

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY DECEMBER 5, 2017
7700 MISSION ROAD
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - NOVEMBER 7, 2017

III. PUBLIC HEARINGS

PC2017-02 Amendment to Special Use Permit for Private School
4801 West 79th Street
Zoning: R-1a
Applicant: Kansas City Christian School

IV. NON-PUBLIC HEARINGS

V. OTHER BUSINESS

Review of 2018 Meeting & Submittal Schedule
Discussion on Comprehensive Plan

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
NOVEMBER 7, 2017**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, November 7, 2017 in the Municipal Building Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: Melissa Brown, Gregory Wolf, James Breneman and Patrick Lenahan.

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

APPROVAL OF MINUTES

Patrick Lenahan noted a correction on page 6 of the minutes. The second sentence in the fourth paragraph should read: "He wants the units screened and feels the depicted roofline did not accurately reflect the mechanical screening as it would be." James Breneman moved for the approval of the minutes of the October 3, 2017 regular Planning Commission meeting as amended. The motion was seconded by Patrick Lenahan and passed by unanimously with Mr. Wolf abstaining.

Chairman Nancy Wallerstein reported that a request to amend the August 1st Planning Commission minutes has been made to more fully state Condition 8 of the motion approving the site plan for 7810 Mission Road.

James Breneman moved to amend the Planning Commission minutes of August 1, 2017 with Condition 8 in the motion for approval to read: "Protection would be provided to within 15' from the existing trees or to the maximum extent possible working with staff." The motion was seconded by Gregory Wolf and passed unanimously.

NON PUBLIC HEARINGS

**PC2017-112 Request for Sign Approval
7501 Mission Road**

Greg Thornhill, 7501 Mission Road, stated that it is his desire to give his tenants an opportunity to advertise their business with building signage while maintaining uniformity in the signage on the building. He is in agreement with the staff recommendation.

Mr. Brewster stated that this is a multi-tenant office building requiring Planning Commission approval of the signage. Two tenants have leases and their proposed signage has been submitted and knowing that other tenants will be coming forth sign standards were created that focus on commonalities among the signs with letter height and incorporation of logo(s). The proposed sign standards require dark letter cabinets

with white or light colored lettering. Logos would be allowed to incorporate additional colors.

Mr. Brewster noted this application proposes 4 wall signs, one on each elevation. This is opposed to 3 in the original concept and changes from having 2 on the north (75th Street side). Each of these signs matches the same concepts as the original site plan except for the number and specific location. In addition, two specific signs are proposed as follows:

- West Elevation (Village Modern Dentistry)
 - 37.47 s.f. (146" x 37")
 - Upper left portion of facade (top of northernmost bay.)
 - 2 rows of individual letters in dark bronze cabinet
 - White back-lit lettering
- North elevation
 - 41.125 s.f. (125.375" x 48")
 - Upper left portion of facade (top of westernmost bay)
 - 2 rows of individual letters in dark blue cabinet. (Font height approximately 1' 5" to 1' 7")
 - Logo covering both rows (4' height)
 - White back-lit lettering.

Each of these signs is within the maximum 50 square feet of wall signs otherwise permitted in the C-O district for exterior wall signs.

James Breneman confirmed that there will only be one sign on each elevation and that the cabinet referred to is the outline material around each letter.

Nancy Wallerstein noted the proposed cabinet colors allowed are dark blue, dark bronze or similar color compatible with the dark accent details on the windows and doors. She would like to see only one color for more consistency. She also expressed concern that the sign on the south elevation will be facing a residential property. She noted that this sign will only be visible from traffic going north on Mission Road. She does not feel this is a good placement of signage and is invasive to the neighbors. With the approved monument sign, she asked why four façade signs are being requested. Mrs. Brown stated she agreed with Mrs. Wallerstein that she prefers a single color cabinet and added that the east elevation signage will also face residential properties.

Mr. Brewster responded that the code allows for both façade and monument signs. The monument sign has already been approved. Regarding the signage facing residential properties, there are other ways for that to be addressed such as the location of the sign and the lighting.

Mrs. Wallerstein questioned the need for the monument sign if there are only four major tenants in the building. Mr. Thornhill indicated the monument sign is already constructed and noted that if more than four tenants occupy the building he would like to be able to provide all of them the opportunity to have signage. There could be up to six tenants listed on the monument sign with three on each side.

Mr. Thornhill indicated signage on the east elevation faces the garage of the adjacent property. He would be more concerned with the potential of light pollution impacting the home adjacent to the south elevation. Patrick Lenahan suggested that this could be addressed with restricted hours for the signs to be lit. Mr. Thornhill asked if that is required for other buildings. Mr. Breneman replied it was required of the monument sign at Briarwood Elementary.

Mr. Thornhill stated that he was not opposed to that and noted that they already have an agreement with neighbors that their parking lights would go off at 11 p.m. Mr. Wolf suggested that be extended to include the signage. Mr. Lenahan noted the signs could be added to the same timer. Mr. Thornhill asked for clarification on the lighting restriction. He would like to be flexible noting the change in time with daylight savings time. Mr. Lenahan asked if 11 p.m. was satisfactory. Mr. Breneman suggested the restriction be word as "no later than 11 p.m." allowing them to be turned off earlier or at 11. Mr. Lenahan noted the Commission's concerns are with the south and east elevation signs and asked if the restrictions would apply only to those elevations or to all signage. Mr. Thornhill responded that he would like the consistency of including all signage. Mr. Breneman agreed that would be preferred. Nancy Wallerstein confirmed that none of the tenants operated 24 hours a day.

Patrick Lenahan moved the Planning Commission approve PC2017-112 the sign standards for a multi-tenant building for 7501 Mission Road subject to the following:

- The west elevation and north elevation signs shall be as proposed.
- Future signs on the east and south elevations, or any changes of signs on the west and north elevations shall be limited as follows:
 - 1 wall sign per elevation
 - 50 square foot limit for each wall sign.
 - Signs shall be centered in one of the bays on the upper portion of the facade.
 - Logos shall be limited to 4 feet by 4 feet and included with any copy.
 - The signs shall be illuminated no later than 11 p.m.
 - Font shall be limited to either:
 - two rows with letters between 1.5 feet and 2.5 feet high, but no more than 4 feet high collectively including spacing; or
 - One row of letters between 2 feet and 3 feet high
 - Letters and logos shall be individual cabinets subject to the following:
 - Cabinets shall be dark bronze compatible with the dark accent details on the windows and doors.
 - Letters shall be white, or similar light color.
 - Logos may incorporate additional colors.
 - All signs shall require the prior approval of the property owner prior to permitting by the City subject to these standards.
 - All other generally applicable sign standards of Chapter 19.48 or other applicable City Sign Standards, and particularly those applicable to maintenance, lighting, and performance shall be applicable to all wall signs.

The motion was seconded by James Breneman and passed unanimously.

**PC2017-113 Request for Site Plan Approval for Antenna
5000 West 95th Street**

Dave Kasper, representing Verizon Wireless, stated they are requesting approval of a revised site plan to do the following on an existing rooftop cell site installation:

- Replace 4 existing antennas (96" x 11" x 5") with 4 new antennas (54" x 12.7" x 2.8"). (2 each on east and west facing arrays)
- Install 1 new antenna (54" x 12.7" x 2.8") on the Alpha sector array (north facing array)
- Upgrade equipment performance with ancillary equipment behind the antenna on existing pipe mounts.

Mr. Kasper stated they have received the staff comments and recommendation on their application and are in agreement with the conditions recommended.

Chris Brewster noted this is a rooftop installation on top of a 3-story building. The existing antennas are grouped in 2 arrays of three antennas on the west and east ends of the building. A third placement with a single antenna proposed was added to the north side of the building between the other two existing arrays through a revised site plan approved in 2015.

The lot is located on the north side of 95th Street, between Nall and Roe. The property is zoned C-O and the installation has a valid special use permit that was renewed in 2009, (PC 2009-11; Ordinance 2209) and continues through 2019.

The property fronts on 95th street and has similar scale office and commercial uses to the west and Meadowbrook Park to the north and east. The property is across the street from an elementary school and residential properties. This site is adjacent to the Meadowbrook redevelopment, with the areas closest to this site encompassing the park portion of the redevelopment.

The initial Special Use Permit issued in August, 1999 included seven conditions amended through the renewal in 2004. The most recent Special Use Permit renewal in September 2009 occurred through the City's revised Wireless Communications Facilities ordinance and found that the application met all factors (A - M) of the ordinance and extended the permit for 10 years. This renewal included the seven original conditions, plus seven additional conditions based on the new ordinance. The conditions relevant to this amended site plan application include:

- 3) All equipment cabinets and wiring shall be contained within the building.
- 4) The antennas and the frames for mounting them shall be painted a color that blends with the sky so that their visibility is minimized.
- 14) Future renewals and additional carriers may locate on the building subject to the approval of a site plan by the Planning Commission and an amended Special Use Permit will not be required.

Mr. Brewster stated this request does not substantially change the installation and recommends its approval. The proposed antenna is a rooftop location, is consistent

with the existing antenna on the building, and will not visibly increase the intensity of the installation when viewed from the streetscapes or adjacent properties.

The applicant has submitted a structural report dated April 18, 2017 analyzing the existing facilities and affect of the proposal, and found that the existing structures are adequate as proposed.

The application must comply with all 14 conditions of the existing Special Use Permit.

Mr. Brewster reviewed the following criteria for approval of the 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 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 on a roof and utilizes the driveway and parking for the building. 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 a rooftop installation, which are generally favored in planning and in the City's wireless communication policies and regulations, since they minimize the visual and structural impact of facilities on the abutting property and surrounding community. Additionally, this building has relatively few antennas, and the addition of one antenna is comparable to similar rooftop installations.

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

This is a rooftop installation. The proposed antenna will be the same as the existing antenna and located away from the streetscape. Additionally the location is compatible with future development plans to the north that will preserve immediately surrounding areas as open space.

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

This is an existing building and site. While Wireless communication facilities are not specifically addressed in Village Vision, this is an existing building and the cities wireless communication policies and regulations promote co-location and location of equipment on buildings and existing facilities.

Gregory Wolf moved the Planning Commission approve PC2017-113 for Site Plan Approval for a roof top installation of antenna at 5000 West 95th Street by Verizon subject to the following conditions:

1. That the additional antenna be installed as shown on the proposed site plan.
2. That all conditions of the most recent renewal of the Special Use Permit continue to be met.

The motion was seconded by James Breneman and passed unanimously.

**PC2017-114 Request for Lot Split Approval
5014 West 68th Street**

John Moffitt, 5300 College Blvd, clarified the original plan for the home to be constructed on the new lot did have a front entry three car garage; however, the new plan has two of the garages as side entry and one as front entry. The basic information on the lot was presented at the earlier Board of Zoning Appeal meeting where a variance was granted for a reduced lot depth from 125 feet to 108.90 feet.

Chris Brewster stated that with the granted variance to the lot depth this site now meets the criteria for a lot split. He noted that this has been a relatively common action taken in this neighborhood with several lots having been split.

Chapter 18.02 of Prairie Village subdivision regulations allows the Planning Commission to approve splits provided each lot meets the zoning standards. With the granted variance, both lots meet the zoning standards.

This particular area has deeper blocks than are typical in the general vicinity. This makes some of the lots eligible for lot splits under the current regulations. There are several lots between 67th and 69th that share a similar orientation with the corner lot fronting the numbered streets and an “end grain” lot fronting Fonticello. They include:

		<u>Width</u>	<u>Depth</u>	<u>Area</u>
1.	6808 Fonticello	80'	127.15'	10,170.72 s.f.
2.	6804 Fonticello	80'	127.15'	10,173.46 s.f.
3.	6802 Fonticello	110'	127.73'	13,987.98 s.f.
4.	6740 Fonticello	100'	150'	15,001.63 s.f.
5.	6730 Fonticello	100'	150'	15,000.92 s.f.
6.	6731 Fonticello	100'	108.9' *	10,889.24 s.f.

* A variance was granted for 6731 Fonticello by the Prairie Village BZA in March 2014

Additionally, 9 lots between 10,364 s.f. and 14,235 s.f. front on a cul-de-sac to the east side of Fonticello between 68th Street and 69th Street.

Melissa Brown asked why this was coming before the Planning Commission. Mr. Brewster replied the code authorizes the Planning Commission to approve lot splits. Staff is only able to approve lot line adjustments, not lot splits.

James Breneman noted in the information handed out by Mr. Moffitt the lot size is shown as 110' x 110'. Mr. Moffitt responded the map reflects a rounding up of the 108.9 feet. Mr. Breneman noted that condition #3 recommended by staff for the variance would be more appropriate as a condition of approval for the lot split.

Nancy Wallerstein asked if the change in the design of the garages would change lot coverage or curb cuts. Mr. Lenahan stated that would be handled by the Building Official during the permitting process. He noted that side entry garages are generally preferred for streetscape. Mr. Brewster replied that lot coverage is determined by building footprint and would not be affected by driveway coverage. Any changes in impervious surface would be reviewed by public works prior to the issuance of any permits.

Mrs. Wallerstein asked if these changes should be noted in the minutes. Mr. Brewster replied it is covered in the recommended condition #1 of the approval.

Section 18.02.010 of the subdivision regulations provides the criteria for approval of a lot split. Essentially the applicant must submit a certificate of survey demonstrating that both lots will meet the zoning ordinance standards and that any existing buildings on a remaining lot are not made nonconforming as a result of the lot split. The certificate of survey is also required to ensure that there are no utility easements or right-of-way issues created by the lot split or need to be addressed due to the lot split.

In this case the proposed new lot facing Fonticello will not meet the depth required in R-1A, but will meet all other requirements for a lot split. The resulting lot is wider than required, and therefore larger than the area required for a lot split. It is also comparable in size and orientation to other lot splits. However, the Board of Zoning Appeals has granted a variance to address that issue.

Mr. Keller, 6731 Fonticello, asked how the sewer would be accessed for the new lot and the storm water drainage. Chris Brewster responded that the storm water drainage will be reviewed by public works staff and be required to meet code prior to any permits being issued. Mitch Dringman, City Building Official stated the applicant will be required to submit a full survey that will be used to make the determination for connections for sewer and these will need to be shown on the construction drawings for approval of a building permit.

Gregory Wolf moved that based on the prior approval of a variance by the Board of Zoning Appeals that the Planning Commission approves PC2017-114 granting a lot split to the property identified as 5014 West 68th Street subject to the following conditions:

1. That the applicant submit a certificate of survey to (update or confirmation of the Existing Conditions survey in the application) comply with the following information required in the ordinance, prior to a building permit:
 - a. The location of existing buildings on the site.
 - b. The dimension and location of the lots, including a metes and bounds description of each lot.
 - c. The location and character of all proposed and existing public utility lines, including sewers (storm and sanitary), water, gas, telecommunications, cable TV, power lines, and any existing utility easements.
 - d. Any platted building setback lines with dimensions.
 - e. Indication of location of proposed or existing streets and driveways providing access to said lots.
 - f. Topography with contour intervals not more than five feet, and including the locations of water courses, ravines , and proposed drainage systems.
 - g. Said certificate of survey shall include the certification by a registered engineer or surveyor that the details contained on the survey are correct.
2. That the applicant records the approved lot split with the register of deeds and provide a copy of the recorded document prior to issuance of a building permit.
3. The proposed house plan is showing a 3-car garage. If a 3-car garage is built, the driveway and curb-cut access should taper to be narrower within the first 20 feet from the back of curb on Fonticello to disrupt less of the streetscape and have a width comparable to other homes fronting on Fonticello (18 feet to 22 feet max)

The motion was seconded by James Breneman and passed unanimously.

