

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, MARCH 6, 2018
7700 MISSION ROAD
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - February 6, 2018

III. PUBLIC HEARINGS

PC2018-01 Request for Special Use Permit - Homestead Country Club
4100 Homestead Court
Zoning: R-1a
Applicant: 73016, LLC
(Continued to April 3rd Planning Commission meeting)

PC2018-03 Request for Rezoning from R-1a to R-1b &
PC2018-103 Request for Lot Split
7540 Reinhardt
Applicant: John Moffitt, MoJo Built, LLC

PC2018-04 Request for Renewal of Special Use Permit for Animal DayCare
8827 Roe Avenue
Zoning: CP-1 Planned Restricted Business District
Applicant: Christine Jennings

IV. NON-PUBLIC HEARINGS

PC2018-104 Request for Site Plan Approval
5200 West 95th Street
Zoning: C-0
Applicant: Garen Miller Architect

V. OTHER BUSINESS

VI. ADJOURNMENT

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

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

**PLANNING COMMISSION MINUTES
FEBRUARY 6, 2018**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, February 6, 2018 in the Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:10 p.m. with the following members present: Jonathan Birkel, Jeffrey Valentino, Melissa Brown and Gregory Wolf.

The following persons were present in their advisory capacity to the Planning Commission Chris Shires, City Planning Consultant on Meadowbrook Development; Chris Brewster, City Planning Consultant; Jamie Robichaud, Assistant City Administrator; David Waters, City Attorney and Joyce Hagen Mundy, Commission Secretary.

APPROVAL OF MINUTES

Gregory Wolf moved for the approval of the minutes of the January 9, 2018 regular Planning Commission meeting as presented. The motion was seconded by Jonathan Birkel and passed by a vote of 4 to 0 with Mrs. Brown abstaining.

Chairman Nancy Wallerstein announced the agenda has been amended and items PC2018-01 - the request for a Special Use Permit at Homestead Country Club and PC2018-03 - the request for rezoning & lot split for 7540 Reinhardt will be continued to the March 6th Planning Commission meeting. Individuals in attendance for those two items were advised that no action would be taken on these applications by the Planning Commission this evening.

NON PUBLIC HEARING

**PC2018-106 Final Development Plan - Meadowbrook Inn
4901 Meadowbrook Parkway**

Gregory Wolf stated that as his law firm represents VanTrust, he would be recusing himself and left the meeting. Chris Brewster also recused himself and left the dais.

Justin Duff, 4900 Main, with VanTrust Real Estate, requested Final Development Plan approval for the proposed Meadowbrook Inn. The Inn is located along the south side of Meadowbrook Parkway (Lot 54) and contains 2.91 acres. The Plan is consistent with the concept shown in the approved Vision Booklet and Preliminary Development Plan for the Meadowbrook development. The Meadowbrook Inn has 54 rooms and approximately 5,000 square feet of retail, including a restaurant with an outdoor patio.

Victor Buckles, with LLK Architects out of Memphis, reviewed the proposed site plan for the inn, noting it is very similar to that presented in the preliminary development plan. The three-story building with a pitched residential style roof building is located close to the residential buildings and auto court. The upper right corner of the building is where

the restaurant and potential retail tenant is located. The inn entry is in the middle of the building with a porte cochere and special paving to set off the lobby. Also planned is a rear courtyard with amenities for the guests. The parking is surrounded by a landscaped wall. The architecture is consistent with the original vision, an English romantic cottage theme. Mix of classic building with a combination of white fiber cement board siding and stone. Material pallet kept elegant. Perspective elevations from different views were presented. The north elevation borders Meadowbrook Parkway.

Jonathan Birkel confirmed the site plan shows a garage for trash containers. Mr. Buckles pointed out the three doors for the fully enclosed trash area with dumpsters that pull out. Mrs. Wallerstein confirmed that the inn is off from Meadowbrook Parkway. Mrs. Wallerstein asked how many parking spaces were provided. Mr. Buckles replied there are 95 on-site parking spaces for the 54 room inn. Mr. Birkel asked how many employees were projected. Justin Duff responded 4 to 5 employees are projected for the inn. Mrs. Wallerstein confirmed overflow parking would be on Meadowbrook Parkway.

Jeffrey Valentino asked if there would be a monument sign for the Inn. Mr. Duff replied that at this time they don't have a sufficient feel for the type of restaurant to design a sign and will be coming back to the Commission with that at a later date.

Mrs. Wallerstein asked if there would be meeting rooms on the second floor. Mr. Duff responded that currently there is a meeting room on the main floor. He reviewed the proposed layout of the first floor and how it could accommodate corporate board meetings or retreats. He hoped the restaurant would be flexible and also have meeting areas.

Chris Shires, with Confluence, the Planning Consultant on the Meadowbrook Project, noted the proposed Final Development Plan is consistent with the approved Preliminary Development Plan. The conditions of approval from the Preliminary Development Plan approved in December of 2015 have been addressed.

The Meadowbrook Vision Booklet and Preliminary Development Plan estimated the room count for the Inn at 50 rooms. The slight increase to 54 rooms, as proposed, is permissible as this increase is less than a 10% variance from the approved Preliminary Development Plan, as is allowed in the zoning code.

The parking memorandum prepared by the applicant's engineer provides an appropriate basis for the Inn's parking demand and credit for parking shared between the hotel and restaurant use is appropriate in this situation, as many restaurant customers will also be staying at the hotel.

As part of the previous approval of the Preliminary Development Plan, a condition was placed that all major service vehicles for the Senior Living Center and the Inn shall use only the entrance at 94th Terrace/Rosewood Avenue and that deliveries avoid the am and pm peak traffic times. This original condition has been added as a recommended condition of approval of the Final Development Plan for the Inn.

Mr. Shires noted the applicant will need to provide an auto-turn analysis to verify that emergency service vehicles can adequately circulate through the site and may need to modify the site plan to provide an emergency vehicle access along the west side of the building. The building's covered entrance (porte cochere) will need to be designed and constructed with a minimum 13.5 feet of vertical clearance for emergency vehicles. The clearance width of this covered entrance will also need to be wide enough to accommodate emergency vehicles. The location of the fire department connection to the building's fire sprinkler system and the location of all on-site fire hydrants will need to be reviewed and approved by the Fire Department.

Mr. Shires reviewed the following recommended conditions of approval:

1. The applicant agrees that all major service vehicles for the Inn shall use only the entrance at 94th Terrace/Rosewood Avenue and to direct their vendors to avoid am and pm peak traffic hours.
2. The applicant providing an auto-turn analysis for the site for emergency vehicle circulation and addressing, to the satisfaction of the Fire Chief, all emergency vehicle circulation requirements as well as the locational requirements for the fire department connection and all fire hydrants.
3. Prior to the issuance of any building permits, the applicant provide a revised Final Development Plan and building elevations that address all staff comments.

Nancy Wallerstein asked if the service vehicles could be limited to a specific time of day. She is concerned with large vehicles driving through the center of a park. Mr. Shires stated that technically they could be limited, but his recommendation would be to encourage the Commission not be specific on that issue. He feels the proposed use as an inn would have limited service vehicle traffic.

Justin Duff responded that, as they have committed for the other areas of the park, they would try to manage service drivers and delivery times to the early morning or late evening hours. He agrees with Mr. Shires' recommendation. Mrs. Wallerstein noted the Senior Living traffic is coming from 94th Terrace or Rosewood and not through the center of a park.

Jeffrey Valentino moved the Commission approve the Final Development Plan for the Meadowbrook Inn at 4901 Meadowbrook Parkway subject to the following conditions:

1. The applicant agree that all major service vehicles for the Inn shall use only the entrance at 94th Terrace/Rosewood Avenue and to direct their vendors to avoid am and pm peak traffic hours.
2. The applicant providing an auto-turn analysis for the site for emergency vehicle circulation and addressing, to the satisfaction of the Fire Chief, all emergency vehicle circulation requirements as well as the locational requirements for the fire department connection and all fire hydrants.
3. Prior to the issuance of any building permits, the applicant providing a revised Final Development Plan and building elevations that address all staff comments.

The motion was seconded by Jonathan Birkel.

Melissa Brown asked for clarification on the north elevation, if a sign was to be located at that point. Mr. Buckles replied there is no signage proposed. Mrs. Brown noted on the second perspective she likes the massing of the restaurant; however, the portico on the south extends into the stone massing wall and suggested where a stronger element could be placed. Mr. Buckles replied that they will keep that in mind.

Jonathan Birkel asked if there were rooms on the second floor behind the gable. Mr. Buckles confirmed there were rooms behind the gable on the second floor.

Chairman Nancy Wallerstein called for a vote with the motion passing unanimously.

Commissioner Wolf returned to the meeting.

PUBLIC HEARINGS

PC2018-01 Request for Special Use Permit - Homestead Country Club 4100 Homestead Court

Dennis Hulsing, 5009 West 68th Street, stated he purchased the County Club in early November with plans to revitalize the club with improvements to the existing facility as well as expanding its facilities and enclose a bank of four tennis courts currently covered by a temporary bubble.

Chris Brewster noted that staff had completed their review of the application; however, a drainage study was not completed and submitted to Public Works for review. Staff felt there may be changes to the staff report based on the drainage study and recommend the application be continued to the March 6th meeting with a drainage study to be completed and presented to Public Works for review.

Chairman Nancy Wallerstein opened the public hearing on this application.

Mary Anne Murray Simons, 4110 Homestead, stated that she was speaking on behalf of the neighbors on Homestead Drive adjacent to Homestead. Over the past years, their homes have experienced serious drainage runoff from the existing lot on the north side of the club. They view the expansion as a significant encroachment. The additional impermeable square footage is of great concern, as storm runoff flows directly to and through their yards toward the drain on Homestead Drive. Add to this the addition of two banks of raised tennis courts between the clubhouse and the tennis courts that create additional runoff on the south side of the club, not to mention the significant light pollution experienced by the adjacent residents.

Screening the perimeter of the club with mature evergreen trees of a certain height, width and caliper is something the neighbors would like to see to both screen their homes from the club as well as serve as a sound barrier and also asked the club to maintain both the new and existing trees on the site. They asked that Homestead partner with the neighborhood to contain and control storm water runoff, to present detailed plans to neighbors and provide the opportunity for their input and comment and look to the City to be diligent in its oversight of the Homestead expansion plans.

Nancy Wallerstein stated that the public hearing will remain open and continue at the March 6th Planning Commission meeting.

Gregory Wolf moved the Planning Commission continue consideration of PC2018-01 to the March 6th Planning Commission meeting. The motion was seconded by Jeffrey Valentino and passed unanimously.

