawn
 - 2016-07 Selective Site Consultants for AT&T Renewal of SUP for wireless antenna -
Continued into 2017
 - 2016-08 Selective Site Consultants for Sprint Renewal of SUP for wireless antenna
7241 Mission Road Approved by City Council
- **Ordinance Revision: One application was heard by the Planning Commission**
 - 2016-05 Revisions to Chapter 19.02 - Definitions; Chapter 19.06 - District R-1a Single Family Residential District; Chapter 19.08 - District R-1b Single Family Residential District and Chapter 19.44 - Height & Area Exceptions Approved by Governing Body
- **Site Plan Approvals: 7 applications were heard by the Planning Commission**
 - 2016-111 Black & Veatch - Antenna Replacement 7700 Mission Road
 - 2016-115 Global Montessori School - Fence 7457 Cherokee
 - 2016-116 Joseph Jimenez - Fence 4205 West 64th Street
 - 2016-117 Network Real Estate, LLC - Antenna 9011 Roe Avenue
 - 2016-129 David & Elaine Reuter - Fence 6810 Roe Avenue
 - 2016-131 Johnson County Park District - Meadowbrook Activity Building 9101 Nall Avenue
 - 20016-127 Joe Elder - Vacation of Easement 5012 West 70th Street
- **Signage Approval: Six applications were heard by the Planning Commission**
 - 2016-109 Steve Sakoulas 7830 State Line Road
 - 2016-118 Nall Avenue Baptist Church 6701 Nall Avenue



Volunteer Committees

- 2016-123 Evan-Talan Homes - Homestead Estates 6510 Mission Road
- 2016-125 Image 360 - 5300 West 94th Terrace
- 2016-126 Star Signs - Briarwood Elementary School 5300 West 86th Street
- 2016-132 Nall Avenue Church - Monument 6301 Nall

- **Plat Approvals: Six applications were heard by the Planning Commission**
 - 2016-102 Mark Ledom; 2020, LLC - Preliminary & Final 5200 West 94th Terrace
 - 2015-110 MVS, LLC - Preliminary & Final 8500 Mission Road
 - 2016-114 Van Trust Real Estate - Final Plat 9101 Nall Avenue
 - 2016-119 BHC Rhodes - Preliminary & Final - Homes 8500 Mission Road
 - 2016-120 Phelps Engineering - Replat Prairie Ridge 5201 West 77th Street
 - 2016-128 Phelps Engineering - Revised Prairie Ridge 5201 West 77th Street

- **Building Line Modifications: Six applications were heard by the Planning Commission**
 - 2016-103 Andrew Martens 7044 Cedar
 - 2016-104 Mark Denning 8830 Catalina
 - 2016-106 Sharon Sigman 8604 Cedar
 - 2016-121 Chris Castrop 5012 West 70th Street
 - 2016-122 Jerad Foster 7400 Roe Avenue
 - 2016-124 Craig & Julia Muhurin 7878 Howe Circle

- **Building Elevation Increase: Three applications were heard by the Planning Commission**
 - 2016-105 James Lambie 6708 Fontana
 - 2016-107 James Engle 2704 West 71st Terrace
 - 2016-110 James Engle 2907 West 71st Street

- **Development Plan Approval: Five applications were heard by the Planning Commission**
 - 2016-101 Mark Ledom; 2020, LLC (Prelim) 5200 West 94th Terrace
 - 2015-08 MVS, LLC - Mission Chateau 8500 Mission Road
 - 2016-112 VanTrust -Meadowbrook 9101 Nall
 - 2016-113 VanTrust - Meadowbrook Apts. 9101 Nall
 - 2016-130 Mark Ledom; 2020, LLC (Final) 5200 West 94th Terrace

- **Temporary Use Permits: One application was heard by the Planning Commission**
 - 2016-108 Children's Mercy South 4801 W 79th St

Members	Appointed	Term Expires
Nancy Wallerstein	10/19/2009	April, 2017
Jonathon Birkel	05/18/2015	April, 2017
Patrick Lenahan	05/18/2015	April, 2018
Gregory Wolf	04/16/2012	April, 2019
Jeffrey Valentino	06/01/2015	April, 2018
Melissa Brown	05/19/2015	April, 2019
James Breneman	04/08/2015	April, 2019
Serena Schermoly, Council Liaison		
Chris Brewster, Planning Consultant		
Wes Jordan, Assistant City Administrator		
Joyce Hagen Mundy, City Clerk/Planning Commission Secretary		
Mitch Dringman, Building Official		



Volunteer Committees