OTHER BUSINESS

Annual Review of the Comprehensive Plan

The Municipal Code 16-104(c) states that the Planning Commission shall at least once each year, and may at any time, review or reconsider the comprehensive plan or any part thereof and may propose amendments, extensions or additions to the same. The procedure for the adoption of any such amendment, extension or addition to any plan or part thereof shall be the same as that required for the adoption of the original plan or part thereof. The Planning Commission shall make a report to the Governing Body regarding the annual review on or before the first day of June each year.

Wes Jordan noted that the city's comprehensive plan is ten years old. He has found that it can be easily manipulated to support various stances by residents and developers. Many of the items identified in the Comprehensive Plan have been addressed. Some of the current issues the city is facing have not been addressed such as redevelopment of Corinth Square South. Does the existing plan address what is happening in the City today?

Chris Brewster stated that Comprehensive Plans reflect general policy and serve as guides dealing with the long-term issues and potential changes. Good plans take into consideration how the actions of today can impact issues of the future. They address known and anticipated issues and provide a framework within which to react to the unanticipated and deal with the city as a whole. A good plan provides a framework for decisions for the future and more specific plans or zoning decisions. Mr. Brewster

stated that the city's comprehensive plan map and its zoning map are not the same because they address different issues from different perspectives.

The Comprehensive Plan is required by state statutes and encompasses a long term view generally from 10 to 20 years. The purpose of the plan is three-pronged:

- To guide zoning and development issues
- To coordinate development - both public and private
- To prioritize public investment.

Zoning is one of three main tools a city can use to implement its plan.

Village Vision Overview

Village Vision was adopted in 2007 with initial work on the plan beginning in 2005.

It is a data driven report that addresses the following major themes:

- Preserve image and character
- Maintain quality neighborhoods
- Diversify housing options
- Strengthen community facilities and services
- Promote more vibrant centers (mix of uses and businesses)
- Improve multi-modal transportation systems
- Targeted redevelopment areas

Mr. Brewster noted the importance of the public realm as stated in Village Vision: "One of the keys to attracting and retaining population, including young families, is to create unique public and private places of increasing and lasting value within the community's neighborhoods, corridors and commercial centers. This may mean using the private realm (residential and commercial buildings) to better define and enhance the public realm (streets, parks, plazas, etc.)"

Future Land Use as presented in Village Vision is the conceptual development framework for the city. Areas of the city are identified as 1) neighborhood conservation and improvement areas including corridor redevelopment and 2) Redevelopment Areas - those identified in the plan include Corinth and Meadowbrook; commercial improvement areas identified were PV Center and Somerset Plaza and Civic Enhancement areas of parks, schools, etc. These framework elements do not relate specifically to zoning districts, and that is a reflection of a plans general nature and its role as a guide to future zoning decisions

Mr. Brewster noted that following major changes have taken place since the development of the plan in 2007:

- Public Realm
 - Mission Road Redesign
 - Meadowbrook Park
 - 75th Street Rebuild
 - Park land Purchase
 - Current discussion for Bike/Pedestrian plan
 - Current discussion on Plan for Harmon Park

- Housing
 - Meadowbrook
 - Mission Chateau Mission Road Redesign
- Infill Projects
 - Homestead
 - Chadwick Court
 - Crescent Court
 - Single family teardowns and rebuilds continue

Mr. Brewster noted that the phase II discussion on building guidelines will begin soon. Melissa Brown, James Breneman and Jonathan Birkel have agreed to participate in those discussions. If others are interested they can participate, with the only concern being that there is not a quorum of the Commission present. He anticipates this to be another six to eight month process.

Nancy Wallerstein asked about having an alternate if someone is unable to serve or attend a meeting. Mr. Brewster that would be possible with the goal of having three Commission members present at each meeting. Mrs. Wallerstein asked the representatives to advise Mr. Brewster if they cannot make a meeting so an alternate can be contacted.

- Development
 - Shops in Corinth and Prairie Village have improved interior property as well as few new shops in each center
 - Limited corridor redevelopment (75th & Mission)
 - Town Center Concept for Corinth still on the books

The major themes presented in Village Vision are still relevant and appropriate. This plan is comprehensive and general in nature. Specific locations for redevelopment were identified, but in concept only. Neighborhoods are addressed generally, but differences in types and patterns are not identified. Meadowbrook had been identified as a redevelopment area; however it took a very coordinated and well developed development plan to make that happen. So any other areas identified for redevelopment will take that level of planning effort to get answers to how this is going to occur.

Gregory Wolf asked if this would be the appropriate document to address the CID and TIF financing of development. Mr. Brewster replied this would be an appropriate location for a policy on redevelopment that gives direction on this issue. He was not sure that this is the time to do that.

- Neighborhoods
 - Large areas were categorized as conservation or improvement and very general in nature so perhaps this is an area to be reviewed.

- Public Realm is emphasized in the plan and is one of the strengths of the city but there are not a lot of urban design elements in the plan. The parks master plan was included into this plan, but not coordinated with Village Vision.

Nancy Wallerstein asked for clarification on Mr. Brewster's urban design comment. Mr. Brewster replied although an important part of the plan there isn't a street tree program plan or specifics to address the call of multi-modal transportation. 75th Street Corridor good example - it was addressed in the plan but not a specific plan for what to be done.

Mrs. Wallerstein asked about an Architectural Review Board. Mr. Brewster noted that a plan is policy, general guides and long range so specific details are generally not included. There could be more specific plans on smaller areas where that could be addressed.

Current Zoning Issues

Mr. Brewster reviewed the following factors identified in the zoning regulations for consideration in zoning decisions:

1. Character of the neighborhood
2. Zoning and uses of property nearby
3. Suitability of property for uses under current zoning
4. Extent that change would detrimentally affect nearby property
5. Length of time property has been vacant or underutilized as zoned
6. Gain to public health, safety and welfare by keeping restrictions vs. impact or hardship on landowner from restrictions
7. Professional recommendations
8. Conformance of change with Comprehensive Plan

Mr. Brewster noted the top three factors could be most affected by more specific updates to the plan as they are currently addressed generally by the plan. Absent that, they will continue to be addressed on a case-by-case basis as applications are evaluated.

The Comprehensive Plan does not specifically address the following issues requiring staff and the Planning Commission to deal with them on a case by case basis. They include multi-family infill projects, zoning districts and allowed uses, neighborhood redevelopment in residential single family districts and commercial reinvestment. The increased requests for planned zoning indicate that some current zoning districts are not a good fit. Form based codes have been used by other cities in some commercial areas and similar concepts are the basis of the Meadowbrook plan.

Approaches to Plan Updates

Mr. Brewster stated there are different levels of plans. Annual or periodic reviews or updates are typically performed by a Planning Commission to monitor the progress of plan implementation.

Some plans are based on community surveys. Village Vision was based on an extensive detailed community survey. Updates to a survey can verify current policies or visions identify emerging issues and verify current socio-economic conditions.

Strategic Updates are targeted to a specific area or emerging topic. They use a more focused approach on public engagement strategy and result in more detailed planning for the specific area or topic. An example is a plan that identifies the scale, format or pattern of development of an area, rather than a general plan or land use-based plan.

Comprehensive Plan Updates are typically done every 10 to 20 years and include broad public engagement and visioning. He estimated that a complete update of the current plan would cost in the range of \$100,000 to \$150,000 depending on the level of public engagement.

Mr. Brewster responded that if budget was not a consideration, the following options are a possible approach to raise expectations on some of the emerging issues currently being addressed under the plan:

1. Review of Neighborhoods - creation of more focused or targeted plans for specific areas. The biggest cost item for plans is the level of public engagement meetings and gathering of information.
2. Multi-family infill - staff have fielded questions in this area and there isn't a lot of guidance in the existing plan. If an area were going to change, what would that change look like?
3. Big Picture public realm plan - a document that coordinates all investments in streetscapes, public places and civic spaces, and how development in different areas should relate to these different design concepts in different parts of the city.

The biggest cost item for any of these plans is the level of public engagement, extent of meetings and gathering of information. It can vary under any of these options.

Wes Jordan noted that one of the challenges is that the Comprehensive Plan is generic. It was formulated to provide general guidance and as a reference document it can be confusing as clear direction is not provided. Some parts of the document do not reflect where the city is today.

Chris Brewster stated that Village Vision seems to still be relevant and strong today as the major themes appear to be consistent with what the community values most about the City:

- Preserving image and character
- Maintaining quality neighborhoods
- Diversify housing options (corridors/ "edges" and mixed use areas)
- Strengthen community facilities and services
- Promote more vibrant centers (mix of uses and businesses)
- Improve multi-modal transportation systems
- Targeted redevelopment areas

The question is how specifically it addresses these topics. It may not provide specific guidance that is desired by staff in answering developers' questions. This is a 20-year document and needs to be somewhat flexible and not too specific.

Nancy Wallerstein asked what the Council is looking for from the Planning Commission.

Wes Jordan stated the Commission could undertake a chapter review of the Plan. He feels the first step is for the Commission to become well versed in the plan. A lot has happened since it was created.

Mr. Brewster stated the primary factor driving the cost of a comprehensive plan is the amount of resident engagement. To rewrite a plan could cost \$100,000 to \$150,000. More strategic updates providing more direction could be costly and time consuming. He does not recommend a full rewrite of the plan.

Wes Jordan pointed out that the Corinth South plan that was recently submitted by First Washington may not be exactly as envisioned in 2007. With the development of Meadowbrook, anticipated changes are anticipated to the shopping area at 95th and Nall. What should they be?

Jim Breneman stated that he supports design guidelines on residential property. Mr. Jordan stated there is no indication that the number of rebuilds will be going down.

Patrick Lenahan stated the Commission can make a recommendation as to what action should be taken regarding the plan. He agreed that many of the issues addressed in Village Vision have been accomplished and the document is beginning to look somewhat stale in addressing current issues. He feels that a strategic update seems to be more appropriate. Mr. Breneman agreed that a full update is not needed. The plan needs to be general in nature overall.

Nancy Wallerstein asked how the Commission should proceed with review. Should it schedule a retreat or an off Tuesday evening, add additional evening meetings? She doesn't feel Commissioners would want to spend an entire day discussing this. Mr. Breneman noted the review could be done section by section. Mr. Lenahan replied there is a lot of information to be taken on a month by month basis with meetings.

Nancy Wallerstein asked if this is an informal evaluation using Chris Brewster to guide the Commission or would someone else be brought in? Mr. Jordan responded that he felt that would be better determined after everyone has had a chance to review the document. Nancy Wallerstein asked if a printed copy was desired so Commissioners could make notes on the pages. Mr. Jordan stated that would be possible and noted that the document was updated for Meadowbrook.

It was noted that no one on the current Commission was involved in the creation of the document or enough time had elapsed and were not familiar with the role they played. (Mr. Jordan asked the Commissioners to read the document prior to the December

meeting. He feels that will provide a clearer picture of the direction to proceed with a review of the Plan.

Gregory Wolf asked what was on the agenda for the December meeting. Mr. Jordan explained that Kansas City Christian will be returning for approval of a revised site plan for their special use permit. The use is not changing. He explained this was the result of costs coming in higher than anticipated requiring a change in the location of the second story addition to behind the gym. The footprint is the same. Nancy Wallerstein stated they need to have a neighborhood meeting prior to appearing before the Planning Commission. Mr. Jordan noted the construction window for Kansas City Christian is very compressed.

Mr. Brewster encouraged the Commission in their review of the Comprehensive Plan to look at it as what is the next big thing long term, but also think about what is needed to help make better day to day decisions that is not currently addressed in the plan or in the code.

Nancy Wallerstein asked for an update on recent projects. The following update was provided:

- Canterbury Court (Mogren) - no permits issued
- Faith Lutheran - purchased by City, demolition in January
- Inn at Meadowbrook - VanTrust having difficulty finding someone to operate one of this size so they will be building

Mr. Jordan noted that due to the cost of land, developers are requesting to build higher buildings. Also, the office building at 75th & Mission is the only office building in the area that has been done without public financing. Mr. Breneman noted the new projects in Overland Park constructed with public financing.

Mrs. Wallerstein asked about the proposed redevelopment of Corinth South. Mr. Jordan responded that the City will not be providing financial assistance for the proposed plan. First Washington will be having public meetings on their proposed plan to get resident input before the end of the year and proceed after that.

Mr. Wolf asked if this was Mr. Jordan's last meeting serving the Commission. He responded that the new Assistant City Administrator has been hired and her appointment ratified by the City Council. She will start November 27th and be at the December Planning Commission meeting. He will be staying engaged with the Commission for a while.

Melissa Brown stated that she does not feel qualified to evaluate the Comprehensive Plan and feels that the Commission needs to have a professional participate in the process. Mrs. Wallerstein asked what Mr. Brewster's role would be. Would he be leading the discussion. Mr. Brewster stated that he does not see himself as a facilitator but as a participant with the Commission.

Gregory Wolf suggested the city get an estimate of the cost to facilitate the Planning Commission's discussion. Mr. Breneman stated that he felt the initial discussion could be handled by Mr. Brewster, but once the Commission determines what work needs to be done a professional would be needed. Mr. Wolf replied that he would like to have Mr. Brewster as a participant and have someone from the outside that would be able to give an outside perspective lead the discussion. Mr. Breneman suggested that Ron Williamson as a possible facilitator.

Mrs. Wallerstein confirmed that Mr. Williamson did not prepare Village Vision and felt that Mr. Williamson would be a good choice if Mr. Brewster was comfortable working with him. Mr. Brewster responded that he would be comfortable working with Mr. Williamson.

Mr. Jordan confirmed that the Commission would prefer a Saturday work session after the first of the year.

NEXT MEETING

The December agenda has two BZA applications and Kansas City Christian revised site plan before the Planning Commission.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 8:55 p.m.

Nancy Wallerstein
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: December 5, 2017, Planning Commission Meeting

Application: PC 2017-02 - Amendment

Request: Amendment to Special Use Permit for Private School

Property Address: 4801 W. 79th Street

Applicant: Kansas City Christian School

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-1A 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 2017-102 (original September application)
PC 2017-103, PC 2016-108, 2015-105, and 2014-110 Temporary Use Permits for ADHD Summer Treatment Program
PC 2008-08 Amendment to SUP
PC 98-07 Original SUP for Private School

Attachments: Application, Site Plan, Traffic Memo & Drainage Letter, Neighborhood Meeting Information

General Location Map



Aerial Map



COMMENTS:

The Special Use Permit for Kansas City Christian School was amended by City Council on October 2, 2017 based on the recommendation of the Planning Commission and record created at the September 12, 2017 public hearing. The applicant has since revised their proposed expansion and site plan. Since the previous hearing, recommendation and amendment was conditioned on the original site plan, the proposed changes require the applicant to further amend the Special Use Permit, and to review the proposal based on the new site plan.