**PC2018-02 Request for Special Use Permit for a carwash &
PC2018-102 Amendment to Preliminary Development Plan
7930 State Line Road**

Aaron March, 4510 Belleview, attorney for the applicant, introduced the following members of their team in attendance: Pettey Hardin, principal with Tidal Wave, and Thomas Wells, development consultant for Tidal Wave. He thanked the staff and the neighbors for their comments and input on this application. Mr. March noted the proposed site is an approximately 1.3 acre lot at 7930 State Line Road that previously housed an office building that has been vacant for the past two years. In 2015, the property was rezoned CP-1 to accommodate a fast food drive-thru restaurant. They are not seeking rezoning of the property, but approval of a revised preliminary development plan and special use permit for the operation of a car wash. Mr. March stated they concur with the staff report and conditions of approval with one exception.

Pettey Hardin, PO #311 Thomasville, GA, provided history on Tidal Wave which first began in 2004 in Atlanta, Georgia. They were selected by the United States Small Business Administration as the Small Business of the Year for Georgia in 2009. This site would be their 36th operation in the country. He noted of the 27,000 car wash facilities in the country, they have consistently been ranked in the top 50. The company objectives are 1) to be the most attractive business in the community, 2) to provide the cleanest, greenest and easiest car cleaning service and 3) to maintain each location in a clean and beautiful manner with superior customer service.

They generally operate their facilities seven days per week from 8 a.m. to 8 p.m. at most locations. This can change with the seasons, generally closing earlier in the winter. Recycled water is used at all locations. Water conservation is promoted by reducing the amount of “fresh” water needed to provide a quality exterior wash vs. car washes at home using 14 to 20 gallons of fresh water vs. 80 to 140. Waste water from their operation is filtered prior to entry into the sanitary sewer system.

Mr. Hardin stated Tidal Wave is very active in the communities where they are located, partnering with local schools, athletic teams, service organizations, churches and other 501(c)(3) organizations. The third Friday of September is designated as “Charity Day,” with 100% of ALL proceeds donated to special needs charities.

Thomas Wells, developer consultant for Tidal Wave, reviewed the site plan for the project with the proposed landscaping. He noted that they have taken the existing two entrances and combined them into one location. The entrance lane comes up to the

pay station and circles around to the tunnel where the car wash is done. Prior to preparing this plan they met with the neighbors to gather input to address their concerns and the concerns addressed with the previous application for this site, amending their original site plan. As a result of that meeting, the tunnel location was moved from the center of the site to closer to State Line Road and further from the residential properties.

Mr. Wells shared a photo of an existing operation, showing stacked veneer stone on top of a water table then a split base masonry unit on the lower elevation. He pointed out the mechanical room that adjoins the car wash, noting that all of the equipment is enclosed. These elements are continued throughout the site. Mr. Wells showed a photo of the pay terminal, which is enclosed in brick (similar to an ATM machine) and attached to the canopy. The tunnel entrance to the north was presented. The south elevation is predominately glass with stone and masonry accent on each end. The tunnel canopy has an eave height of 12 feet and a peak height of 18 feet. A rendering of the exit elevation that is located closest to State Line Road and contains the dryers was reviewed. The northern elevation was shown that backs to the interior of the site. The proposed vacuum canopies have a 9 foot clearance with a façade of 42 inches. A rendering of the brick vacuum enclosure was shown and Mr. Wells noted that at the request of the neighbors, this also has been moved to a different location than their original plan.

A privacy fence is proposed where this property abuts the residential properties on the northwest side and southwest corner. It is a composite fence with a lifetime guarantee that simulates a rock wall but also has soundproofing qualities. The fence would require zero maintenance once constructed as opposed to a cedar wooden privacy fence.

Mr. Wells reviewed a cross section of the enhanced landscape buffer location where the fence would be constructed on the northwest side. The property line is in the backyard of the residential properties to the northwest and an existing chain link fence serves as a barrier between the residential properties and the parking lot of the vacant office building. Their plan is to create a landscape buffer by planting some evergreens, large shrubs and small trees along that portion and the privacy fence would be located on the interior of the site adjoining the paved area.

The two primary issues were presented at the neighborhood meeting. One was to relocate the vacuum enclosure, which was proposed in closer proximity to the residential properties, even though it is a fully enclosed structure. Sound measurements have been taken finding this to be less than 63 decibels at 25 feet. However, they were able to relocate it from the proposed island to further away from the residential properties. The second request was to extend the privacy fence beyond the end of the residential property to the abutting south property line.

Mr. Wells summarized the following actions taken in response to residents' requests:

- The site was reconfigured so that the tunnel exit is facing and closest to State Line Road
- South levels at a distance of 25 feet from the vacuum enclosure were measured at 62.4 dBA, which is less than normal conversation at 3 feet

- Vacuum enclosure has been relocated on the site to provide additional separation from the residential properties. It is 140+ linear feet to the nearest residential property line.

Aaron March noted the preliminary plan approved for this site in 2015 was for a drive-thru fried chicken restaurant that would be open until 11 p.m., consistent with the many drive-thru restaurants located along State Line Road. They feel that their use is much less invasive and more compatible with the adjacent residential properties. Their hours of operation are fewer, creating a reduction in light and noise. There is no smell or odor associated with their operation. This use will generate less traffic, with 34% fewer afternoon peak traffic trips and the proposed plan reduces the number of curb cuts onto State Line Road from two to one, creating safer conditions.

Mr. March stated they are in agreement with the conditions of approval numbers 1 through 7 recommended by staff. They request that condition #8 be amended as follows:

The Special Use Permit shall be valid for a period of 5 years, **and shall automatically renew for successive 5 year periods** ~~at which time a renewal of the permit shall be based on~~ **Staff's determination that the special use continues** ~~continuing to~~ meeting the criteria of the original approval, and **the Applicant** addressing any unanticipated impacts **identified by Staff** from this use on adjacent residential property.

Mr. March stated it is very difficult to get a loan for a \$3.4M investment that is only secured for a five year timeframe. They are looking for a little more certainty that if they are following the requirements of the city that the permit will be renewed. They are not seeking an unlimited period of time, but that the renewals be automatic, pending their compliance with the requirements of the City.

Chris Brewster noted this site was rezoned for C-O and R-1B to CP-1 in 2015, in association with a preliminary development plan for a restaurant. An associated conditional use permit for a drive through restaurant was approved at the same time. The Planning Commission and City Council approved the application in September 2015. A final site plan was approved by the Planning Commission in October 2015.

The approved application and use was never constructed, and this new proposal for the site reflects a change in the preliminary development plan, requiring Planning Commission review and a recommendation to the City Council on the new development plan. In addition, the proposed use as a Car Wash is a special use in the CP-1 zoning district, also requiring a Planning Commission recommendation and City Council final decision. Therefore, this application involves two separate but related actions by the Planning Commission:

- Recommendation to the City Council for an amended preliminary development plan; and
- Recommendation to the City Council for a special use permit

If each application is approved by the City Council, a final development plan will be submitted to Planning Commission for review prior to building permits being issued.

Approval of each of these applications by the City Council will allow the applicant to prepare and submit a final development plan for construction, refining of the details of the preliminary plan, addressing any conditions of approval of the preliminary plan or special use permit, and demonstrating compliance with all other city ordinance requirements.

This property is located south of the Panda Express, which was rezoned to CP-1 in 2007. The parcel has 100 feet of frontage on State Line Road and has a depth of 651 feet along the south property line. The parcel has an irregular boundary and contains approximately 1.37 acres. The site is occupied by an office building that was built in 1968 and the applicant proposes to demolish that building and construct a Tidal Wave car wash. A neighborhood meeting was held on January 15, 2018, and the applicant has noted the changes made at the residents' request at that meeting.

In considering an amended preliminary development plan for CP-1 zoning, the Planning Commission must consider the same criteria for the initial preliminary development plan. Mr. Brewster noted that most of the conditions of the property have not changed since the application that came before the Commission in 2015. The factors include, but are not limited to the following:

1. The character of the neighborhood;

The general character of this area is business on both sides of State Line Road. Culvers, Wendy's, CVS Pharmacy and McDonald's are located on the east side of State Line Road and all four have drive-thru windows, and in general are automobile-oriented commercial sites. To the south are offices. The immediate area to the north is developed with restaurants and retail uses, the abutting Panda Express also has a drive-thru window.

There are residential uses to the northwest and west of this property which have their rear yards adjacent to this site. Due to the irregular shape of this lot and pattern of streets in the vicinity, the residential adjacency begins approximately half-way down the northwest property line of this site, comprising the rear lot line of residential lots that front on Somerset. The southwest rear edge of this property abuts rear lot lines or residential lots in Leawood. This is a sensitive adjacency that is typical of many commercial corridors in older residential areas.

2. The zoning and uses of property nearby;

North: CP-1 Planned Restricted Business - Panda Express and R-1B Single-Family Residential - Single-Family Dwellings

East: Commercial (Kansas City, MO) - CVS and Wendy's

South: R-1 Single-Family Residential - Single-Family Dwellings and SD-0 Business Office District - Financial Institution (Leawood, KS)

West: R-1B Single-Family Residential - Single-Family Dwellings

All of the property in the immediate vicinity along this corridor is zoned for commercial or office uses. There is a small area between Somerset and 79th Street north of this site that is zoned residential (R-1B), and residential property south of 83rd Street in

Leawood, which is also residential. Property generally to the rear of this site is zoned residential. Property immediately off the corridor to the west transitions to R-1B zoning.

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

The existing building was previously used for office space, but has been vacant since around the time of the original application in 2015. At that time, the property was experiencing some degree of vacancy and the previous application noted that the office market in Prairie Village is weak for this type of space. The building is older, having been built in 1968, and its appearance is not such that it would command the interest of many potential tenants. The existing building probably is at a state where a teardown and rebuild is a logical solution to more economically and effectively use the site. Since this property is on State Line Road, redevelopment for commercial use has a stronger potential.

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

The properties to the north, south and east are developed for business uses and the redevelopment of this property will not detrimentally affect them. There will be additional traffic because a car wash generates more traffic than an office, but State Line Road can accommodate it. The applicant has submitted a traffic study, which projects that the expected traffic flow will be comparable or less than the previous anticipated use as a restaurant. This is in part reflected by different expected peak times, different capacity of the site (car wash bays vs. tables /drive-through in a restaurant), and the general nature and market for the proposed use in this area.

The residential uses to the northwest and southwest would be most affected by the car wash because of noise and lights from the traffic. The development plan proposes locating the higher intensity activities of this use to the front portion of the site along State Line, separating this from residences by both distance and the buildings. However, traffic circulation and other lower intensity activities are located closer to the residential property. Fencing and landscaping will be required to screen the use from the residential properties in a manner that mitigates negative effects. The car wash will be required to follow the outdoor lighting regulations, which prohibit outside lighting from impact on adjacent property.