The following information is from the September 12, 2017 staff report, except where specifically noted in [bold/red] to emphasize changes from the original site plan and application to the current site plan and application.

The Special Use Permit for Kansas City Christian School was approved by the City Council on January 18, 1999. It did not have an expiration date, but was subject to four conditions relative to the design, construction and operation of the school, and subject to a Site Plan, subsequently approved on February 2, 1999. A school was originally built on this site in 1954 as a public elementary school. One of the conditions was that expansion of the school, or amending the approved site plan would require an amendment to the Special Use Permit.

Growth of the school and the acquisition of other school properties further south led to reconfiguration of this campus and its operations. In 2008, the school applied for an amended Special Use Permit and Site Plan. At that time, a number of issues related to parking utilization, drop-off procedures, and school transportation were raised by the neighbors, and the amended permit and site plan dealt primarily with reconciling those issues. The applicant worked with the City and neighbors to resolve these issues with operational policies and redistribution of classrooms in association with other school properties outside of Prairie Village. At this time, the distribution of facilities and classrooms, and associated parking requirement was as follows:

- 11 high school classrooms – 88 spaces
- 17 elementary and junior high classrooms – 34 spaces
- 51 employees – 26 spaces
- Total parking need – 148 spaces
- Total parking provided – 171 spaces (exceeding minimum requirements by 23 spaces)

The enrollment numbers associated with these issues were as follows:

- 1999 SUP – 543 students (162 of which were high school)
- 2008 SUP amendment – 469 students (274 of which were high school)

In addition, at this time plans for future growth of the school, in association with new construction at other campuses, was anticipated in the school's long-range plans.

Through the amended Special Use Permit process, the parking and transportation issues were resolved with better utilization of current parking and facilities, reconfiguration of classrooms, and other associated transportation policies. No new facilities were built; however, parking and capacity was expanded to address these issues. The amended Special Use Permit was approved on September 2, 2008 with the renewal of the four conditions of the original SUP, plus the following conditions:

5. That Kansas City Christian School adopt a policy that all students will park on site and develop a procedure for implementation and enforcement of the policy.
 6. The number of high school classrooms shall be limited to 11.
 7. No more than four busses shall be parked in the rear of the school when not picking up or dropping off students, and shall not be idling for more than five minutes during pick-up and drop-off.
-

8. Kansas City Christian provide to the City at the beginning of each school year an updated student count reflecting the number of students in each grade and the number of classrooms used for each grade level.

The current application is for the renovation and expansion of the existing 55,990 square feet building to add an additional 31,455 square feet. This will provide new and renovated rooms through the expansion and renovation of interior spaces. Specifically, the expansion involves:

- A second story addition over the center 1/3rd of the existing school building and associated with the primary entrance to the west of the existing gymnasium. **[Eliminated in this application; relocated to the addition on the second level behind gym.]**
- A two story multi-purpose space to the rear of the existing building (southwest corner over current paved play area above an existing underground space).
- A small single story addition to the southeast corner of the building.

The above information has been amended by the new site plan to include the following:

- **12,466 s.f. of renovated space**
- **17,455 s.f. of additional space**
- **Reallocation and reduction of the second story addition, eliminating it from the front/west portion of the existing school, to the center portion and behind the gym.**

The expansions will occur over some existing parking areas, but through reconfiguration of the existing parking lots, five additional parking spaces will be provided.

In summary, the changes from the September application are:

- **Elimination of the second story addition on the middle portion of the front/west school wing.**
- **Expansion/addition of second story classroom space in the center portion of existing footprint and behind the gym.**
- **Reconfiguration of the entry lobby massing, including a shed roof rather than butterfly roof.**
- **Adjustments to the wood ornamentation on the north (front) elevation:**
 - **Slightly less on the gym facade, but additions to the single-story wing west of the entry**
 - **Addition of wood beams below the fascia on the gym and entry feature**
- **Removal of the wood ornamentation on the rear addition (multi-purpose building); reconfiguration of the windows to no longer extend to the ground level on this same elevation, with the addition of garage entry bays at ground level.**
- **Reallocation of internal space and floor plan layouts associated with the lesser-proposed expansion.**

Overall, these changes impact primarily the massing and facade design aspects of the previous application and do not significantly impact any of the operational aspects. A revised drainage memo is included (dated 11/2/17) and the previous traffic memo (dated 8/11/17) are included with the application.

The applicant held a neighborhood meeting on August 8, 2017 in conformance with the City's Citizen Participation Policy. A summary of this meeting and comments is provided with the application, and the applicant will be able to comment further on this meeting and how any neighborhood concerns are being addressed at the public hearing.

The applicant held a second neighborhood meeting on the revised site plan on November 20, 2017 in conformance with the City's Citizen Participation Policy. An attendance list has been provided and the applicant will be able to comment further on this meeting at the public hearing.

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 shall include the following:

A. The character of the neighborhood.

This site is located on the south side of West 79th Street between Roe Avenue and Nall Avenue. The surrounding area is all single-family neighborhoods. In general, schools are compatible and contribute to the character of single-family neighborhoods provided the location, access, and site design is managed in a way that is compatible with residential living in neighborhood environments.

B. The zoning and uses of property nearby.

- North: R-1B Single-Family District – Single-family dwellings
- East: R-1A Single-Family District – Single-family dwellings
- West: R-1A Single-Family District – Single-family dwelling
- South: R-1A Single-Family District – Single-family dwelling

The Prairie Village Zoning Ordinance allows private schools in the R-1A and R-1B zoning district through a special use permit.

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

The site has been a school since the building was originally constructed in 1954. It became a private school in 1986 and received an original Special Use Permit in 1999. In 2008 the SUP and site plan were renewed due to some specific concerns regarding parking, transportation and operations of the school in the neighborhood. Outside of these concerns, this campus has existed within this neighborhood without detrimental effects on the surrounding property. This is due primarily to the school addressing growth through additional campus facilities outside of the City, allocating space on this campus in relation to the scale of the building and site, and managing the intensity of the use with transportation and operational policies that limit traffic and parking impacts on the neighborhood.

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 application involves the expansion and remodeling of an existing school building, and allows affective utilization of an older school site within the neighborhood. Provided the parking, transportation and operational intensity is limited similarly to past approvals, it is reasonable to expect the school to contribute positively to the neighborhood.

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

Private schools are permitted through a special use process by the Prairie Village zoning ordinance. The existing building and the proposed expansion meets all other standards applicable to the building and site relating to height, setback, and lot coverage.

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

The site has been used as a school for approximately 63 years and the approval of this amended special use permit will be consistent with that use. Since this is the continuation of a current condition, it is not expected that the use will cause any new issues with respect to the compatibility of uses, provided that the expansion of the building and the potential increase on capacity is adequately addressed through other criteria and conditions.

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 modification of the building improves the overall appearance and utilization of the building in relation to the public streetscape and homes to the north fronting on 79th street. Residential lots to the east of the building are well screened by landscape. Residents to the west are separated by the existing play field and parking area, which are a suitable transition between school campuses and housing. Residential lots to the south are lower than the school site, and a combination of grades, street configurations in this area, and the back yards and landscape help screen the campus from housing. The building expansion – in footprint and height is proposed internal to the campus site (within the current footprint and the internal area to the south and west over the existing blacktop play area). The second story addition is lower than the current gymnasium and is only proposed on a portion of the current footprint, so the scale of the building should not have a significant impact on the site. **[This portion of the previous plan has been amended to reduce the second-story addition and place more of it behind the existing gym. A larger portion of the proposed multi-purpose addition is now exposed on the north (front) elevation due to the second story not being there, but this is far deeper into the building footprint and will not have a significant impact on this elevation from the streetscape.]** Provided the parking, transportation, and operational intensity is limited similarly to past approvals, this should not have an adverse impact.

West 79th Street is a neighborhood street, but it has good connectivity to other collector-level and arterial street connections to Roe, Nall, Mission, Lamar and Metcalf. This network, as well as other well-connected east-west streets to the north (75th Street) and south (83rd Street) provide good access for this use. The applicant has submitted a traffic memo dated 8/11/17 to provide specific analysis of the transportation impacts of this expansion relative to the current conditions.

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.

The ordinance requires that elementary, junior high and equivalent schools provide two spaces for each classroom, and high schools provide eight spaces for each classroom, plus one space for each two employees. The application adds new classrooms, one of which is a high school classroom. By ordinance, this would mean a minimum 21 additional spaces, assuming 6 new employee / faculty positions. The 2008 indicated a surplus of 23 spaces based on the capacity of the school at the time and the site configuration. The new site plan includes 5 additional spaces. Therefore, although some of the existing surplus will be used up, the application meets the ordinance requirement for parking. Additionally, the applicant has included a parking analysis base on a utilization rate and study over a 3-year period using past enrollment numbers. Based on this rate, and projecting a full enrollment of 525 students, they project that the lot will ordinarily operate at 87% capacity at peak times, leaving a surplus of 24 spaces based on utilization rates.

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

Much of the new construction is occurring on existing impervious areas, either an additional story within the current footprint or expansion into current paved areas. The applicant has supplied a drainage letter comparing existing and proposed conditions, and expected impacts on drainage. Public Works has reviewed this letter and concurs with the findings, subject to a final drainage permit prior to building permits.

- 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 access from 79th street will not change. A traffic memo supplied by the applicant has projected traffic conditions (including access, parking, and drop-off / pick-up procedures) based on a projected enrollment capacity of 525 students (current is 444). The highest change in volume is expected to be during the morning peak hours. Public Works has reviewed this memo and concurs with the findings, and does not expect any significant traffic impacts beyond those currently experienced in the area or beyond with the overall network can handle.

- 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.**

This particular use is not expected to produce any hazardous or toxic materials, hazardous processes, obnoxious odors, or intrusive noises beyond what is ordinarily associated with a school. The use is compatible with surrounding neighborhood properties with regard to these criteria.

- 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.**

The addition to the building includes the following:

- Two story, multipurpose spaces to the rear of existing building, near the southwest corner. The addition lies within an existing paved area. The height of the addition will be equivalent to a two-story volume, but it is not visible from 79th Street as it sits behind the 2nd story addition to the school. **[This remains unchanged in this application; although it will no longer sit behind the previously proposed second-story addition, the location to the rear and within the footprint will not have a significant impact on the front elevation or relationship of the building to the 79th Street streetscape.]**
- Second story addition over the center 1/3 of the existing school building. The height of the addition from 79th Street will be less than the existing gymnasium space to the east of the proposed addition. The addition will house new classroom and lobby space. **[This portion of the addition has been expanded to place more classroom space on a second level behind the gym.]**
- Small single story addition to the southeast corner of the building. The addition lies completely within an existing paved area of the site. The addition will allow the expansion of classroom spaces.
- Small two story addition to the front of the building, at the center of the existing school building. The addition will tie into the second story addition to the school and provide additional entry/ lobby space. **[This portion of the application is removed / reallocated to second story space behind the gym.]**

The materials proposed include – wood (rain/shade screen), glazing, brick veneer, EIFS and metal (fascia). New brick veneer and EIFS will match the existing brick veneer and EIFS used on the gymnasium. The proposed design is consistent with and enhances the existing character of the building, and there for will improve the degree of compatibility with the neighborhood. **[The architectural concepts, ornamentation, and materials remain substantially the same, with some slight adjustments and reconfiguration of materials and details associated with the reduced expansion and different massing. These changes are outlined in the above summary.]**

- M. Conformance with the Comprehensive Plan**

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. This application is for reinvestment and expansion of an existing institution within the community, and provided the impacts from additional enrollment are adequately mitigated and capacity is limited it is consistent with Village Vision in encouraging reinvestment.

- N. City Staff recommendations.**
-

Staff believes that with the proposed improvements this site will be near maximum development for a school site within a neighborhood. However, the parking utilization and access strategies, based on proposed enrollment projections appear to adequately address any potential impacts on the surrounding area. The investments in the building and the design are appropriately scaled for the neighborhood and improve the appearance of the site. Subject to appropriate limitations on capacity beyond projections, and the operational and intensity limitations of previous Special Use Permit approvals, staff recommends approval.

Site Plan Approval

The applicant has also submitted a site plan for approval by the Planning Commission. In its consideration of the site plan, the Planning Commission shall address the following criteria:

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

See previous analysis in special use permit.

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

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

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

This is a second story addition with some expansion of the footprint over existing paved areas. The impervious surface will be increasing very little.

- D. The plan provides for safe ingress/egress and internal traffic circulation.**

See previous analysis in special use permit.

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

The expansion is within the current footprint of the building or impervious surfaces, and produces very little impact on grade, drainage, open space or relationships of the building and site to surrounding areas. It represents the effective utilization of an existing neighborhood campus site, in a manner that is compatible with the character of the surrounding area.

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

See Special Use Permit analysis.

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

See Special Use Permit analysis.

Recommendations

Staff recommends approval of the Special Use Permit, subject to the following conditions (1-5, 7 and 8 being carried over from the 1999 and 2008 Special Use Permits, 6 being revised for this application, and 9 being an additional condition for this application).

1. The applicant shall meet all conditions and requirements of the Planning Commission for the approval of a site plan.
 2. The Special Use Permit not have a termination or expiration time established for it.
 3. If the applicant violates any conditions of the zoning regulations and requirements as part of the Special Use Permit, the permit may be revoked by the City Council.
 4. The applicant cannot further expand or amend the Site Plan without an amendment to the Special Use Permit requiring a public hearing before being approved.
 5. Kansas City Christian School adopt a policy that all students will park on site and develop a procedure for implementation and enforcement of the policy.
-

6. The number of designated high school classrooms shall be limited to 12.
7. No more than four busses shall be parked in the rear of the school when not picking-up or dropping-off, and shall not idle more than five minutes during pick-up and drop-off.
8. Kansas City Christian provide to the City at the beginning of each school year an updated student count reflecting the number of students in each grade and the number of classrooms use for each grade level.
9. The permit anticipates a projected enrollment capacity of 525 students, and any enrollment significantly beyond this capacity or reconfiguring of classrooms that creates impacts beyond those anticipated by this baseline may require a revised site plan or may result in revocation of the permit at the discretion of the City.

Staff recommends approval of the Site Plan included in the application subject to the following:

1. Signs are approved in concept. The applicant shall submit a sign permit application demonstrating that the proposed wall signs comply with the Prairie Village sign ordinance, specifically showing the dimensions of the signs and the dimensions of the walls.
2. A drainage permit be finalized and approved by Public Works prior to issuance of a building permit.

Attachment for KCCS Special Use Permit – Compliance Standards

1. *Is deemed necessary for the public convenience at this location:* Yes. This location has been a school since 1966. KCC has been in this location since 1986, this project is to make improvements to the existing conditions.
2. *Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected:* Yes. This location has been a school since 1966. KCC has been in this location since 1986, this project is to make improvements to the existing conditions.
3. *Is found to be generally compatible with the neighborhood in which it is proposed.* Yes. This location has been a school since 1966. KCC has been in this location since 1986, this project is to make improvements to the existing conditions. In addition, the exterior is being redesign to better fit the "Prairie Village" aesthetic.
4. *Will comply with the height and area regulation of the district in which it is proposed:* Yes. The building has been designed to meet the current regulations for Height and Area.
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:* Yes. Traffic patterns and parking review are included in the attached traffic memo and shall meet standards shown in the zoning regulations.
6. *Adequate utility, drainage, and other such necessary facilities have been or will be provided.* Yes. The site utilities are serviced through existing utility lines. Site drainage patterns shall follow current site conditions and no detention will be required.

Attachment for KCCS Special Use Permit – Compliance Standards

1. *Is deemed necessary for the public convenience at this location:* Yes. This location has been a school since 1966. KCC has been in this location since 1986, this project is to make improvements to the existing conditions.
2. *Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected:* Yes. This location has been a school since 1966. KCC has been in this location since 1986, this project is to make improvements to the existing conditions.
3. *Is found to be generally compatible with the neighborhood in which it is proposed.* Yes. This location has been a school since 1966. KCC has been in this location since 1986, this project is to make improvements to the existing conditions. In addition, the exterior is being redesign to better fit the "Prairie Village" aesthetic.
4. *Will comply with the height and area regulation of the district in which it is proposed:* Yes. The building has been designed to meet the current regulations for Height and Area.
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:* Yes. Traffic patterns and parking review are included in the attached traffic memo and shall meet standards shown in the zoning regulations.
6. *Adequate utility, drainage, and other such necessary facilities have been or will be provided.* Yes. The site utilities are serviced through existing utility lines. Site drainage patterns shall follow current site conditions and no detention will be required.



November 2nd, 2017

Mr. Keith Bredehoeft
City of Prairie Village, KS
7700 Mission Road
Prairie Village, KS 66208

RE: Drainage Memo
Kansas City Christian School Renovation & Additions
4801 W. 79th Street, Prairie Village, KS 66208

Mr. Bredehoeft:

MKEC Engineering, Inc. has analyzed impervious conditions for the proposed renovations and building additions to Kansas City Christian School in Prairie Village, KS. The additions, new cafeteria and classrooms, will be constructed as shown on the site plan submittal. Utility improvements as necessary will be installed and minimal grading and pavement improvements will be installed.

Existing Conditions

The existing 7.4 acre site includes a school building structure, parking areas, open space, playgrounds and a sports field. Parking is located on all sides of the school building. Drainage generally runs north to south on the site. On the east side of the building the drainage pattern flows southeast to a drain inlet in the southeast corner of the property. On the west and south sides the drainage is generally north to south to the south property line. No existing detention facilities are on the site.

Proposed Conditions

The construction of new additions will primarily take place in areas of existing impervious area. Minimal impervious area will be added with the north building addition. The total increase in impervious area will be 0.009 acres. Roof drains and surface drainage will follow similar patterns in both the pre-development and post-development condition. The only storm sewer proposed will be piping to handle roof drains.

Conclusions

The proposed project will have no increase in impervious area when compared to existing conditions. Peak runoff and volume will not be substantially affected, resulting in the lack of need for detention or improvements to the adjacent storm water sewer system. The improvements will not have a detrimental affect on the overall drainage patterns for the site. No storm water quality (BMP) or detention facilities are recommended.

Please let me know if you have any questions.

Sincerely,

MKEC Engineering, Inc.

Brian S. Hill, P.E.



Encl: Site Plan Submittal and Special Use Permit Application

To: Mr. Keith Bredehoeft, P.E – City of Prairie Village, Kansas
Mr. John Ho, AIA – Hollis + Miller

From: Shashi Gannavaram, P.E, PTP, AICP, PTOE

CC: Brian Hill, P.E. – MKEC Engineers
Brian Hochstein – MKEC Engineers

Date: 8/11/2017 08-11-2017

Re: Traffic Flow Documentation for the Kansas City Christian School, Prairie Village,
Kansas



1 Introduction

R^3C Design Group, LLC was requested to complete a traffic evaluation for the remodeling of the Kansas City Christian School, located west of the 79th Street and Roe Avenue intersection in Prairie Village, Kansas.

Kansas City (KC) Christian School accommodates students from kindergarten to 12th grade. The enrollment for the 2016-2017 academic school year was 445 students. The school's enrollment capacity will increase to 525 students upon completion of the remodeling. The increase of students is expected to occur in all grade levels.

The city of Prairie Village requested a traffic memo including current traffic counts, computation and documentation of trip rates and assurance that sufficient parking will accommodate the increase of student enrollment to 525. This memo documents these items.

2 Existing Conditions

2.1 Roadway network

Exhibit 1 is a Google Earth snapshot of the school location. The school is located mid-block on W. 79th Street between Roe Avenue to the east and Juniper Street to the west. The school can only be accessed by W. 79th Street using one of two driveways that function as a one-way pair. The west driveway has one lane entering the campus leading to the parking lot while serving as the car rider lane. The east driveway serves as a two-lane exit from the campus. All city streets adjacent to the school are two lane facilities.

2.2 School traffic conditions

2.2.1 Traffic flow during pickup and drop-off

School hours are from 8:10 AM to 3:10 PM Monday through Friday. Two school busses service the school. However, most students are car-riders. Pick-up and drop-off activities are monitored by school staff. Exhibit 2 shows the current waiting/loading areas for car traffic coming to the school. During field observations, no traffic spilled over to W. 79th Street during either pickup or drop-off. Exhibit 3 contains a few pictures showing the queuing occurring within the school.



Image source: Google Earth



R3C DESIGN GROUP

Project:
Kansas City Christian School
Prairie Village, Kansas



No scale

Exhibit 1:
Study area and vicinity map

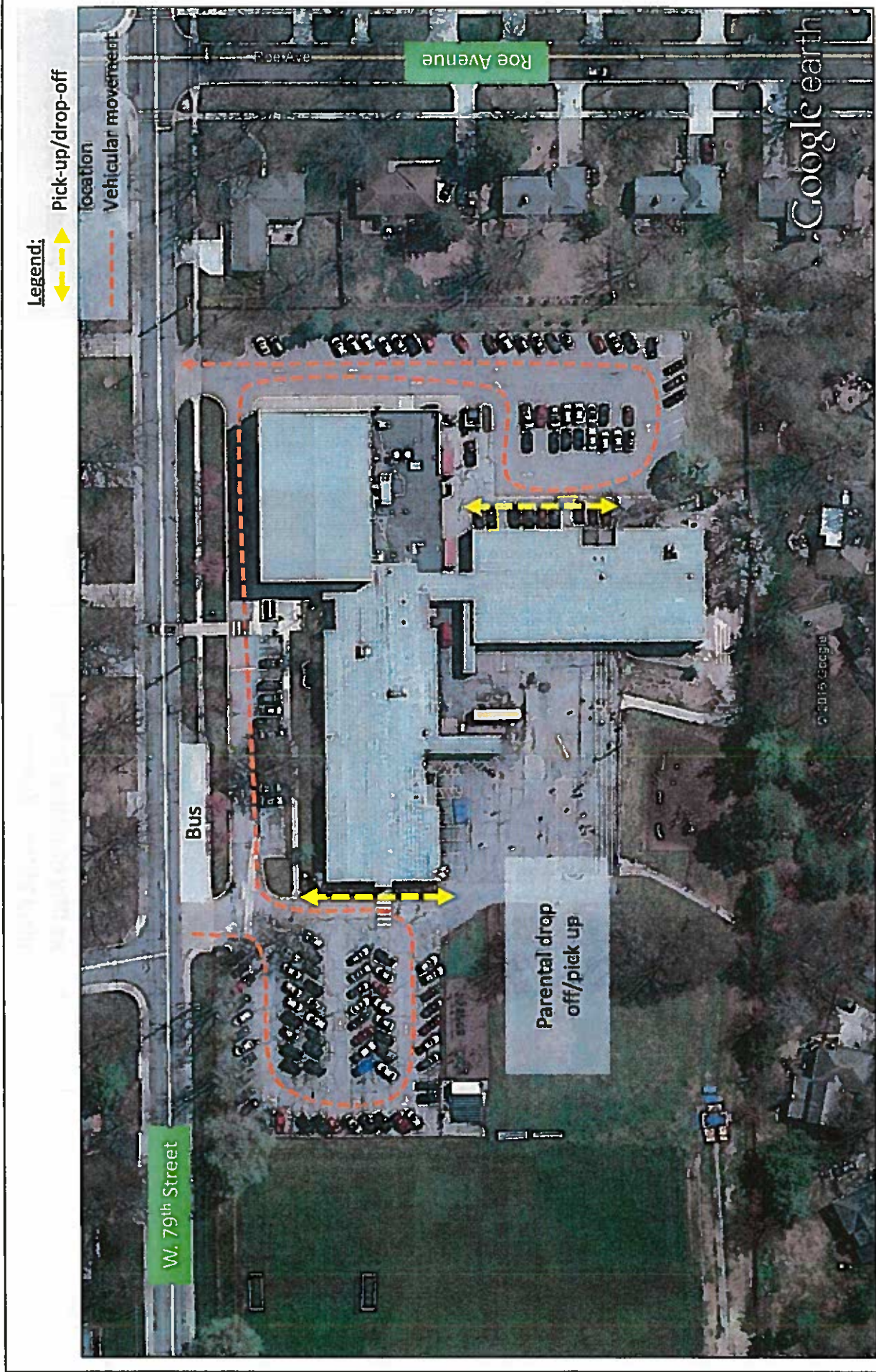


Image source: Google Earth



Project:
Kansas City Christian School
Prairie Village, Kansas

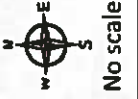


Exhibit 2:
Current waiting/loading areas





2.2.2 Traffic counts

Existing traffic counts were collected in May 2017 by T.J. Brown and Associates. Data collected included car, pedestrian and school bus traffic at the following four intersections or W. 79th Street:

1. Juniper Street
2. School West Entrance – one-way into the campus
3. School East Entrance – one-way out of the campus and
4. Roe Avenue.

The counts are summarized in Exhibit 4. The school’s morning peak hour occurred for one hour between 7:15 and 8:15 AM. This overlaps with the commuter peak hour traffic on W. 79th Street which occurs between 7:30 and 8:30 AM. During the afternoon peak hour, the school traffic volumes peaked between 2:45 and 3:45 PM while the commuter peak hour was observed between 4:30 PM and 5:30 PM. Exhibit 4 summarizes only the school traffic peak hour information. The analysis is for the school; therefore, the school dismissal peak hour is presented in Exhibit 4.

2.2.3 Trip rates

Using the available data and the current enrollment of 445 students, trip rates per student are computed for entering and exiting traffic from the school site. This is shown in the table below.

Existing trip rates						
Scenario	Peak hour	Enrollment	Total entering traffic	Total exiting traffic	Trip rate per student (A)	
					Enter	Exit
Current	Morning	445	257	152	58%	34%
	Afternoon	445	127	159	29%	36%

(A): Trip calculated as Total entering (or exiting) traffic / Enrollment

It is noted from the table that during the morning peak hour, each student generates 0.58 entering trips and 0.34 exiting trips. Correspondingly, during the afternoon peak hour, each student generates 0.29 entering trips and 0.36 exiting trips. These trip rates per student include staff, parent pickup/drop-off and student traffic.

2.2.4 Parking rates

School site parking needs vary based on numerous factors such as before/after school activities, car-pooling efforts by parents and students. To develop a comprehensive parking rate per student, it was decided to use historical imagery available from either Johnson County, Kansas Automated Information Mapping System (AIMS) website or Google Earth.

2.2.4.1 Parking supply

The available parking spots were counted using the most current Google Earth imagery. This is summarized in Exhibit 5. Currently, a total of 164 spaces are available around the school site.

The parking lots are used as follows:

- West lot is used by high school students
- South lot is used for overflow
- North lot is used for visitor and/or staff parking and the
- East lot is used either for student parking or staff assigned parking.

Legend:

- 22: Morning peak hour auto traffic count
- (18): School dismissal auto traffic count
- 7: Morning peak hour school bus count
- (8): Afternoon peak hour school bus count
- ↔ Pedestrian movement
- ↗ Vehicular movement

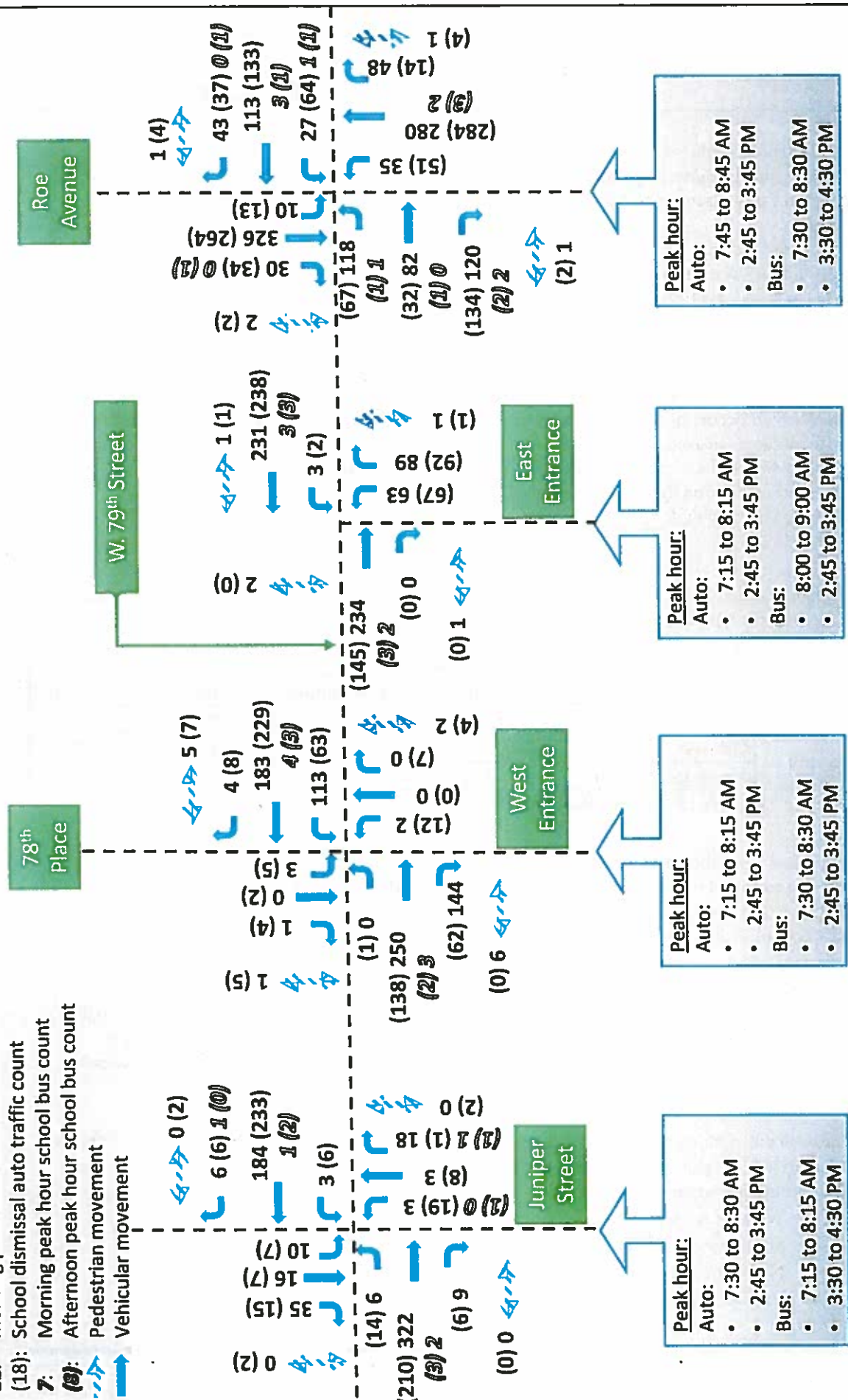
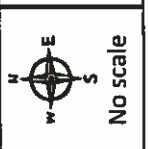
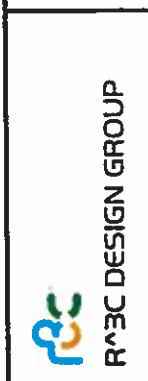