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

Until 2015, the building had been continually occupied by office uses since it was built, but was beginning to experience some degree of vacancy. It has been completely vacant more recently, due to the pending redevelopment of the site.

6. 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;

The redevelopment of this site will permit the removal of one structure that is not at the quality that is desired by the market, and will allow the redevelopment for a use that will be of higher value relative to what has been occurring on this site and in the vicinity more recently. The site has not been well maintained or fully occupied under the

previous office zoning. The recent approval of a redevelopment plan for a restaurant and drive-through under the current CP-1 zoning also were not completed. Maintaining the standards of this previously approved development plan does not present any significantly different impacts on adjacent neighbors or property that cannot be adequately addressed through comparable site plan, design or performance standards for the new development plan.

7. City staff recommendations;

Mr. Brewster stated it was the opinion of Staff that this is a logical request for an amended plan in the CP-1 Planned Restricted Business District Zoning. The use is of a comparable intensity to the previously considered use under a different development plan for the CP-1 district. The lot fronts on a commercial corridor where commercial uses benefit from exposure and capturing traffic from the corridor, so the context attracts uses such as proposed. This is an unusual site due to the long, narrow configuration of the lot, which is not compatible to more conventional or typical office building formats under the previous zoning. The proposed plan and use seems to use this irregular shape to its advantage. However, due to the car-oriented nature of this use (as was with the previous use approved under the CP-1 rezoning), and due to the intensity of activities under this plan, mitigating any potential impacts is important. Improving the relationship to the adjacent residential property and improving the aesthetic appearance of the buildings and site along State Line are the key strategies for making this generally appropriate concept meet the intent of the Planned Zoning District.

8. Conformance with the Comprehensive Plan;

Village Vision identifies this area as a Commercial Improvement area in the Conceptual Development Framework. There are no specific policies, plans or concepts for this portion of the State Line corridor.

The general policies for Commercial Improvement areas suggests that periodic upgrades are necessary for the City's commercial areas to remain attractive and retain tenants, including façade changes, signage or landscape improvements, and redevelopment with particular attention on how they relate to surrounding neighborhoods and to public streetscapes.

9. Approval of the Preliminary Development Plan.

Mr. Brewster noted that all planned zoning is conditioned on an approved preliminary development plan. Therefore, substantial amendments to a preliminary development plan require consideration of the criteria for evaluating the preliminary development plan, which are the same criteria as is used in site plan approval. Staff analysis of the proposed preliminary development plan is as follows:

a. The site is capable of accommodating the buildings, parking areas, and drives with the appropriate open space and landscaping.

The landscape plan demonstrates attention to some of the sensitive relationships of this site. The proposed vinyl fence will be a dominant feature on this property and is crucial to the relationship with the residential uses. Evergreen plants are shown on the neighbors' side of the fence to soften the impact of this feature. Specifics on the exact

type and color of the fence will need to be supplied prior to the final development plan, including either material samples or photos if this product applied on other similar sites. The design, location and size of the fence included in the plan demonstrates the visual screening aspect, and specifically the mitigation of headlights from the circulation or any queuing of vehicles. Per the residents' request the fence will continue around the western-most extent of the south property boundary that also abuts residential property. Some additional landscape materials are recommended for portions of the site, including: the front shrub bed to improve the relationship to the streetscape, the triangular lawn on the northeast corner of the building, the southeast corner of the building along the neighborhood property line, and the interior side of the fence.

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

The property is currently served with water, sewer, gas, electric, telephone and cable. The size of the proposed building does not appear that it would require anything out of the ordinary and the available utilities should be adequate to handle the project.

c. The plan provides for adequate management for stormwater runoff.

The area of the site is 1.36 acres with 1.15 acres covered with impervious material including a building and pavement. The proposed project will have 0.93 acres of impervious area. This is a reduction of approximately 9,583 sq. ft. of impervious area. Since the impervious area has been reduced, a stormwater master plan will not be required at this time. The stormwater and drainage will be reviewed by Public Works as a part of the building permit process.

d. The plan provides for safe easy ingress/egress and internal traffic circulation.

Ingress and egress will be provided from a single point off State Line Road, near the existing north entrance to the site. The plan shows a single-lane entry and a two-lane exit providing a left and right out option onto State Line Road. Within the site a circulation lane allows an ample number of stacking spaces so there should not be a traffic problem on State Line. The internal portion of the site is designed for circulation between the queuing area for the car wash, the pay kiosks and the exit. The volume of traffic generated by the car wash is projected in the traffic study, and has been reviewed by Public Works. The projected traffic is comparable and less than the impacts under the previous plan, and does not appear significant enough to affect State Line Road.

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

The site plan appears to be well laid out considering its limited size and irregular configuration of the lot. The more intense activities have been oriented toward State Line Road, which is a high traffic commercial corridor. The plan has added additional landscape area and fencing beyond the current condition, which can help mitigate potential impacts on adjacent residential property. More open areas allow for more landscaping as well as reduce stormwater runoff from the current condition.

The plan demonstrates attention to the sensitive residential boundary with screening and landscape to block visual impacts. The circulation and queuing area does pass

near this screen but the majority of activity is located to the internal portion of the site, and the building with the most intense activity located farthest from the residential boundary. The central portion of the site does include both a series of pay kiosks and a trash enclosure. However, there are not design concepts or details associated with the pay kiosks. If canopies, structures, or other related service stations will be constructed here, typical details and examples should be provided. In addition, details to the operating and performance of the pay kiosks shall also be provided including any expected noise impacts for residents, and how those potential impacts are to be mitigated under this plan.

A lighting plan has been submitted that demonstrate the light levels at the residential perimeter are zero. The adjacent commercial properties are at varying levels, but are within commonly acceptable levels for commercial adjacency. However, pole heights should be shown on the plan to verify these performance levels and the general compatibility with surrounding property.

Mr. Brewster noted when the Planning Commission has considered other redevelopment projects, pedestrian access and connectivity has been considered. The applicant has provided a sidewalk adjacent to State Line Road, which will connect to the sidewalk to the north. The proposed use of this site is vehicle-focused so pedestrian access to the building and site is not provided, nor considered necessary.

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

The applicant has submitted photographs of a comparable prototype facility, a photo simulation of the proposed building, and typical elevations. The plan includes four structures - a car wash building of approximately 3,500 square feet, a canopy that covers 17 pay kiosks in the central portion of the site, a vacuum screening structure at the west end of the pay kiosks, and a trash enclosure further to the west end of the kiosk.

The car wash is the most significant structure and the submitted images and elevations depict a cultured stone veneer as the predominant material on the front facade with natural earth tones, built upon a split-faced block base. The roof is blue prefinished standing seam metal. A large portion of the facades on the north and south elevations is glass, providing views into the car wash equipment aligned in a long, linear fashion. A larger part of the building projects into the internal portion of the site is EFIS material with stone accents.

The canopy over the pay kiosks is also a significant structure. It appears that a blue metal panel canopy that covers the parking area and equipment is typical.

Details on the dumpster enclosure show an 8-foot high, fully enclosed structure with “facade to match the on-site buildings.” It is not clear which materials of the building are proposed for this, however from other examples split-face block base with an EFIS main wall is typical.

The vacuum enclosure has been relocated to the east end of the pay kiosk. Examples of the typical enclosure have been provided, materials, elevations and details will need to be provided at final plan approval.

Material samples were provided for view at the Planning Commission meeting for all structures including:

- The fence (photo examples or manufacture specifications for this specific material may be acceptable if a sample is not possible)
- The car wash building, canopy, vacuum screen and trash enclosures.
- Colors and basic material parameters should be committed to in the preliminary development plan, or detailed on conceptual elevations.

g. The plan presents an overall development pattern that is consistent with the Comprehensive Plan and other adopted plan policies.

This was reviewed in Section 8. of the general CP-1 criteria. There are no specific plans or policies for this area under the comprehensive plan, that would impact the preliminary development plan beyond that criteria.

h. The Planning Commission and Governing Body may, in the process of approving preliminary and final plans, approve deviations from the standard requirements as follows, provided any deviations approved shall be in keeping with accepted land planning principles and must be clearly set out in the minutes as well as on exhibits in the record:

The setbacks of buildings from a property line other than a public street may be reduced to 60% of the standard requirement and setbacks at paved areas adjacent to property lines, other than street lines, to zero if existing or proposed development on said adjacent land justifies the same.

Site plan has elevations for the trash enclosure and the typical elevations include dimensions that demonstrate compliance with the C-1 zoning standards. The C-1 district has the following development standards for buildings:

- height - 35 feet max;
 - The main carwash feature is 18 feet high at the ridgeline; approximately 12 feet high at the soffit (eave) height along the longer elevations; with a cupola beginning at approximately 21 feet, 9 inches
- front setback - 15 feet;
 - The site plan shows the main car wash building approximately 42.5 feet from the front property line.
- side setbacks - none, except when abutting lesser districts the standards of that district apply. In this case, the south lot line is zoned office and the comparable setback under the Prairie Village zoning ordinance is 10 feet for one-story (approximately 10 - 18 feet); 15 feet for two story (approximately 19-28 feet); and 20 feet for two and one-half story buildings (approximately 29-35 feet). Therefore, the actual height of the proposed structure will determine the appropriate setback on this side.
 - The site plan shows the main car wash building to be greater than 10 feet from the south side property line. It is primarily a

one-story structure with an eave height of 12 feet along this elevation and a ridge height of 18 feet further internal to the site.

- rear setback - none, except 10 feet when abutting lesser districts, which is the case for this lot.
 - The site plan shows that all structures are well beyond a 10 foot rear property line.
 -

Dimensioned plans have not been submitted for the accessory structures, including the 20 x 20 prep canopy, the 25 x 16 pay kiosk or the vacuum canopy; however, the illustrations and prototype examples demonstrate these are typically within these standards and accessory to the car wash building.

Detailed and dimensioned plans should be submitted prior to final plans, demonstrating that all building dimensions meet the above standards, and, in general, the preliminary development plan should commit to general compliance with these standards.

ANALYSIS - SPECIAL USE PERMIT:

Mr. Brewster stated car washes are listed for eligibility in the C-1, C-2 and C-3 districts only, and therefore are applicable to the planned version of these districts (CP-1). There are no specific criteria or standards for car washes, so the special use permit should be evaluated according to the general special use criteria in Section 19.28.035. He noted that some of these criteria are similar to those for a preliminary development plan and have been addressed.

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

This was more fully reviewed in the overall CP-1 and preliminary development plan criteria above. Car washes do not have any additional use-specific standards to apply in this situation.

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

This was more fully reviewed in sections 3., 4., and 6. of the CP-1 / preliminary development plan criteria.

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

This was reviewed in section 6. of the CP-1 / preliminary development plan criteria.

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

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

This was generally reviewed in sections 9.a., d., e. and f. in the CP-1 / preliminary development plan criteria.

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

This was reviewed in sections 4., 9.a, d., e. and f. in the CP-1 / preliminary development plan criteria.

- F. Adequate utility, drainage and other necessary utilities have been or will be provided.**

This was reviewed in sections 9.b. and c. in the CP-1 / preliminary development plan criteria.

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

This was reviewed in section 9.d in the CP-1 / preliminary development plan criteria.

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

This was covered under the general development plan criteria. In addition, a car wash has particular impacts that need consideration under this factor, which is why it requires a special use permit in the CP-1 district.

As a water intensive use, specifics on the drainage, run-off and how wastewater is handled on the site and in relation to other water, wastewater and run-off infrastructure will be reviewed by Public Works in association with the drainage permit and other construction permits. The applicant has supplied some analysis in the preliminary plan and indicated that this plan will recapture all waste water resulting from the car wash.

In addition, some activities associated with this use occur in parking areas. The visual screening of this has been covered under other criteria. The applicant has submitted an acoustic measurements document of a comparable location in Sharpsburg, Georgia to assess the potential impact on adjacent sites, which is included in the packet. This test resulted in measurements between 56.6 decibels and 89.7 decibels - the highest being at a distance of 25' from the most intensive equipment and on axis with it. This would be comparable to a location on State Line Road for this site plan. This study does not make a direct translation to the findings or typical expected results for this site. The applicant should provide this information at the hearing, and identify how any of the screening and noise mitigation components of the site plan will affect the west and northwest boundaries near residential property.

For reference, a survey of several peer community noise ordinances revealed the following typical ranges, measured at the boundary of adjacent property. (ranges reflect different communities' thresholds):

	Business Hours (7AM - 10PM)	Quiet Hours (10PM - 7AM)
Residential	60 dBA - 70 dBA	45dBA - 55dBA
Commercial	65 dBA - 80dBA	50dBA - 60dBA
Industrial	80dBA - n/a	60dBA - n/a

I. Architectural style and exterior materials are compatible with such styles and materials used in the neighborhood in which the proposed structure is to be built or located.

This was reviewed in section 9.f. in the CP-1 / preliminary development plan criteria.

Mr. Brewster stated that staff recommends approval of both the amended preliminary development plan and the special use permit, subject to the following conditions to be addressed prior to a final development plan, which shall be approved by Planning Commission:

1. Landscape plan amendments.
 - a. Add two shade trees to the front shrub bed. They should be 2.5" caliper and species of Qeucus bicolor is recommended.
 - b. Add shrubs and perennials to fill the triangle lawn island at the northeast corner of the buildings
 - c. Add shrubs in the lawn area at the southeast corner of the building, along the neighboring property line.
 - d. Provide shrubs and perennials on the interior side of the fence to soften the visual impact (to be reconsidered in association with specific fence color and material sample reviews).
 - e. Tree types at the west corner of the planting plan are not indicated on the schedule. Norway Spruce is recommended.
2. Site Plan amendments
 - a. Identify the fence color and provide samples of the fence, prior to final plan. Extend the fence at the west side of the site to continue up the south property line to the point of the last rear boundary of a residential lot. (Note: Manufacture specifications showing photographs and the sound-mitigating characteristics of the fence have been submitted as a supplement to the application, and will be reviewed by staff - SlimTek Simulated Stone Fence.)
 - c. Identify utility boxes to determine the visual impact, and screen these from adjacent property and streetscape with landscape materials.
 - d. Indicate pole heights and specific locations of lights to show performance criteria on the photometric plan.

- e. The applicant continue to advance the concept for emergency vehicle access shown in the Autoturn Exhibit, except that the backing area be a fire land designed for no parking, and an loss of employee parking be located elsewhere on the site.
3. Final elevations and details of the car wash building, canopy and associated equipment, and the vacuum screen shall be supplied including materials, colors, building dimensions, and other details. Specific materials and color for the trash enclosure, canopy and vacuum screen that complement the primary materials of the car wash building shall be specified. (Note: Typical elevations were provided as a supplement to the application, and have been incorporated into the staff review in this report.)
4. All signs shall be approved by a separate permit and meet the City of Prairie Village sign requirements. Any proposed monument signs shall be shown on the final development plan and approved by the Planning Commission.
5. Operational limits and specifics of the facilities are confirmed including the following:
 - a. Details of the pay kiosks, including design, location of structures, and operating characteristics of equipment, and particular any anticipated noise impacts and mitigation strategies.
 - c. Hours of operation shall be limited to 7AM to 9PM
6. Appropriate drainage permits be reviewed and approved by Public Works, including facilities designed to address the water and wastewater quantities and quality associated with the car wash activities.
7. The acoustic measurement study of the Sharpsburg, Georgia site shall be interpreted to expected noise levels for this particular site plan, and noise impacts on the adjacent residential property shall be mitigated with a combination of vegetation, structural screens, noise regulators on the equipment and/or operational limits. The site shall meet a performance standard measured from any adjacent residential property of a maximum of 65 decibels between 7 a.m. and 10 p.m., and 55 decibels between the hours of 10 p.m. and 7 a.m.
8. The special use permit shall be valid for a period of 5 years, at which time a renewal of the permit shall be based on continuing to meet the criteria of the original approval, and addressing any unanticipated impacts from this use on adjacent residential property.

Gregory Wolf asked if the city had ever granted the requested language regarding the term of a special use permit. Mr. Brewster replied that the city has granted permits with indefinite terms. He noted the city still has the ability to revoke a permit should the conditions not be met. The concern expressed by Mr. March is a common concern. As long as the city has the ability to revoke and enforce, staff accepts the proposed language.

Chairman Nancy Wallerstein opened the public hearing on the application:

David Wooldridge, 2115 Somerset Drive, stated when they purchased their property it abutted two small office buildings. They have experienced several problems since the zoning was changed to allow Panda Express, including excessive noise, late deliveries

and increased traffic. He noted that the neighborhood on the Kansas side contains 70% office buildings whereas on the Missouri side it is 92% commercial. There are no residences behind these intense commercial properties. There are 9 residences behind this proposed commercial use. He stated that an eight or ten foot fence would not screen the proposed carwash from his view due to the change in elevation between his property and this site. He will still see the full operation of the car wash, 12 hours a day, seven days a week. Mr. Wooldridge stated this is not acceptable, it is against his best interest and goes against the Golden Factors. This mass of impervious surface is not acceptable. The residents do not deserve to have a giant car wash in their backyard.

With no one else to address the Commission, the public hearing was closed at 8:35 p.m.

Mr. Wells stated they met with Mr. Wooldridge before they made their initial application to the City, trying to discern what the previous issues were and during those series of meetings, the reorientation of the site occurred. Melissa Brown stated she like the new orientation but noted that the civil drawings do not reflect that change. On sheet 4 with the striping of the lines for the car wash, she would like to see a striped line added behind the sidewalk to better protect pedestrians from cars pulling out on to State Line Road. Mr. Wells responded that these are preliminary concept plans and that striping and an ADA ramp will be shown on the final development plans.

Jeffrey Valentino confirmed the canopy was metal and that they are proposing 17 vacuum stations. Mr. Wells replied generally 8 to 12 spaces are being used at any one time. Typically they like to have at least 18 stations for the convenience of their customers, preferably 20 to 24 stations. Mr. Valentino stated he would like to see a reduction in the number of stations and the turn area rounded out. He compared this operation to that of Big Splash on Metcalf that doesn't have nearly as many vacuum stations. Mr. Wells stated the operation has been pulled back considerably already in response to the residents.

Mr. Valentino noted the bright blue canopy structure catches the eye and he feels its color should be reconsidered. He is not fully on board with the decibel ratings. Mr. Wells replied the central vacuum system is tied to one 25 horse power motor that powers all the vacuum stations. The motor is in a fully enclosed concrete structure with any noise going up. The most noise from their operation is at the end of the tunnel inside the building where the cars are dried, which would face State Line Road. He stated noise from the vacuum stations has not been an issue at other sites, even those with more than 30 vacuum stations. A reduction in the number of vacuum stations would be detrimental to their customers and their business. Mr. Wells noted this is not the same as other facilities, where there are individual vacuums and motors at each station. Melissa Brown confirmed they did not have a detail service at the end of the car wash where cars are dried by staff. Mr. Valentino asked if they had any feedback on the materials or and if they had samples of the proposed fence. Mr. Wells shared samples of materials for the building and stated that they could have samples of the fence material at the final development plan. Mr. Valentino noted the elevation change from the residences to this site makes it difficult for both parties.

Jonathan Birkel questioned the decibel information presented. From the information presented, it appeared that at 100', the sound is still at around 70 decibels, which seems quite loud. Mr. Wells responded that rating was taken at the end of the tunnel, which points out to State Line Road. He added the measurement was also impacted by ambient road noise, which was greater than the noise from the dryers. He noted the reading at the vacuum stations was significantly less. Mr. Birkel replied he was trying to determine what the noise level would be for the neighboring residents and how or if it could be mitigated. Mr. Wells responded this was the reasoning behind the reorientation, which places the loudest part of their process as far from the residences as possible and directs the sound out to State Line Road. He added that their hours of operation also address the noise concerns, as they are not operating before 7 am or after 9 p.m. which corresponds with most cities noise restrictions.

Nancy Wallerstein asked what the hours of operation were for contractors in the city. Jamie Robichaud replied 7 a.m. to 10 p.m.

Gregory Wolf asked if they were ok with the condition related to emergency access by the fire department. Mr. Wells replied that he spoke with the Fire Marshall and they feel the proposed solution is very workable for them.

Nancy Wallerstein asked if the proposed fencing material had any sound barrier qualities. Mr. Wells replied it does, but he did not have any technical data. The Iowa Department of Transportation recognizes its use as a sound barrier material. It is 100% opaque and a solid fence would prevent more noise and light from penetrating through than traditional fences.

Mrs. Wallerstein asked for clarification on the location of the fence. Mr. Wells replied that the property line for this property is in the back yard of several of the residences. The existing chain-link fence was installed years ago within two to five feet of the deeded property line. Rather than remove the chain link fence, they are going to leave it intact. They will raise the grade and install the new privacy fence ten to twelve feet in from the actual property line itself and are proposing a continuous row/hedge of large evergreen shrubs on the residential side of the fence. They plan to maintain the existing trees and landscape in this area also. This will also help soften the impact of the fence. Mr. Wells noted that this area also serves as the center of the KCP&L easement.