Exhibit 4:
Existing auto/pedestrian & school bus traffic counts



Project:
Kansas City Christian School
Prairie Village, Kansas



Peak hour:
Auto:

- 7:45 to 8:45 AM
- 2:45 to 3:45 PM

Bus:

- 7:30 to 8:30 AM
- 3:30 to 4:30 PM

Peak hour:
Auto:

- 7:15 to 8:15 AM
- 2:45 to 3:45 PM

Bus:

- 8:00 to 9:00 AM
- 2:45 to 3:45 PM

Peak hour:
Auto:

- 7:15 to 8:15 AM
- 2:45 to 3:45 PM

Bus:

- 7:30 to 8:30 AM
- 2:45 to 3:45 PM

Peak hour:
Auto:

- 7:30 to 8:30 AM
- 2:45 to 3:45 PM

Bus:

- 7:15 to 8:15 AM
- 3:30 to 4:30 PM

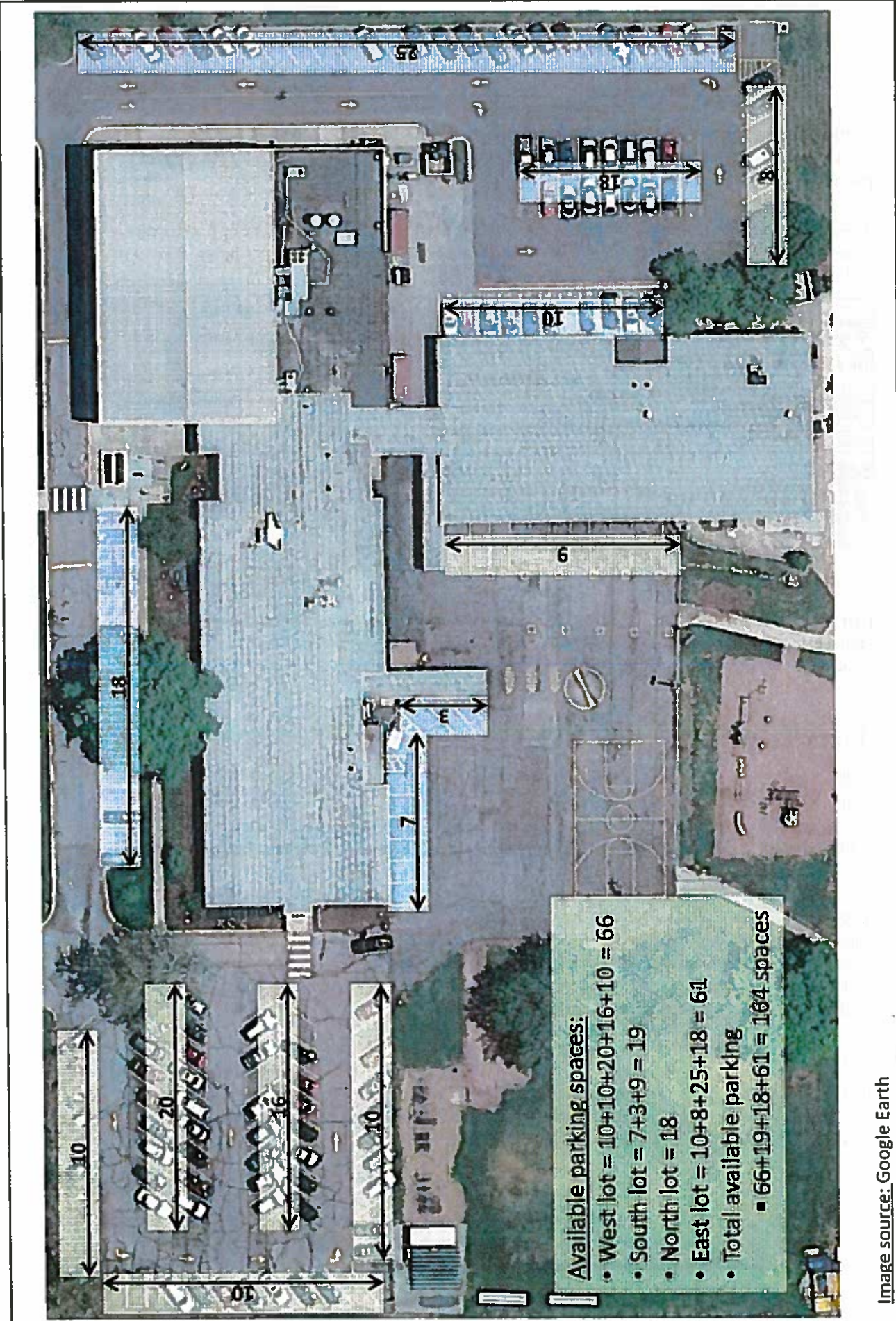


Image source: Google Earth

Project:

**Kansas City Christian School
Prairie Village, Kansas**



No scale

**Exhibit 5:
Available parking**



R^3C DESIGN GROUP

Further, during special events the KC Christian School uses the Mission Road Bible Church located northwest of the W. 79th Street and Mission Road intersection, parking lot for overflow parking. Patrons are then bussed from the Church during special events.

2.2.4.2 *Parking demand*

Aerial photography from the past three years was used to determine the number of parked cars. This data is summarized in the table below. Aerial imagery for each of the dates below is included in Exhibit 6.

Image		Student enrollment ¹	Total number of spaces	Number of parked cars	Parking rate per student ²	Occupancy rate ³
Source	Date					
Google Earth	March 2016	441	164	118	27%	72%
Google Earth	March 2015	430	164	111	26%	68%
Google Earth	May 2014	439	164	107	24%	65%
JoCo AIMS	2014	439	164	102	23%	62%
Average rates				109.5	25%	67%

1: Data provided by Kansas City Christian School

2: Parking rate per student = number of parked cars/student enrollment

3: Occupancy rate = number of parked cars/total number of spaces

It is noted from the table that the average parking rate per student is 25%. On average, for the past three years, 67% of the available parking spots are occupied. The highest parking rate per student was observed to be 27% in 2016 and the corresponding occupancy rate was 72%. To ensure no overflow occurs to the public street system, the highest rates are used for further analysis.

3 Future conditions

Exhibit 7 shows the proposed remodeling efforts for the KC Christian School. Traffic flow changes or roadway changes are not being proposed as part of this plan. Upon completion, the school's student capacity will increase to 525 students. It is assumed that the increase of 80 students would be equally distributed amongst all 13 grade levels resulting in an average increase of 6 students per grade.

The south overflow parking lot with 19 stalls currently will be relocated to the south and east edge of the proposed New Multi-Purpose Building. The relocation results in 23 stalls. Two parking stalls in the north lot are lost for easy access the lobby. Therefore, the total proposed parking stalls available upon completion of the remodeling is $164 - 19 - 2 + 23 = 166$ stalls. Exhibit 8 shows the proposed changes made to the site.

3.1 Traffic volumes

If the increase in student capacity is reached, a modest increase in traffic volumes is anticipated. The rate of increase is computed using the trip rates computed in Section 2.2.3. The new anticipated traffic volumes are summarized in the table below.



Proposed traffic volumes						
Scenario	Peak hour	Enrollment	Total entering traffic	Total exiting traffic	Change in entering traffic	Change in exiting traffic
Proposed	Morning	525	305 (B)	179	48	27
	Afternoon	525	152	189	25	30

(B): Proposed volumes calculated as 'Trip rate x proposed enrollment'

Therefore, up to 48 more cars could be entering the facility during the morning peak hour while 25 more cars could enter the school during the afternoon peak hour. Correspondingly, 27 more cars could exit the facility during the morning peak hour and 30 more cars during the afternoon peak hour.

3.2 Parking demand

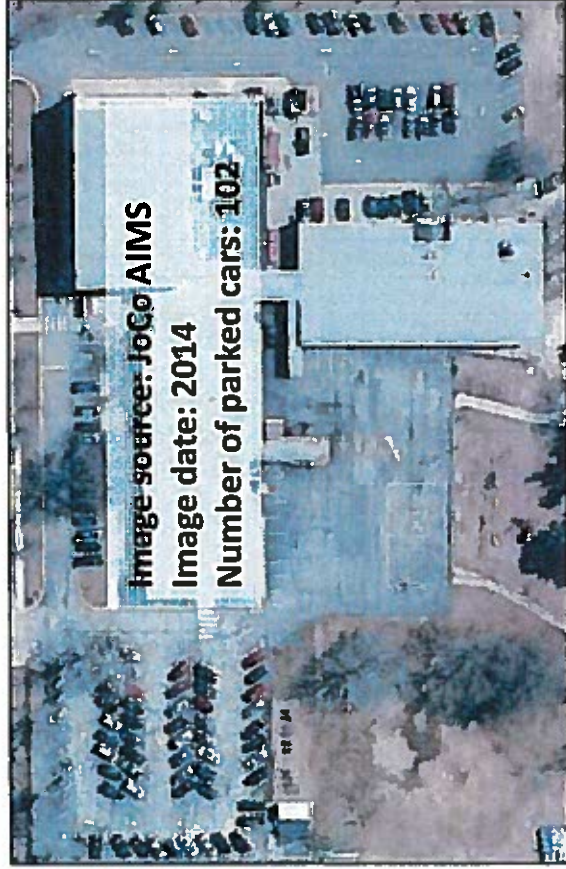
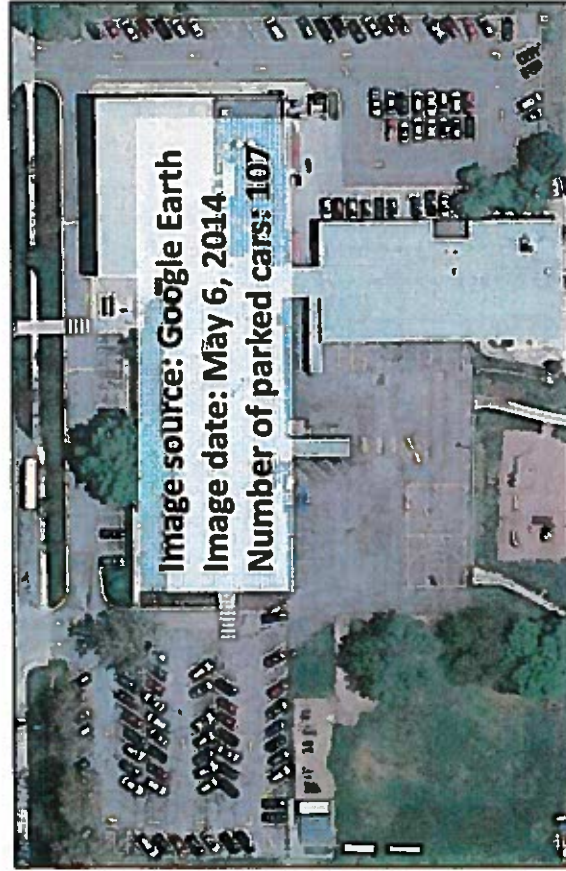
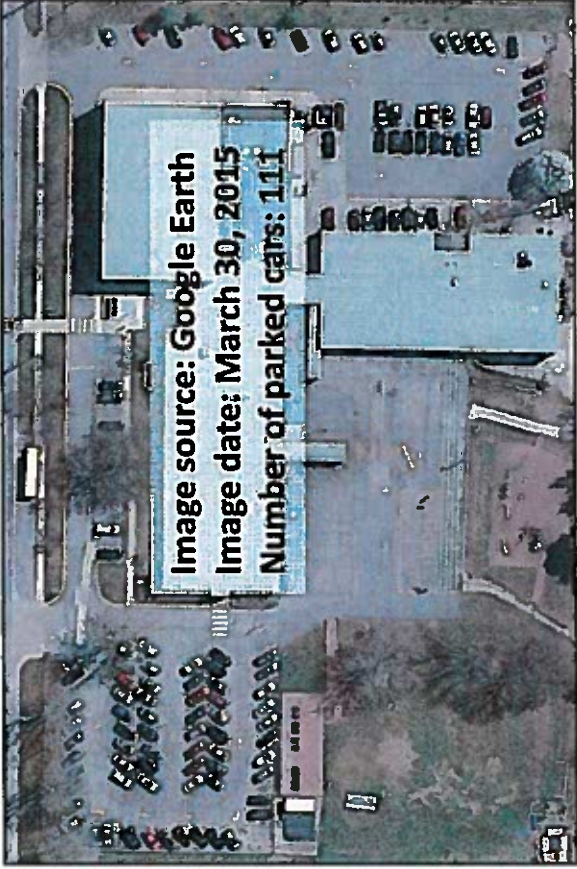
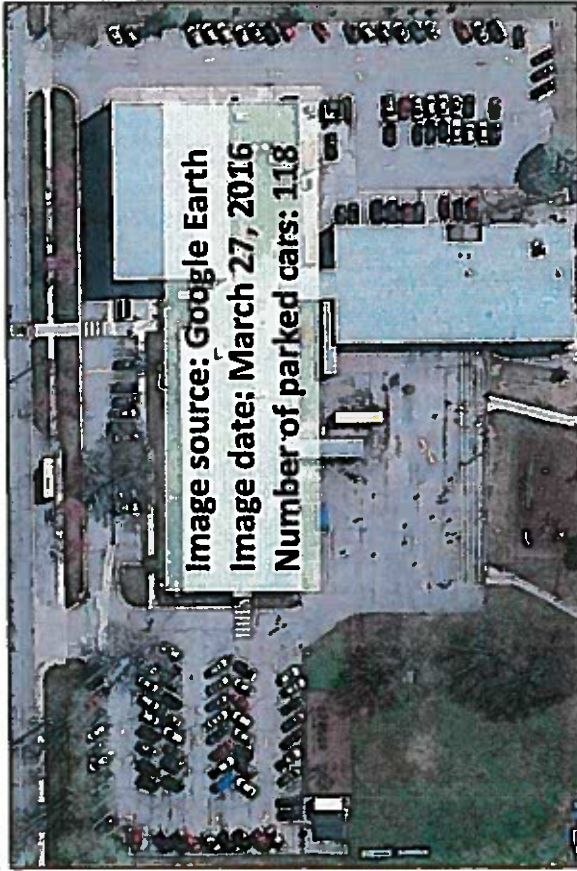
The highest parking demand was computed as 27% per student in Section 2.2.4.2 of this memo. The corresponding occupancy rate of the parking lot is 72%. The historical data used student enrollment during the academic year as the basis for computation. In March 2016, this enrollment was 441 students.

After remodeling, and as explained above, the number of available parking stalls is 166 caused by the relocation of the south lot and the removal of two stalls for better access to the lobby.