Nancy asked who would maintain this landscaping. Mr. Wells replied that Mr. Brewster addressed that in his staff report, stating that the applicant is responsible for maintenance of the landscape buffer. He added that this design came from their discussions with the neighbors and Mr. Wooldridge. Mrs. Wallerstein noted that maintenance does not always occur. She also stated that she feels the size and caliber of the trees to be planted should be designated. Mr. Hardin reaffirmed that they would maintain the trees/shrubs. He could not guarantee that they would be six feet in height, but noted they would be as large as possible. Mr. Wells noted the buffer area was 9 to 12 feet in width. They are looking to put in evergreens that have a good growth rate, would spread, are hearty and low maintenance, having a mature height of six to ten feet that would not impact KCP&L and provide a good permanent buffer.

Mrs. Wallerstein asked how many cars could be stacked. Mr. Wells replied the plan allowed for 30 vehicles to be stacked bumper to bumper.

Mrs. Wallerstein asked if pole height had been discussed. Mr. Brewster replied that this is something that would be verified in the final development plan. Mrs. Wallerstein asked what the distance was from their exit to that of Panda Express. She wanted to verify that their entrance would not be blocked from stacking cars. Mr. Hardin replied that a new vehicle goes through the tunnel at a rate of one vehicle per minute. There will not be any problem with stacked cars blocking an entry.

Melissa Brown stated it would be helpful with the final plan to have a cross section showing light projecting onto the residential properties. They have prepared a photometric plan at ground level. This showed zero foot-candles at the property line. There will be some shielding of light from the fixture and from the fence and landscaping. This should be reflected in the final development plan.

Mrs. Brown confirmed that their operation used less water for their operations. Mr. Hardin explained the different processes that reused water and those using new water.

Nancy Wallerstein confirmed they have five parking spaces for employees. Mr. Hardin responded that they anticipate having 12 employees with 4 to 5 on duty most of the time. There will never be fewer than three people working.

Gregory Wolf asked if all of the conditions have been covered. Chris Brewster responded that most of the issues remaining were issues that staff and the applicant can address as the standards that have to be met are stated in the code, with most of them applying to final development plan approval. Signage is approved with the final development plan. The building elevations presented as sufficient for preliminary plan approval, with more details to be presented with the final development plan. The only issue remaining would be if the Commission wanted them to change the canopy.

Mr. Wolf stated that he was uncomfortable with the automatic renewal. Melissa Brown stated she would be ok with a ten year SUP with an audit after five years. Mr. Wolf asked how long of a period would be needed to make their lender comfortable. He would support a term of more than five years, but not a lot more.

Mr. Hardin stated he has no reservation returning to the Planning Commission to confirm or reaffirm that the conditions of approval have and are being met knowing that the renewal would be based on their compliance. They are trying to avoid going through a discretionary process where decisions are based on factors other than land use factors. Their concern is being able to ensure that the renewal is based on compliance to the conditions of the special use permit.

Jamie Robichaud advised the Commission that a special use permit coming before them at their March meeting was approved with a very similar condition. "Should no

issues or code enforcement arise in the initial period, the renewal periods may be extended to a longer duration at the discretion of the Planning Commission.”

Nancy Wallerstein noted the wording presented by the applicant was based on staff determination, not the Planning Commission. Mrs. Robichaud replied that she and Mr. Brewster do not have any concerns with the proposed language; however, she is hearing concerns from Commission members and feels that requiring them to come back to the Planning Commission for determination would be appropriate if that is what the Planning Commission wanted to do.

Mrs. Robichaud confirmed that all complaints and code violations are recorded by Code Enforcement and could easily be verified. Mr. Valentino asked if it required a public hearing. David Waters noted that the determination was to be made on any “violations” of the conditions and he questioned if a complaint would necessarily be considered a violation of the conditions of the special use permit. Mrs. Robichaud noted that Code Enforcement Officers do investigate all complaints and make a determination as to whether there is an actual violation.. Mr. Wolf suggested the following amendment: **The special use permit shall be valid for a period of 5 years and shall renew for successive 5 year periods provided no code violations exist and all conditions of the original Special Use Permit continue to be met and the applicant addresses any unanticipated impacts identified by staff from this use on adjacent residential property.** Mr. Wolf stated he felt this was necessary to allow the City to protect the residents from potential future problems by the use. Mr. March stated the proposed language addresses their concerns and is acceptable.

Mr. Brewster confirmed that the suggested language requires the applicant to come back to the Planning Commission to renew the application and that the renewal is based on their compliance with the conditions of approval.

Gregory Wolf moved the Planning Commission recommend the City Council approve PC2018-02 and PC-2018-102 as recommended by staff with the amendments suggested to condition 7 and the addition of condition 2E and also an amendment to 2D.

Jonathan Birkel asked if the applicant would be open to dropping the decibel requirements on number seven from 65 to 60 between the hours of 7 to 10 p.m. and from 55 to 50 between the hours of 10 p.m. and 7 a.m.

Nancy Wallerstein asked for clarification on the hours noted. Mr. Brewster responded that the staff recommendation was based on normal noise ordinance regulations and not on the specific hours of operation for this business. She wants to tighten it down so there is no misconception on what the hours of operation would be.

Mr. Birkel restated his requested change to be from 65 to 60 between the hours of 7 to 9 p.m. and from 55 to 50 between the hours of 9 p.m. and 7 a.m.

Aaron Mack referenced information in the staff report that noted typical ranges for business hours (7 a.m. to 10 p.m.) are between 60 dBA and 70 dBA and from (10 p.m.

to 7 a.m.) at 45 dBA to 55 dBA. They are not a residential use, but they are below what would be required in most communities for residential neighborhoods. They can comply with the residential decibels.

Mr. Brewster clarified the table represents the range from noise ordinances from cities that they surveyed. The most restrictive during the day time hours was at 60 dBA, measured from the impacting property line. Mr. March replied the 50 dBA from 9 pm to 7 am is not a problem, as they are not operating. 65 dBA is the middle range of residential use and they can do that. However, with blowing wind it can easily be above 60 dBA, and he is uncomfortable agreeing to a condition when he knows there will be times when they are above 60 dBA. He can state with certainty that they will never go above 65 dBA. Mr. Birkel stated their acoustical study had a rating of 62.4 dBA. Mr. March stated with a north wind blowing to the west property line the noise level could reach 64 dBA. He doesn't want to buy a problem that with a windy day he could be in violation. Mr. Valentino noted the ratings are based on an average day.

Melissa Brown noted the acoustical report stated "To the southeast, the sound level due to the dryers would be 68 dBA at a distance of approximately 139'." Mrs. Wallerstein confirmed that Mr. Birkel was more concerned with noise for the homeowners to the west near the tunnels. Mrs. Wallerstein asked what the distance was from the dryers to the residences. Mr. Wells responded the relocated vacuum house to the closest residence is 140 feet. From the dryer to the nearest residential property is probably 200 feet. The measurements that were done in the report were at the end of the tunnel and directed outward. Their site plan was reconfigured so that the largest noise element was farthest from the residential properties and directed toward State Line Road. Mrs. Brown asked what the dBA was from the vacuum hut. Mr. Wells replied that 25 feet from the vacuum hut at the adjoining residential property line, the dBA is 60. For a reference, he added that two people having a conversation three feet apart exceeds 60 dBA.

Mr. Wolf stated what he is looking for is rating over a period of time or average. For example, on a given 20 day stretch, the average decibel rating would be 60 dBA or less. Mr. Wells replied in an isolated location with no roads nearby, they could. The issue is with this location by State Line Road, there are other ambient noises over which they have no control. He doesn't know of a location 150' from the dryer where the reading would not be impacted by other ambient noises.

Mr. Birkel noted that every time you double the distance, you drop 6 decibels. He wants to be on the low end of the allowed decibel range for all of the neighboring properties. Mr. March suggested that they do the study and agree to the appropriate decibel level when it comes before the Council. They have already committed that the number will not exceed 65 dBA. Between now and the time this goes to the City Council, they conduct a study and work with staff to explore their ability to reduce the decibel rating below 65 dBA. They will provide staff with the study, showing the various points at the property line to the west with what the noise level will be. They will commit to whatever that number is found to be, but they cannot commit to a number this evening.

They can commit to doing the study and before this application comes before the City Council they will be able to agree to a maximum average decibel level that they will not exceed. Mr. Wolf stated he would like to know what the noise level currently is and compare it to that. Mr. March agreed there needs to be baseline conditions determined.

Mr. Wolf stated he would amend his pending motion to add that the applicant prepare a sound study that is presented to City Council that justifies the decibel level and recognize the Planning Commission goal of a maximum level of 60 dBA, noting that the applicant agrees not to exceed 65 dBA. Mrs. Wallerstein confirmed that this is addendum to condition 7.

Mr. Brewster confirmed that the hours of operation are also changed to 7 a.m. - 9 p.m.

Mrs. Wallerstein stated the recommended motion now has a change to 7 and to 2E.

Mrs. Brown requested a change to 2D addressing the location, pole height, type of shield. She wants to be able to see how the lighting impacts adjacent residential properties.

Nancy Wallerstein stated it has been moved by Mr. Wolf and second by Mr. Birkel to recommend the City Council approve PC2018-02 and PC-2018-102 as recommended by staff with the amendments suggested to condition 7, which requires that the applicant prepare a sound study to present to the City Council that justifies the sound level and recognizes the Planning Commission goal of a maximum level of 60 dBA, noting that the applicant agrees not to exceed 65 dBA. The motion also included the addition of condition 2E and also an amendment to 2D. Mr. Wolf and Mr. Birkel accepted the amendment by Mrs. Brown. The motion was voted on and passed by a vote of 4 to 1 with Mr. Valentino voting in opposition.

PC2018-03 Request for Rezoning from R-1a to R-1b
PC2018-103 Request for Lot Split
7540 Reinhardt

Chris Brewster noted that it was discovered by staff that the applicant failed to send notices of their neighborhood meeting. Therefore, staff is recommending that the application be continued. The scheduled public hearing will be opened providing those in attendance to address the Commission, however, the public hearing will not be closed and will be continued to the March 6th meeting.

Chairman Nancy Wallerstein opened the public hearing on PC2018-03 request for rezoning of the property at 7540 Reinhardt from R-1a to R-1b.

Dennis Noland, 7601 Reinhardt, expressed concern that the property be fenced to keep children off the property while construction is underway. He also asked if homes would be built on both properties at the same time and if trash services can be provided to both properties. Mr. Noland is supportive of the application if the homes to be constructed adhere to the character of Prairie Village.