At the proposed full capacity of 525 students the number of cars parking and the parking spots occupied are computed as follows:

- Number of cars parking = 525 students at capacity * 27% = 142 cars
- Number of parking spots occupied = 142 cars
- Number of non-occupied spots = 166 - 142 = 24 spots
- Occupancy rate = 142/166 = 87%

After the school is remodeled and the full capacity of 525 students is reached, it is anticipated that 24 parking spots will still be available for use.



Project:
Kansas City Christian School
Prairie Village, Kansas

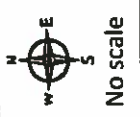
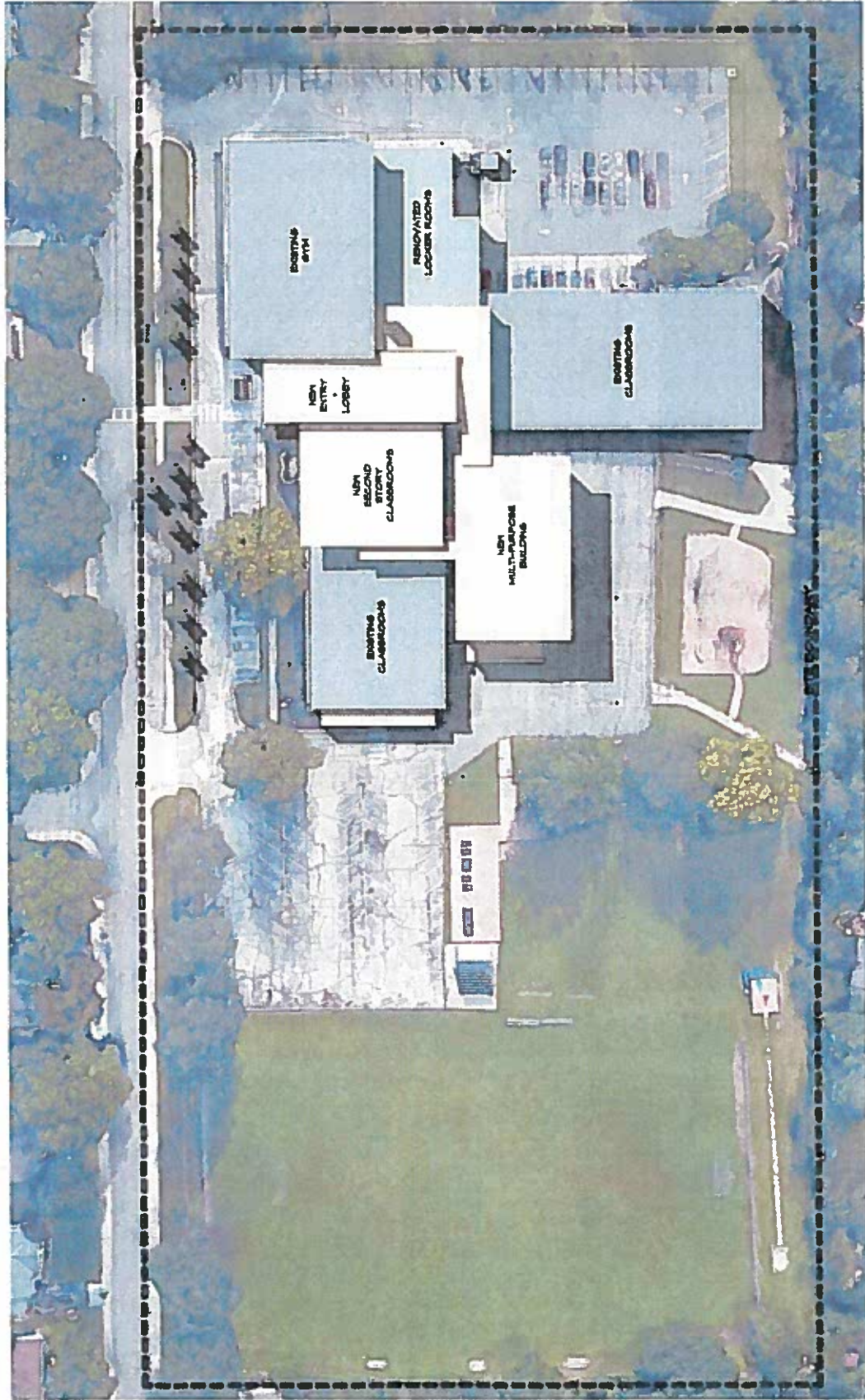


Exhibit 6:
Historical parking analysis





SITE PLAN A0



we design the future



hollis + miller
architects

Kansas City Christian School

09.02.2017

Source: Hollis and Miller Architects



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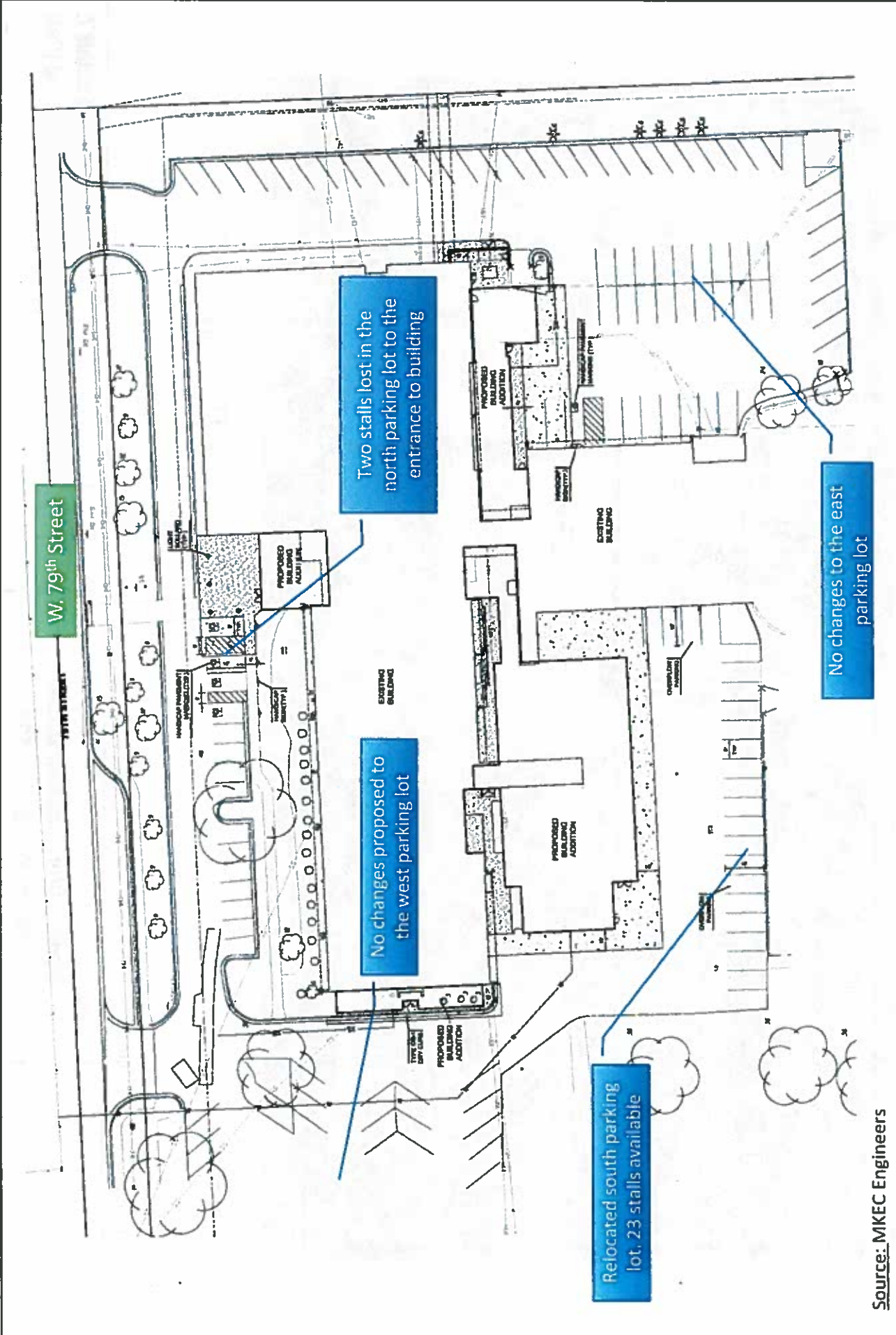
Project:

**Kansas City Christian School
Prairie Village, Kansas**



No scale

**Exhibit 7:
Proposed remodeling plan**



**Exhibit 8:
Proposed parking plan**

North Arrow
No scale

Project:
Kansas City Christian School
Prairie Village, Kansas

Source: MKEC Engineers
R³C DESIGN GROUP

4 Summary

The Kansas City Christian School is proposing to remodel and upgrade its current school facility located west of the W. 79th Street and Roe Avenue intersection in Prairie Village, Kansas. As part of this proposal, student capacity will be increased to 525 students over the 13 grade levels offered at the school.

Existing traffic counts and current enrollment data was used to compute entering and exiting trip rates. These trip rates were then used to compute anticipated traffic volumes when the school reaches the 525-student enrollment. The highest change in volume could be traffic entering the facility during the morning peak hour. It is anticipated that up to 48 additional cars could enter the facility.

The existing parking rates per student and the occupancy rate of the parking lot was also computed using historical imagery available at Johnson County Automated Information Mapping System (JoCo AIMS) and Google Earth. The highest observed parking rate over three years was 27% per student with an occupancy rate of 72% for the parking lot. As part of the remodeling, the south overflow parking lot will be relocated south of the proposed multi-purpose building. The number of stalls increases from 19 to 23 stalls. Further, two stalls are lost for access into the new lobby. Therefore, the number of available stalls after changes to 166 stalls.

When the school enrollment increases to 525 students, 142 cars are anticipated to park their cars resulting in an occupancy rate of 87%. The total available supply within the school is 166 parking spaces. Therefore, even after the enrollment increases to 525 students, it is anticipated that 24 spots will be available.

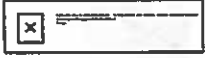
Joyce Hagen Mundy

From: VanElders, Kelly [Kelly.VanElders@stantec.com]
Sent: Wednesday, November 29, 2017 9:35 AM
To: Graham Smith; Chris Brewster; Joyce Hagen Mundy
Cc: Brian Hochstein; George Knipp (gknipp@HollisandMiller.com); Todd Zylstra
Subject: RE: KCC SUP Application
Attachments: KCC OpenHouse Attendees 11.20.17.pdf

All,
For your records. Attached is a scan of the sign in sheet and only comment card from our Open House held November 20th. We received 100% positive feedback from those attending on the new design.

Thank you.

Kelly VanElders, PLA, LEED AP, ENV SP
Senior Landscape Architect
Practice Leader - Urban Design & Landscape Architecture
Stantec
6800 College Boulevard, Suite 750, Overland Park KS 66211-1855
Phone: 913.905.3415
Cell: 816.260.9927
Kelly.VanElders@Stantec.com



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Please consider the environment before printing this email.

From: Graham Smith [mailto:Graham.Smith@GouldEvans.com]
Sent: Monday, November 27, 2017 2:21 PM
To: VanElders, Kelly <Kelly.VanElders@stantec.com>
Subject: RE: KCC SUP Application

Thank you Kelly. The file you have attached was not part of the CD that we received.
Thanks for sending.

-Graham

Graham Smith, AICP
Associate Vice President

g o u l d e v a n s

tel: 816.701.5315
mobile: 913.226.7572
graham.smith@gouldevans.com

4041 Mill Street
Kansas City, MO 64111

To the Planning Commission,

As the neighbor perhaps most effected, I want to offer my whole-hearted support of the plans being considered for the Kansas City Christian School. I live right below the back playground - right next to the cross-walk. The view from my patio doors is of the rear of the building. They have been - and continue to be - great neighbors! I wish them well.

Sincerely,

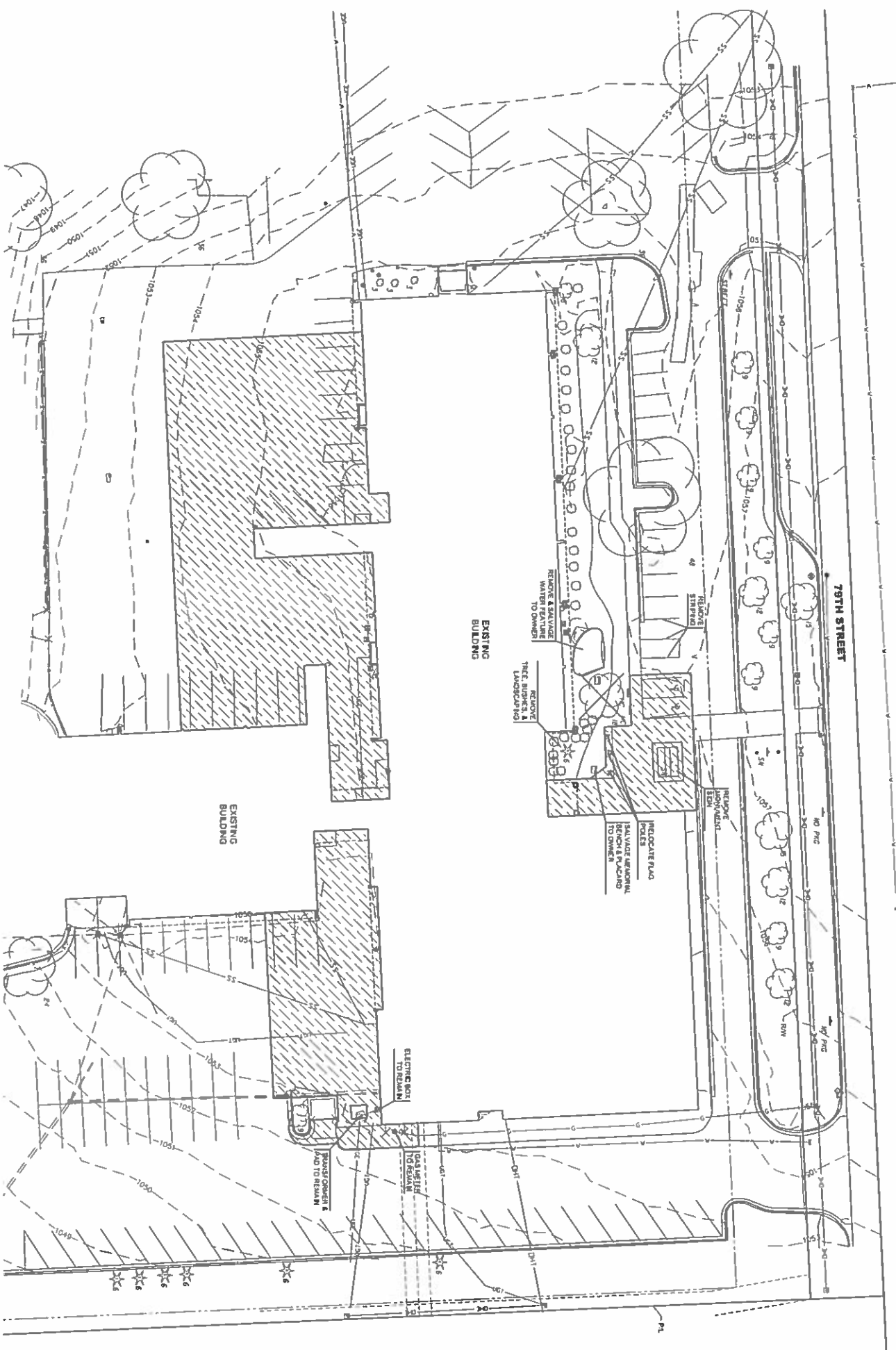
Sharon Barnes
Sharon Barnes

You may share this with the school if you like. Thank you.

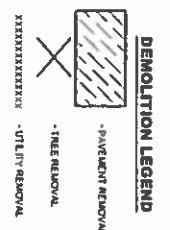
OWNER:
 KANSAS CITY CHRISTIAN SCHOOL ASSOCIATION
 PRAIRIE VILLAGE, KANSAS
 KELLY VANLIEREN, OWNER REP.
 KANSAS CITY, MO
 KANSAS.CITY@GMAIL.COM



hollis + miller architects



- LEGEND**
- ☼ - TREE AND DWAFFER
 - ☼ - TREE AND DWAFFER
 - ☼ - TREE STUMP AND DWAFFER
 - ☼ - SOH
 - ☼ - BUSH
 - ☼ - WALL BOX
 - ☼ - POLE
 - ☼ - CABLE
 - ☼ - POST / DOLLAR
 - ☼ - FLAG POLE
 - ☼ - FENCE
 - ☼ - DECK OR TRAILS
 - ☼ - TELEPHONE RISER
 - ☼ - UNDERGROUND TELEPHONE LINE
 - ☼ - OVERHEAD TELEPHONE LINE
 - ☼ - CABLE TV RISER
 - ☼ - FIBER OPTICS INDICATOR SOH
 - ☼ - UNDERGROUND CABLE TV LINE
 - ☼ - UNDERGROUND FIBER OPTIC CABLE
 - ☼ - POWER POLE AND DEADMAN
 - ☼ - LIGHT POLE
 - ☼ - ELECTRIC TRANSFORMER
 - ☼ - SCHOOL ZONE SIGNAL LIGHT
 - ☼ - TRAFFIC CONTROL BOX
 - ☼ - TRAFFIC SIGNAL LIGHT POLE
 - ☼ - UNDERGROUND ELECTRIC LINE
 - ☼ - OVERHEAD ELECTRIC LINE
 - ☼ - GAS WATER
 - ☼ - GAS VALVE
 - ☼ - GAS LINE
 - ☼ - SANITARY SEWER MANHOLE
 - ☼ - CLEANOUT
 - ☼ - SANITARY SEWER LINE
 - ☼ - MANHOLE
 - ☼ - STORM WATER MANHOLE
 - ☼ - ROOF DRAIN
 - ☼ - GRATE INLET
 - ☼ - STORM SEWER PIPE
 - ☼ - PRE MIDWAY
 - ☼ - WATER VALVE
 - ☼ - WATER METER
 - ☼ - MONITORING WELL
 - ☼ - WATER WATER VALVE
 - ☼ - WATER SPOUT
 - ☼ - WATER LINE
 - ☼ - RADIATION CONTROL VALVE



SHEET INDEX

SHEET NUMBER	SHEET TITLE
DC101	CIVIL DEMOLITION PLAN
C101	UTILITY PLAN
C101	PAVING PLAN
C102	GRADING & EROSION CONTROL PLAN
L100	LANDSCAPE PLAN
A1	FLOOR PLANS
A2	EXTERIOR ELEVATIONS
A3	RENDERING FROM NW

CONTROL POINTS & BENCHMARKS

- CPM1001 - 54' REAR W/TH OF ALABAMA MEDIC CONTROL, C/P #1
- CPM1002 - 54' REAR W/TH OF WEST ENTRANCE FROM 79TH STREET, 1/2' NORTHWEST OF CORNER, POINT OF BEGINNING, ELEVATION: 1024.515
- CPM1003 - 54' REAR W/TH OF ALABAMA MEDIC CONTROL, C/P #1
- CPM1004 - 54' REAR W/TH OF CORNER OF CORNER OF CORNER, 1/2' NORTHWEST OF CORNER, POINT OF BEGINNING, ELEVATION: 1024.515
- CPM1005 - 54' REAR W/TH OF CORNER OF CORNER, 1/2' NORTHWEST OF CORNER, POINT OF BEGINNING, ELEVATION: 1024.515
- CPM1006 - 54' REAR W/TH OF CORNER OF CORNER, 1/2' NORTHWEST OF CORNER, POINT OF BEGINNING, ELEVATION: 1024.515
- CPM1007 - 54' REAR W/TH OF CORNER OF CORNER, 1/2' NORTHWEST OF CORNER, POINT OF BEGINNING, ELEVATION: 1024.515
- CPM1008 - 54' REAR W/TH OF CORNER OF CORNER, 1/2' NORTHWEST OF CORNER, POINT OF BEGINNING, ELEVATION: 1024.515
- CPM1009 - 54' REAR W/TH OF CORNER OF CORNER, 1/2' NORTHWEST OF CORNER, POINT OF BEGINNING, ELEVATION: 1024.515
- CPM1010 - 54' REAR W/TH OF CORNER OF CORNER, 1/2' NORTHWEST OF CORNER, POINT OF BEGINNING, ELEVATION: 1024.515



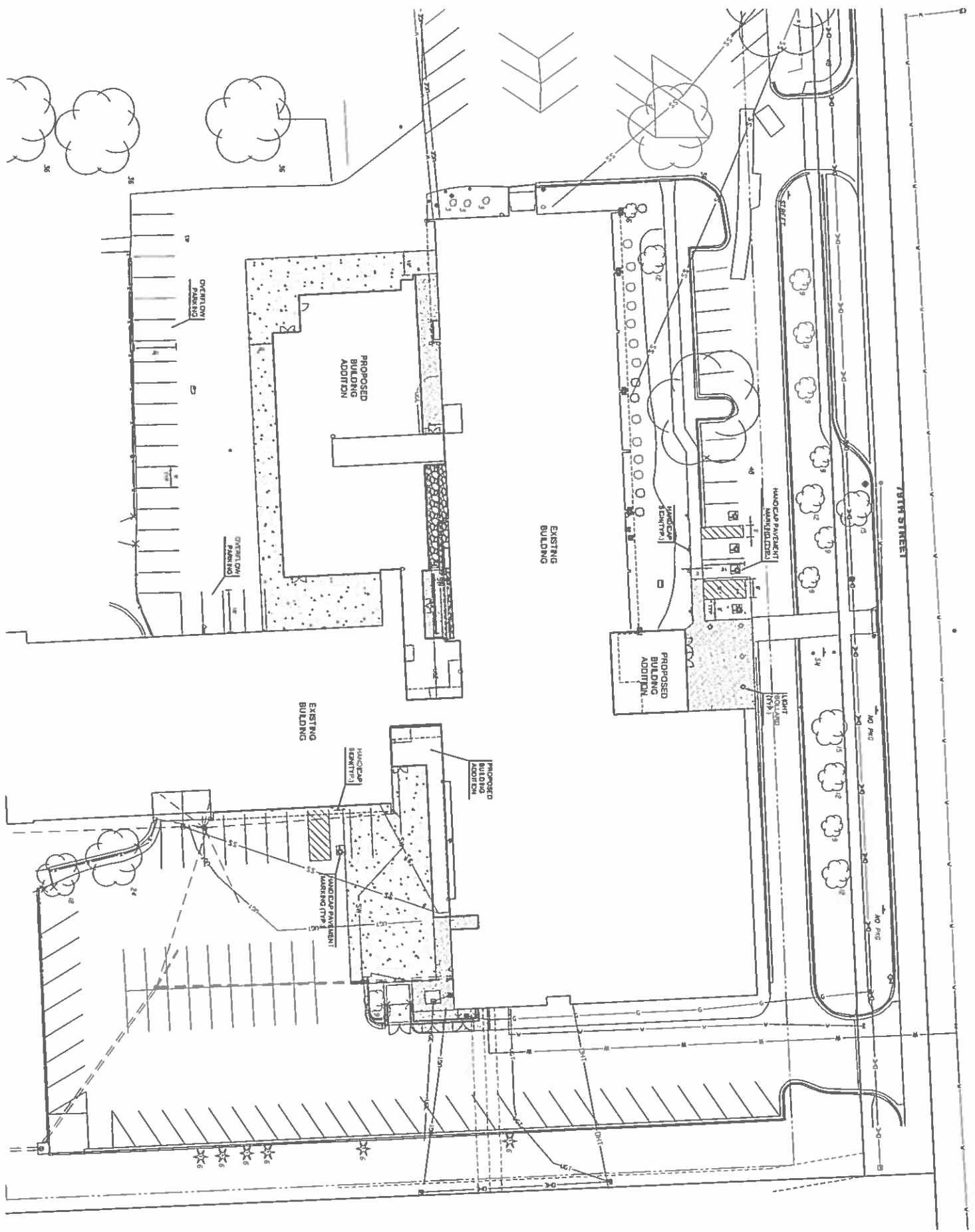
Kansas City Christian School - Addition and Renovation
 Kansas City Christian School
 4801 W. 79TH ST.
 Prairie Village, Kansas 66208

CITY SITE PLAN SUBMITTAL

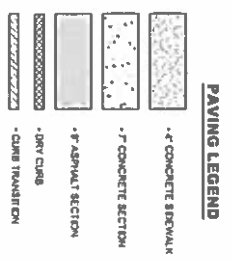
MKEC Engineering, Inc.
 1100 W. 111th Street, Suite 200
 Overland Park, KS 66210
 913-241-7229
 913-241-7229 (fax)



DC101



- PAVING NOTES:**
1. ALL DRIVEWAYS ARE TO BACK OF CURB.
 2. INSTALL CONCRETE PARKING STOP ON ALL HANDICAP PARKING STALLS.
 3. ALL PARKING STALLS ARE 8' X 16' UNLESS OTHERWISE NOTED.
 4. ALL ASPHALT PARKING LOT'S AND DRIVEWAYS SHALL CONFORM TO CURRENT APWA AC MATERIAL SPECIFICATIONS AND SHALL BE CONSTRUCTED TO A MINIMUM OF 4" THICKNESS. A GEOTECHNICAL REPORT RECOMMENDING SURFACE COURSE ASPHALT SHALL BE USED UNLESS OTHERWISE NOTED. RECYCLED CONTENT IS ALLOWED IN THE BASE COURSE WHEN THE APWA LISTS.
 5. PORTLAND CEMENT CONCRETE PAVEMENT SHALL HAVE A MINIMUM 4000 PSI MATERIAL SPECIFICATION. SURFACE COURSE SHALL BE 4" THICK FOR DRIVEWAYS AND CURBS AND CUTTERS. CONCRETE PAVEMENT SHALL CONFORM TO THE CURRENT APWA AC CHAPTER STANDARD SPECIFICATIONS.
 6. ALL DRIVEWAYS SHALL BE 4" UNWEAPONED CONCRETE.
 7. CONTACTED SUBGRADE AND APPROXIMATE BASE LAYER FACTORS SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVEMENT ON BACK OF CURB WHEN EVEN B ASPHALT.
 8. PARKING STALL STRIPING SHALL BE 4" WHITE, 1 1/2" SLIP UNIFORM THICKNESS.
 9. HANDICAP PARKING STALL LOADING ZONE STRIPING SHALL BE 4" WHITE, 2" O.C. @ 49" SPACING, 1 1/2" SLIP UNIFORM THICKNESS.
 10. REINSTALL HANDICAP PAVEMENT MARKING ON HANDICAP PARKING STALLS PER NOTED.
 11. ALL CURBS SHALL BE 6" UNLESS OTHERWISE NOTED.
 12. 5" WIDE DRIVEWAYS SHALL HAVE A MAXIMUM OF 5' CONSTRUCTION JOINT SPACING. WIDE DRIVEWAYS SHALL HAVE A MAXIMUM CONSTRUCTION JOINT SPACING OF 8' UNLESS OTHERWISE NOTED. CONSTRUCTION JOINT SPACING SHALL BE 8' UNLESS OTHERWISE NOTED.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TRAFFIC CONTROL DURING CONSTRUCTION OF DRIVEWAYS AND CURBS. TRAFFIC CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 14. COMPONENT INSTALLATION OF PVC BELLEVUE AND GRANULAR TRENCH BACKFILL FOR PERMANENT TRENCH INSTALLATION.
 15. ALL BEING SHALL CONFORM TO THE LATEST EDITION OF MUTCD.



4801 W. 113th St
 Kansas City, MO 64118



MECC Engineering, Inc.
 1818 S. W. 10th Street, 2nd Floor
 Kansas City, MO 64111
 Phone: 816.452.1000
 Fax: 816.452.1001
 Email: info@mecc.com

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 Kansas City Christian School
 4801 W. 79TH ST.
 Prairie Village, Kansas 66208

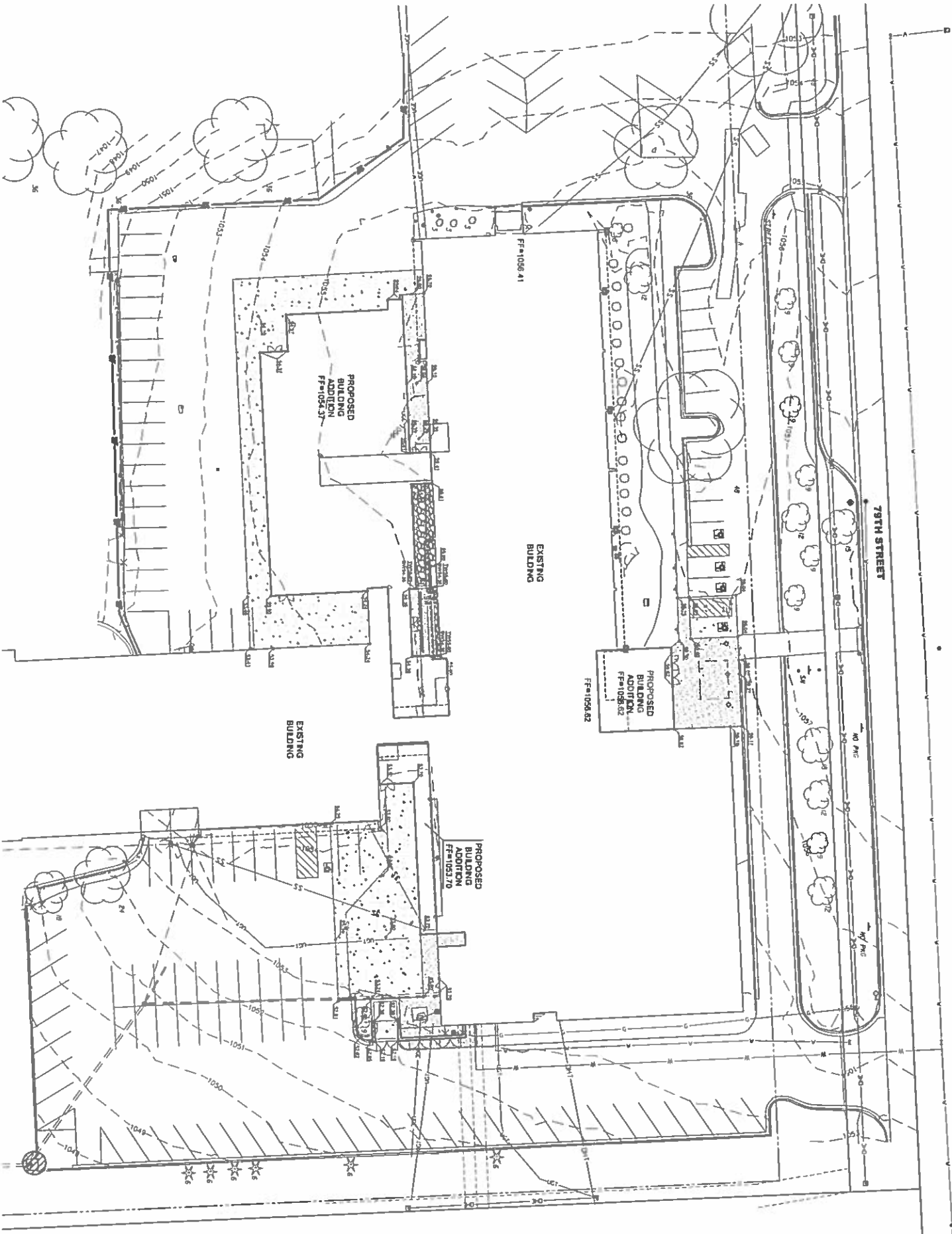
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 SUBMITTAL