Commission secretary Joyce Hagen Mundy reported that the applicant has scheduled their neighborhood meeting for Tuesday, February 13th at 6:30 p.m. at City Hall.

Gregory Wolf moved the Planning Commission continue PC2018-03 and PC2018-103 to the March 6th meeting of the Planning Commission. The motion was seconded by Melissa Brown and passed unanimously.

NON PUBLIC HEARINGS

PC2018-104 Request for Site Plan Approval 5200 West 95th Street

The applicant has requested the Planning Commission continue this item to its March 6th meeting.

Gregory Wolf moved the Planning Commission continue PC2018-104 to the March 6th meeting of the Planning Commission. The motion was seconded by Melissa Brown and passed unanimously.

OTHER BUSINESS

Meeting time change

Jamie Robichaud stated the City Council is looking at revisions to its policy on committees. The recommendation has been made, subject to approval by the Planning Commission, of changing the meeting time from 7 p.m. to 6 p.m. This would be more consistent with other committee meeting times and prevent the late evenings when there is a large agenda to be considered.

Jeffrey Valentino stated he could do a change to 6 p.m. for the BZA meeting and 6:30 for Planning Commission.

Nancy Wallerstein noted that this change would require that public hearings be held at 6 or 6:30, and she feels that would be difficult for residents wanting to attend. Mrs. Wallerstein stated that she would like meetings to go more quickly and commended staff on their analysis of applications.

Mr. Wolf stated he was frustrated by applicants representing the information in the staff report that the Commission has already reviewed. Mrs. Robichaud noted that the Tidal Wave presentation this evening had items that had not been discussed in the staff report, but she added that staff would work with applicants to keep their presentations as short as possible for the sake of everyone's time. that Mr. Birkel asked if public comments could be limited. Mrs. Wallerstein noted that has been done in the past.

It was the consensus of the Commission that it was in the best interest of the residents to not change the meeting time.

NEXT MEETING

The Commission Secretary announced the following items would be on the March 6th agendas:

- BZA application for a side yard setback at 4111 West 73rd Terrace. John Schutt, Variance from 19.08.025A, side yard setback. Continued from February 6th.

Planning Commission

- PC2018-04 - Renewal of Special Use Permit for Animal Daycare at 8827 Roe Avenue
- PC2018-01 - 4100 Homestead Court - Homestead Country Club - Special Use Permit for Country Club and Site Plan Approval Continued from February 6th
- PC2018-03 - 7540 Reinhardt Street, John Moffitt, MoJo Built, LLC - rezoning request from R-1a to R-1b Continued from February 6th
- PC2018-103 7540 Reinhardt Street, John Moffitt, MoJo Built, LLC - lot split request Continued from February 6th

5200 W. 95th Street, Garren Miller - site plan approval - exterior and façade changes Continued from February 6th

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 10:04 p.m.

Nancy Wallerstein
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: February 6, 2018, Planning Commission Meeting

Application: PC 2018-03 & PC 2018-103

Request: Rezoning from R-1A to R1B & Request for Lot Split

Action: *A Rezoning requires the Planning Commission to evaluate facts and weigh evidence, and based on balancing the factors and criteria in the zoning ordinance, make a recommendation to the City Council.*

A Lot Split requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met, to approve the application.

Property Address: 7540 Reinhardt Street

Applicant: Allen Townley

Current Zoning and Land Use: R-1A – Single-family Residential – Single-family House

Surrounding Zoning and Land Use: North: R-1A – Single-family Residential – Single-family House
East: R-1A – Single-family Residential – Single-family House
South: R-1A – Single-family Residential – Single-family House
West: R-1A – Single-family Residential – Single-family House

Legal Description: SUNSET HILL ACRES N 8 FT LOT 17 & ALL LOT 18 PVC-11553

Property Area: 0.41 acres (17,690.03 s.f.)

Related Case Files: n/a

Attachments: Application, site plan, proposed lot split, house plans and elevations, and existing conditions survey

General Location Map



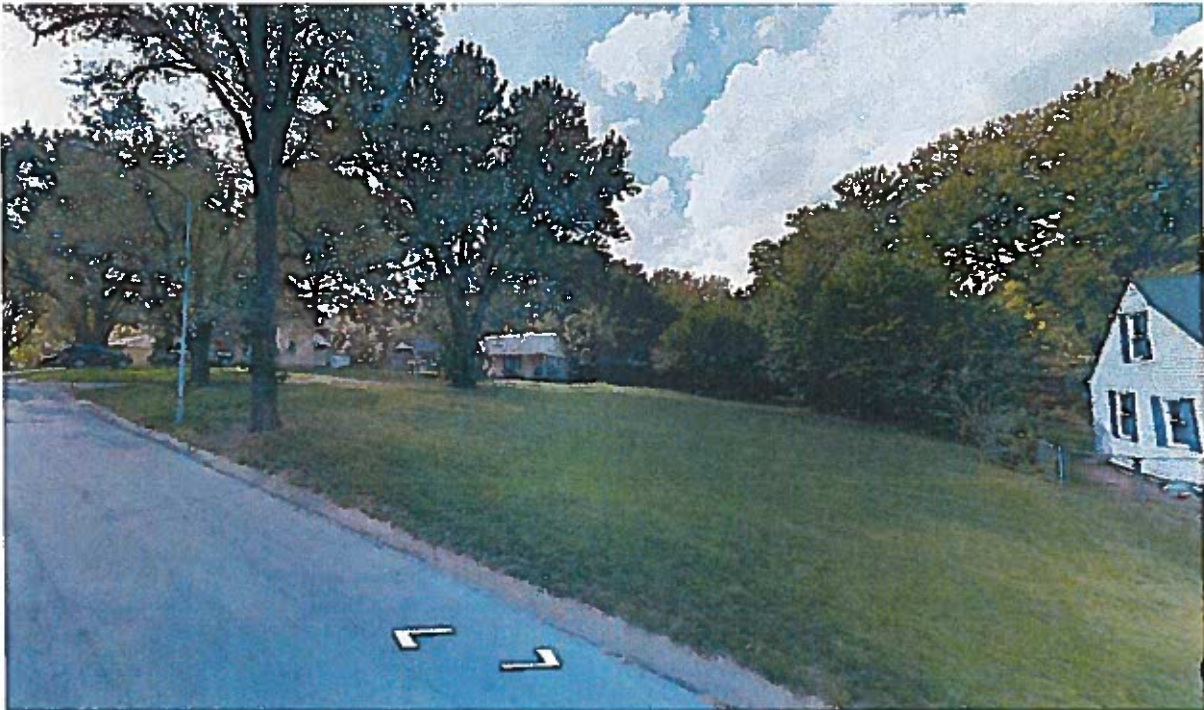
Aerial Map



Site



Street Views



Street view looking south on Reinhardt



Street view looking north on Reinhardt



Street view of subject property frontage



Bird's eye view of block



Bird's eye view of site

COMMENTS:

The applicant has requested a zoning change from R-1A to R-1B in order to facilitate a proposed lot split and build two homes on the existing lot. Therefore, it involves two related applications, but each requires independent action by the Planning Commission. The Planning Commission makes a recommendation to the City Council for a rezoning request, but makes a final decision for lot split requests.

The existing lot is 128 feet wide by 138 feet deep, for a total of 17,690.03 square feet. The R-1A zoning district has a minimum lot requirement of 80 feet wide by 125 feet deep, and 10,000 square feet. Although this lot is larger than required by the R-1A zoning district, it is not large enough to split into two conforming lots.

The lot has an existing home located very near the rear and south side property lines. The R-1A zoning district requires the following setbacks: front – 30 feet; side – at least 20% of the lot width between both sides, and at least 7 feet on each side; rear – 25 feet. The existing home does not meet the rear and side setback on the south side, and may be a legal non-conforming structure as the Johnson County AIMS data indicates it was built in 1930 – prior to adoption of the zoning ordinance.

The applicant is proposing to split this lot into two lots, and build two homes that would conform to the setback requirements. However, the lot is not big enough to result in two lots conforming to the R-1A zoning district. Therefore, the applicant is proposing to rezone this property to R-1B, which has the following zoning standards:

Width – 60 feet

Depth – 100 feet

Area – 6,000 square feet

Front Setback – 30 feet

Side Setbacks – at least 20% of lot width total, and at least 6 feet each side

Rear Setback – 25 feet.

The proposed lots would be 64 feet by 138 feet, and approximately 8,845 square feet.

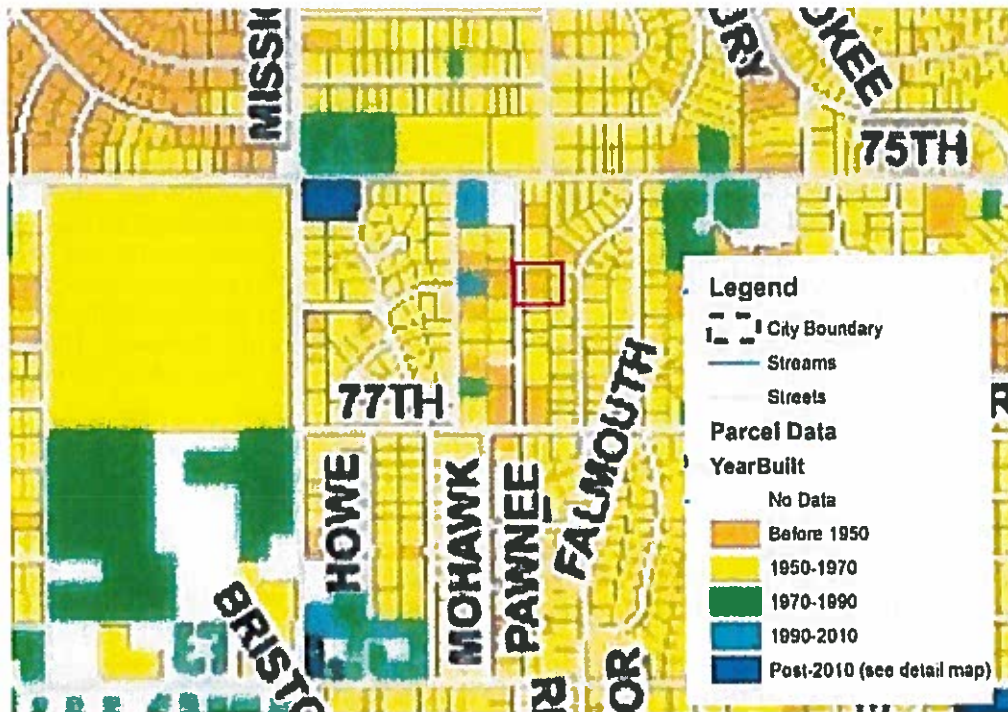
The applicant held a neighborhood meeting on January 23rd, 2018 at City Hall, and a summary of that meeting will be added to the application materials or provided at the Planning Commission meeting.