200 No. 11300
 Mainline 871-838
 Excelsior 871-838
 800-442-2877

C101

PAVING PLAN



Kansas No. 08-113311100

GRADING NOTES:

1. ALL SPOT ELEVATIONS REFERRED TO RICHED GRADE.
2. ALL CURB SPOT ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
3. SUBSTRUCTURE SOLE AND FILL MATERIAL SHALL BE PROVIDED PER THE GEOTECHNICAL REPORT. SEE GEOTECHNICAL REPORT FOR MAXIMUM FILL HEIGHTS.
4. CLEAN AND DRAIN IMPROVEMENT AREAS, REMOVE ALL ORGANIC AND TOP SOIL MATERIAL. RECONSTRUCT OR REPAIR AND TOP SOIL AND EXCESS MATERIAL SHALL BE REMOVED FROM THE PROJECT SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN EARTHWORK QUANTITIES, ALL IMPORT AND EXPORT OF SOIL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
6. NOTIFY TESTING AGENCY WHEN ELEVATIONS HAVE BEEN CHECKED REQUIRED SUBGRADE, SUBGRADE SHALL BE PREPARED AND COMPACTED PER THE GEOTECHNICAL REPORT.
7. GEOTECHNICAL ENGINEER DETERMINES THAT UNSATURATED SOIL IS FILL MATERIAL, AS DIRECTED.
8. PREPARE LOW VOLUME CHANGE LAYER BELOW BUILDING SLAB PER GEOTECHNICAL REPORT TO CERTAIN VIBRATION OF PRECAST CONCRETE WALLS. ALL IMPORT AND EXPORT OF SOIL MATERIAL SHALL BE PER THE GEOTECHNICAL REPORT.
9. PREPARE LOW VOLUME CHANGE LAYER BELOW PROPOSED PARKING WITH A GEOTECHNICAL REPORT AND LOADED (OWNED). THEREAFTER DUMP TRUCK WEIGHING NOT LESS THAN 30 TONS TO DENSITY SOFT ROCKY AND AREAS OF EXCESS VIBRATION. ALL IMPORT AND EXPORT OF SOIL MATERIAL SHALL BE PER THE GEOTECHNICAL REPORT.
10. COMPLETELY PROOF-ROLL SUBGRADE IN ONE DIRECTION. REPEAT PROOF-ROLL IN OPPOSITE DIRECTION TO FIRM DIRECTION. LIFT EVALUATE SOFT SPOTS, UNSATURATED SOIL, AND AREAS OF EXCESSIVE PLUMP AND RUTTING, AS DETERMINED BY THE GEOTECHNICAL ENGINEER. AFTER PROOF ROLLING AND REPAIRING DEEP SUBGRADE DEFECTS, THE ENTIRE SUBGRADE SHOULD BE SAMPLED TO DETERMINE P AND U AND WORKING DENSITY TO PROVIDE A LABOR SUBGRADE FOR PAVEMENT CONSTRUCTION. LABOR DENSITY AND DENSITY OF SUBGRADE TO BE CHECKED WITH TWO DAYS PRIOR TO THE COMMENCEMENT OF PAVING OPERATIONS.
11. RECONSTRUCT SUBGRADE DAMAGED BY FREEZING TEMPERATURES. FROST AND AN ACCUMULATED WATER ON CONSTRUCTION ACTIVITIES WITHOUT AVOIDING CONSTRUCTION.
12. COMPACTED SUBGRADE AND ADJACENT EASE UNDER PAVEMENTS SHALL BE CHECKED FOR SETTLEMENT. ALL EXCESS SOIL AND WASTE MATERIAL SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING STABLE OR DISTURBED AREAS WHERE THE LAND DISTURBANCE ACTIVITY HAS OCCURRED FOR MORE THAN 14 DAYS. ALL EROSION CONTROL MEASURES SHALL BE COMPLETED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE REPAIRED IMMEDIATELY FOLLOWING EACH RAINFALL EVENT OF 1/8" OR MORE WITHIN ANY 24-HOUR PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL MEASURES. ACTION IS NECESSARY TO CORRECT DEFICIENCIES WHEN DEFICIENCIES ARE IDENTIFIED. CONTRACTOR SHALL ADD EROSION CONTROL MEASURES AS NECESSARY TO CONTROL SEDIMENT RUNOFF FROM THE SITE. ADDITIONAL MEASURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR TO HAVE A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE. ALL FILL PILES, WASH PILES AND ANY CHANGES TO EROSION CONTROL MEASURES SHALL BE NOTED TO THE SWPPP.
3. CONCRETE WASH OR RISE WATER FROM CONCRETE PLACING EQUIPMENT TOOLS SHALL BE COLLECTED AND STORED IN A CONTAINER. WASH WATER SHALL NOT BE ALLOWED TO RUN DIRECTLY INTO ANY EXISTING WATER BODY OR STORM DRAIN. ONE ON-LINE LOCALS FOR CONCRETE WASH OUT WILL BE PROVIDED ON THE SITE. SUCH THAT DISCHARGES FROM CONCRETE WASHOUT WILL BE COMPARED TO THE EXISTING GROUND SURFACE. WASHOUT WATER SHALL BE STORED AND WATER EVAPORATED OR RE-USED INTO THE GROUND.
4. CONCRETE OR WASTING A CHANGE OF CHANGING POLLUTION MAY ONLY BE STORED ON-SITE IN THEIR ORIGINAL CONTAINERS. MATERIALS STORED OUTSIDE MUST BE IN CLOSED AND SEALED WATER-TIGHT CONTAINERS AND LOCATED ON-SITE TO PREVENT OR REDUCE WASHOUT. WASHOUT SHALL BE USED SHALL BE REPORTED AS REQUIRED BY LAW AND APPROPRIATE ACTIONS TAKEN TO CONTAIN THEM.
5. CONTRACTOR TO KEEP ALL SEDIMENT FROM EXISTING OR PROPOSED PAVEMENT.
6. CONTRACTOR TO COMPLY WITH ALL APPLICABLE REGULATIONS OF CITY, STATE AND FEDERAL, REGULATIONS FOR EROSION CONTROL.
7. ALL DISTURBED AREAS SHALL BE REVEGETATED UPON COMPLETION OF PROJECT FOR LANDSCAPE, SOIL AND SITE STABILIZATION.

we design the future
 1127 West 10th Street, Suite 111
 Kansas City, MO 64108
 816.234.1111
 816.234.1111 x111
 816.234.1111 x112

hollis + miller architects

John and Becher
 2201 West 18th Street, Suite 200
 Kansas City, MO 64111
 913.245.9677
 913.245.9677 fax

MKEC Engineering, Inc.
 1127 West 10th Street, Suite 200
 Kansas City, MO 64108
 913.234.1111

CITY SITE PLAN SUBMITTAL

Kansas City Christian School - Addition and Renovation
 Kansas City Christian School
 4801 W. 79TH ST.
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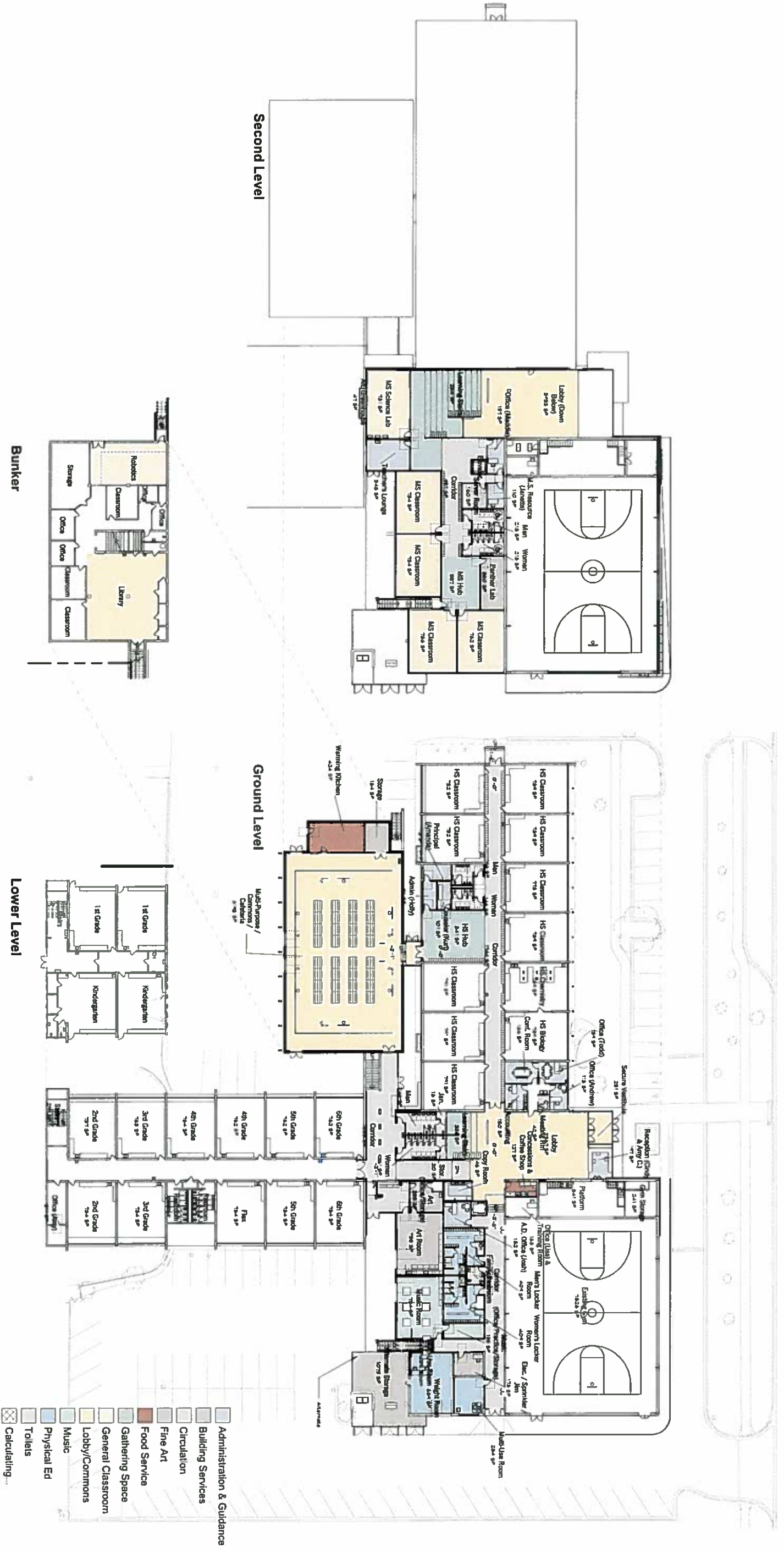


DATE: 11/28/2011
 DRAWN BY: JAB
 CHECKED BY: JAB
 DATE: 11/28/2011

C102

GRADING & EROSION CONTROL PLAN

OVERALL FLOOR PLANS A1





hollis_j_miller architects

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VIEW from NORTH-WEST A3

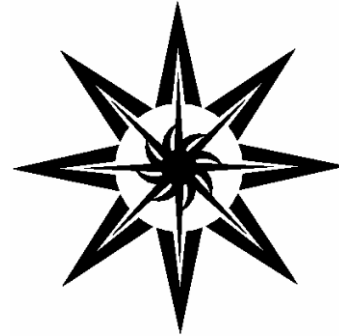
Kansas City Christian School - Addition and Renovation

Kansas City Christian School

09.22.2017



Memo



To: Planning Commission Members

From: Joyce Hagen Mundy
City Clerk, Planning Commission Secretary

Date: 12/1/2017

RE: **2018 Planning Commission/BZA Meeting and Submittal Schedule.**

Attached is the 2018 meeting and submittal schedule for your review. The January and September meetings are moved to the second Tuesday of the month due to conflicts with City Council meetings.

You may want to consider moving the July meeting as it falls on July 3rd.

**City of Prairie Village
 Planning Commission/Board of Zoning Appeals
 Meeting and Submittal Schedule
 2018**

Applications that are incomplete and do not include all the supporting documentation may not be published or placed on the agenda.

January		February		March	
Meeting Date	01/09/2018	Meeting Date	02/06/2018	Meeting Date	03/06/2018
Filing Deadline	12/08/2017	Filing Deadline	01/05/2018	Filing Deadline	02/02/2018
Mail Notices By	12/19/2017	Mail Notices By	01/16/2018	Mail Notices By	02/13/2018
Publish By	12/19/2017	Publish By	01/16/2018	Publish By	02/13/2018

April		May		June	
Meeting Date	04/03/2018	Meeting Date	05/01/2018	Meeting Date	06/05/2018
Filing Deadline	03/02/2018	Filing Deadline	03/30/2018	Filing Deadline	05/04/2018
Mail Notices By	03/13/2018	Mail Notices By	04/10/2018	Mail Notices By	05/15/2018
Publish By	03/13/2018	Publish By	04/10/2018	Publish By	05/15/2018

July		August		September	
Meeting Date	07/03/2018	Meeting Date	08/07/2018	Meeting Date	09/11/2018
Filing Deadline	06/01/2018	Filing Deadline	07/06/2017	Filing Deadline	08/10/2018
Mail Notices By	06/12/2018	Mail Notices By	07/17/2018	Mail Notices By	08/21/2018
Publish By	06/12/2018	Publish By	07/17/2018	Publish By	08/21/2018

October		November		December	
Meeting Date	10/02/2018	Meeting Date	11/06/2018	Meeting Date	12/04/2018
Filing Deadline	08/31/2018	Filing Deadline	10/05/2018	Filing Deadline	11/02/2018
Mail Notices By	09/11/2018	Mail Notices By	10/16/2018	Mail Notices By	11/13/2018
Publish By	09/11/2018	Publish By	10/16/2018	Publish By	11/13/2018