ANALYSIS – RE-ZONING:

In considering a change in zoning classification, the Planning Commission must consider a number of factors commonly referred to as the “Golden” factors, which are incorporated into the City's Zoning Ordinance [19.52.030]. The factors include, but are not limited to the following:

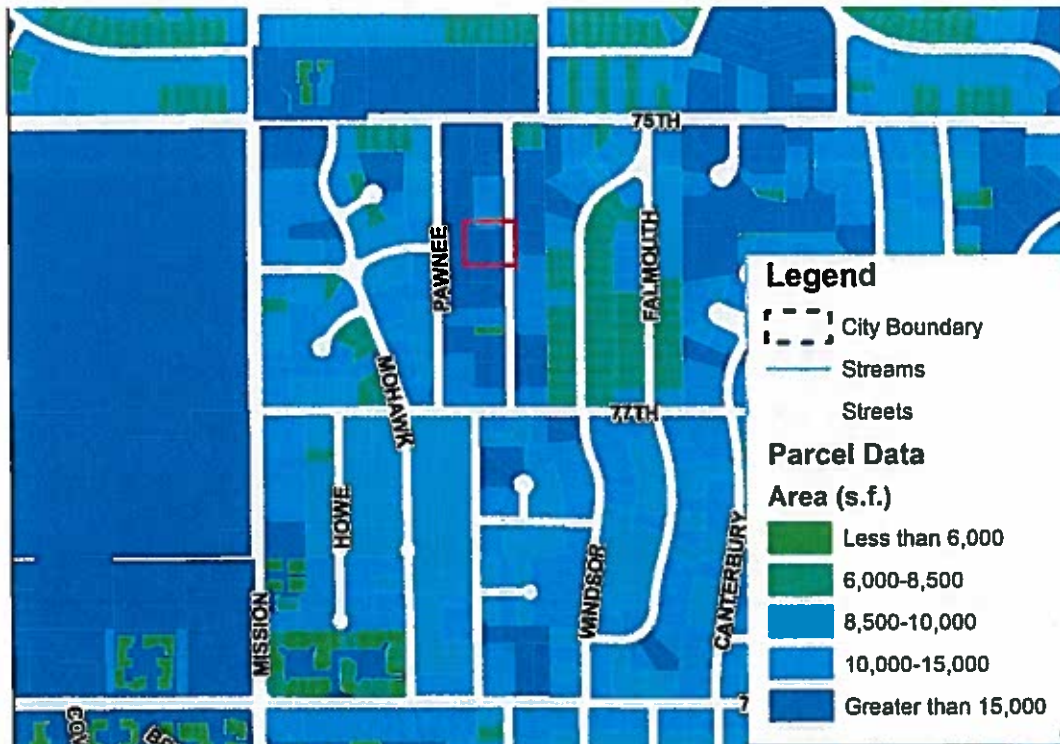
1. The character of the neighborhood;

This is a single-family residential neighborhood with a variety of lot sizes and ages of homes. Homes in the area are primarily 1-story, 1.5-story ranches and split-levels. The majority of homes in the area were built between 1950 and 1970. A few of the homes were built prior to 1950, including this home built in 1930.



Year Built

This area does include a wide variety of lot sizes reflecting platting and development patterns that pre-date the zoning and subdivision regulations. The majority of lots on this block are larger (all but one over 10,000 square feet and many over 15,000 square feet), with smaller lots occurring to the east and west of this block.



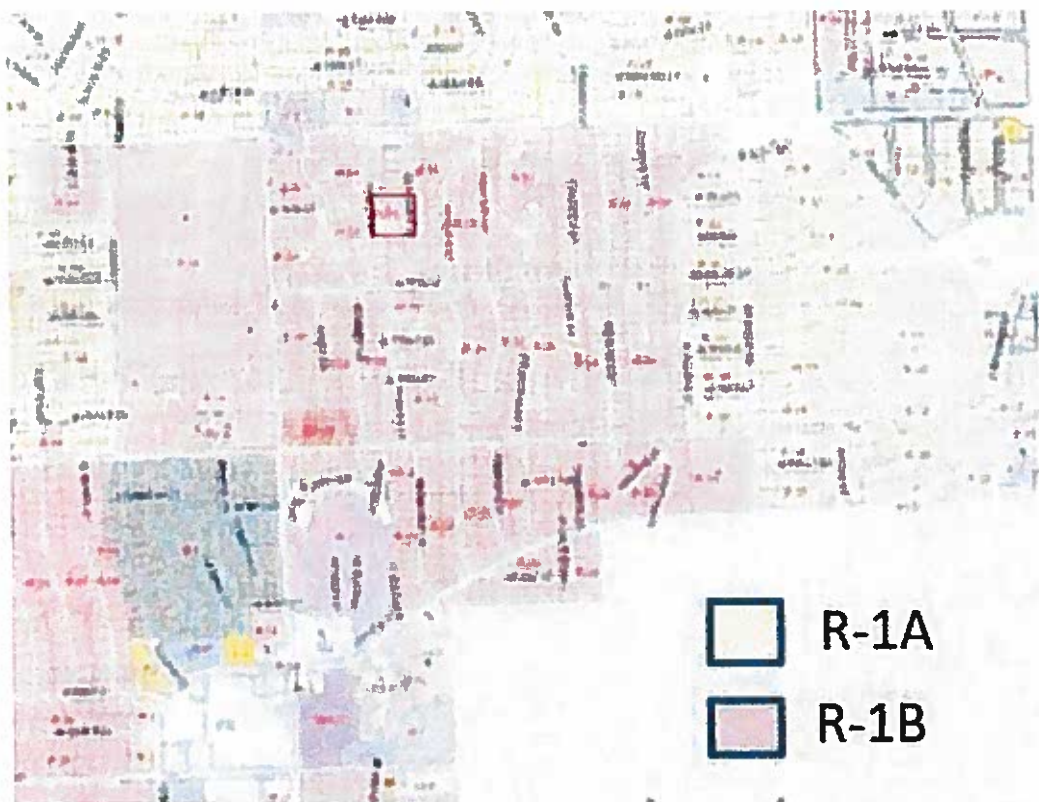
Lot Size

Lot widths are also important to the character of neighborhoods, as that affects the frontage design, building pattern and access along a streetscape. In the general vicinity, many lots have a 60 to 75 foot width. These exist primarily on several blocks immediately east of Reinhardt. The blocks to the west of Reinhardt have a bit more irregular pattern due to Mohawk Drive alignment, some cul-de-sacs and irregular or corner-orientation lots. Reinhardt Street and the east side of Pawnee Street reflect predominantly wider lots - typically 120 feet wide, with a few noted irregularities where two lots were re-platted as three, or three lots were re-platted as four. (Note: This pattern would generally be allowed under current R-1A zoning, where two 120-foot wide lots could be divided into three 80-foot wide lots.). In this specific case, the subject lot includes the north 8 feet of the lot immediately to the south, resulting in the subject lot being 128 feet wide and the south lot being 112 feet wide. Lots further south on the block are 120 feet wide. The lots immediately to the north are 70-feet, 90-feet, and 80-feet respectively, likely resulting from the two original 120-foot parcels being re-platted to three lots.

2. The zoning and uses of property nearby;

North: R-1A 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

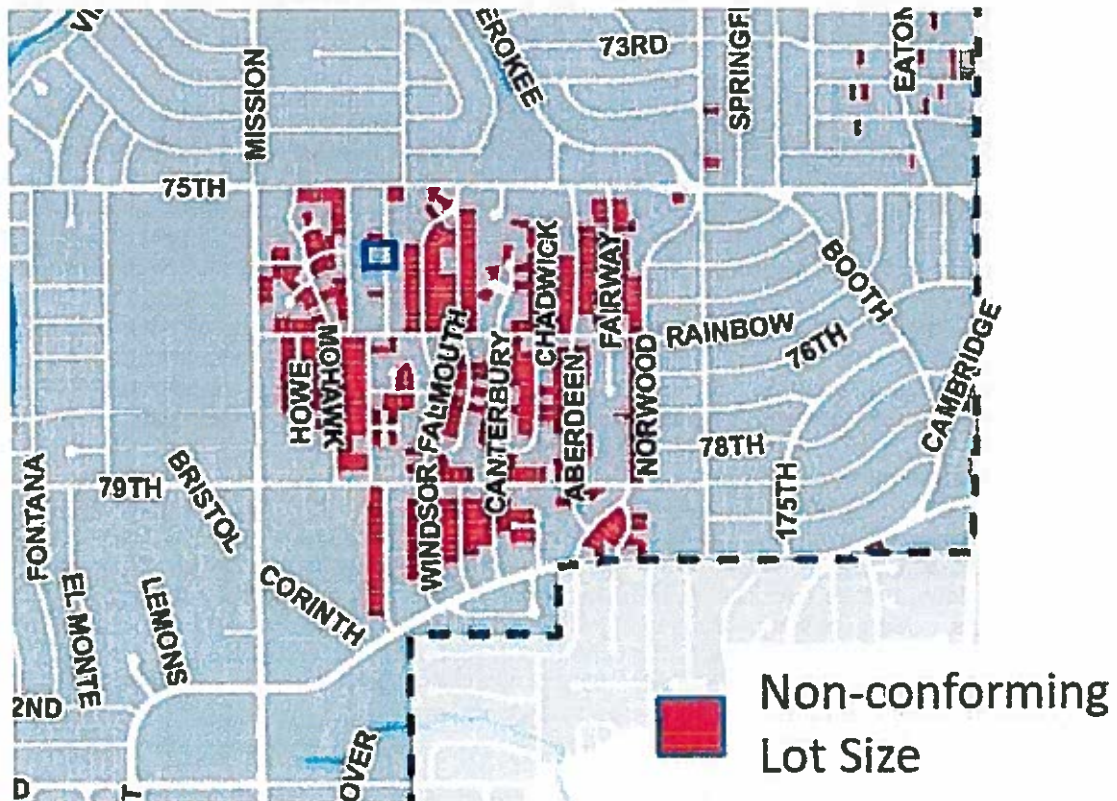
All of the property in the general vicinity is zoned R-1A, with the exception of some property along the 75th Street Corridor or Mission Road zoned for commercial, multi-family, or planned residential projects. Property further to the east (east of Norwood Street) and north of 75th Street is zoned R-1B.



Zoning

The vicinity has many lots that do not conform to the R-1A zoning districts. This is likely due to the platting and buildings being built prior to the adoption of the zoning ordinance. Non-

conformances are typically for lots less than 80 feet wide or less than 10,000 square feet, or both. The majority of these exist on the blocks immediately to the east (Windsor Street and Falmouth Street) and west and southwest (Mohawk Street and Howe) of this area. The lots on Reinhardt are typically conforming to R-1A, although the lot immediately abutting this lot is non-conforming due to its width (70' x 138'; approximately 9,672 s.f.).



Non-conforming Lots

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

The property is zoned R-1A which requires a minimum lot width of 80 feet and a minimum area lot of 10,000 sq. ft. The lot is 138 feet deep by 128 feet wide. The lot is suitable for a residential lot, despite being larger than required by the zoning district. There are many examples of lots this size in the R-1A zoning district. These are most prevalent in the south area of the City. However, there are several lots of a similar size in the area and on this block that are currently used for single-family homes.

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

The existing home does not comply with the current R-1A requirements, and is an old structure in need of maintenance, reinvestment or redevelopment. The applicant is proposing two single-family homes, which is generally consistent with uses in the area. However, the rezoning and lot split would allow lots smaller than any lots on this block, although it is comparable to some of the smallest non-conforming lots in the vicinity. Additionally, the R-1B zoning category does allow taller buildings than generally exist in this area (29' / 2-story from the top of foundation, compared to the typical 1-story, 1.5 story or split-levels). Although this is lower than what is currently allowed under existing R-1A zoning (35' / 2.5 stories), the potential to build to this extent on two smaller lots could change the affect on neighboring property both in terms of what is built on comparable size lots in the area and what could be built under existing R-1A zoning. The applicant has proposed site

plans with building footprints and house plans including building elevations for what he anticipates building under the R-1B rules.

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

The existing residence was built in 1927, so the property has not been vacant, but the structure is one of the older homes in the area and is a legal non-conforming structure, not meeting the R-1A setbacks.

6. 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;

The existing home on the site does not conform to the setback requirements, is one of the older homes in the area (1930), is small relative to the lot (1,023 s.f. building), and is generally in need of investment, maintenance or redevelopment. The approval of this request will permit redevelopment that will increase the value of this site, and make it more practical to build smaller, single-family homes. This is generally consistent with the use and patterns in the vicinity, though smaller than most lots on this block. However, there are no specific standards under the current or proposed ordinance to address the design, scale and relationship to these homes to adjacent homes or the streetscape, other than the basic setback and height requirements.

7. City staff recommendations;

The proposed rezoning of this site may make sense to promote this redevelopment, and general reinvestment in the neighborhood. Typically, rezoning property for site-specific applications should be avoided, unless specifically called for under a plan or clearly justified through a site-specific analysis. Many of the justifications for this rezoning could be applicable to other property in the vicinity. However, the impact of a potential larger-scale rezoning of the area has not been considered under the comprehensive plan or through a specific plan or detailed analysis for the area. Further, the conditions in the area that support rezoning are not typical on this specific block, which does have larger lots.

In addition, the R-1B zoning district facilitates the smallest single-family lots for the City, and these lots have been more problematic with respect to new homes and promoting the character of neighborhoods within the City. The concerns have been that either larger homes or homes meeting more contemporary market needs for size, scale, and car access do not reflect the character of these areas where they are being built. These issues were discussed before the Planning Commission in 2016 and led to some amendments to the R-1B standards, with the understanding that the amendments did not resolve all issues with the R-1B development standards, and that further discussion is warranted. These issues are part of an on-going discussion with a stakeholder committee, and could result in further recommendations for amendments to the R-1B zoning district. The applicant has submitted building plans and proposed elevations to demonstrate specific design concepts that would not necessarily be required under the R-1B zoning.

The Planning Commission is currently undertaking a review of the comprehensive plan to discuss updating some of the more relevant policies, including neighborhood reinvestment. Areas further to the east of here are specifically called out for a re-investment strategy, which may impact what the appropriate zoning strategy is for infill development in this general area.

While staff believes this rezoning application is premature in light of the comprehensive plan, many of the site-specific considerations that can also support rezoning are present. These considerations are reflected in the other seven criteria in this report, which the Planning Commission is required to consider. In particular, the Planning Commission should evaluate the zoning designation of this entire area to determine if R-1A zoning is appropriate, and may consider approval of this application the first step in a broader reclassification.

8. Conformance with the Comprehensive Plan;

The Policy Foundation for the comprehensive plan includes the following:

- **Community Character and Activities:** Provide an attractive, friendly and safe community with a unique village identity appealing to the diverse community population.
- **Housing:** Encourage neighborhoods with unique character, strong property values and quality housing options for families and individuals of a variety of ages and incomes.

The Conceptual Development Framework maps areas of the City for specific implementation strategies associated with the Policy Foundation. This area is mapped as Neighborhood Conservation, which includes the following specific policies and goals:

- Examine zoning regulations to determine where the uniform lot and building standards restrict the amount of land available to accommodate building expansion.
- Create basic building design standards that can protect the character of neighborhoods.
- Consider financial incentives where home renovations are not possible through traditional financing or other qualified home improvement programs.
- Allow for more compact housing or different and more dense housing options along major thoroughfares.

In contrast, the Neighborhood Improvement areas identified in the Conceptual Development Framework have more proactive strategies for reinvestment, redevelopment or code enforcement based on specific neighborhood initiated plans for investment and/or redevelopment.

Other implementation actions and policy statements in the plan include:

- Permitting higher density, primarily near existing commercial areas or along arterial corridors.
- Keeping neighborhoods vibrant by encouraging home renovation and housing investment.
- Allowing housing variety throughout the City, while maintaining distinct neighborhood character within specific neighborhoods

ANALYSIS – LOT SPLIT:

Chapter 18.02 of Prairie Village subdivision regulations allows the Planning Commission to approve splits provided each lot meets the zoning standards. Section 18.02.010 of the subdivision regulations provide 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 no utility easement or right-of-way issues are created by the lot split or need to be addressed due to the lot split.

In this case, the proposed lot split will not meet width required in R-1A, and the applicant has proposed an associated rezoning to R-1B. If the Planning Commission recommends approval and the City Council approves the proposed rezoning, then proposed lot split would meet all criteria of the ordinance and should be approved. However, if the Planning Commission recommends denial or the City Council does not approve the rezoning, then the proposed lot split does not meet these criteria and should be denied.

RECOMMENDATION:

Staff's recommendation is contingent on the Planning Commission's action on the associated zoning application:

1. If the Planning Commission recommends approval of the proposed rezoning from R-1A to R-1B, then it should approve the proposed lot split based on the following conditions:
 - a. That the City Council, accepts the Planning Commission recommendation and approves the rezoning; and
 - b. That the applicant submit a certificate of survey (update or confirmation of the Existing Conditions survey in the application) to comply with the following information required in the ordinance, prior to a building permit:

- 1) The location of existing buildings on the site, or specifically noting the removal of existing buildings.
 - 2) The dimension and location of the lots, including a metes and bounds description of each lot.
 - 3) 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.
 - 4) Any platted building setback lines with dimensions.
 - 5) Indication of location of proposed or existing streets and driveways providing access to said lots.
 - 6) Topography (unless specifically waived by the City Planning Commission) with contour intervals not more than five feet, and including the locations of water courses, ravines , and proposed drainage systems. (Staff recommends waiver of topography)
 - 7) Said certificate of survey shall include the certification by a registered engineer or surveyor that the details contained on the survey are correct.
- c. That the applicant record the approved lot split with the register of deeds and provide a copy of the recorded document prior to issuance of a building permit.
2. If the Planning Commission recommends denial of the proposed rezoning from R-1A to R-1B, then it should table the lot split application until a final decision by the City Council. Denial of the rezoning by the City Council should result in the withdrawal of the application. However, approval of the rezoning by City Council should result in the Planning Commission considering the application subject to the criteria in the regulations and analysis in this staff report.

EFFECT OF DECISION:

Rezoning. The Planning Commission makes a recommendation to the City Council on the rezoning. The City Council will make a final decision, according to the following:

- Approve the Planning Commission recommendation by a majority vote (including any conditions if the recommendation was for approval subject to conditions).
- Return to Planning Commission with direction to reconsider specific actions, either by a majority vote or by failure to approve the Planning Commission recommendation.
- Override or modify the Planning Commission recommendation by at least a 2/3 vote of the membership of the governing body.

If a valid protest is filed with the City Clerk within 14 days of the close of the public hearing, the City Council may only approve the application with a 3/4 vote of the membership of the governing body.

If approved by the Planning Commission and City Council, the applicant may submit building permits according to the R-1B designation.

Lot Split. The Planning Commission makes the final decision on lot splits. If approved the applicant shall submit a certificate of survey for the new lots to be recorded with the Register of Deeds of Johnson County, and may apply for building permits according to the new lot boundaries. A denial by the Planning Commission may be appealed to the City Council.

0016491

CITY OF PRAIRIE VILLAGE, KANSAS
REZONING APPLICATION FORM

For Office Use Only

Case No.: PC 2018-013

Filing Fees: 900

Deposit: 1500



Date Advertised: _____

Date Notices Sent: _____

Public Hearing Date: _____

APPLICANT: JOHN MOFFITT PHONE: 913-927-0039
ADDRESS: 5300 COLLEGE BLVD. ZIP: 66211
OWNER: MDJO BUILT, LLC PHONE: 913-491-6800
ADDRESS: 5300 COLLEGE BLVD. ZIP: 66211
LOCATION OF PROPERTY: 7540 REINHARDT ST., PV, KS 66208
LEGAL DESCRIPTION: SUNSET HILL ACRES NBFT LOT 17 &
ALL OF LOT 18 PVC-11553

Present Zoning R-1A Requested Zoning: R-1B
Present Use of Property: RESIDENTIAL, SINGLE FAMILY

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	<u>R-1A RESIDENTIAL SF.</u>	<u>R-1A</u>
South	<u>R-1A</u>	
East	<u>R-1A</u>	
West	<u>R-1A</u>	

CHARACTER OF THE NEIGHBORHOOD: SINGLE FAMILY RESIDENTIAL

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
YES
If yes, explain: LOT WIDTHS

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
2. Consistent with Future Land Use Map? TO BE DETERMINED

DEVELOPMENT PLAN SUBMITTAL:

NA Development Plan

NA Preliminary Sketches of Exterior Construction

LIST OF NEIGHBORING PROPERTIES:

Certified list of property owners within 200 feet

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: REINHARDT ST.
2. Classification of Street(s):
Arterial _____ Collector _____ Local X
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? YES
2. Properly Size Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
Electricity? NO
Gas? NO
Sewers? NO
Water? NO
5. Additional Comments: WE WANT TO SPLIT THE LOT INTO TWO 64' WIDE LOTS. CHANGING THE ZONING ACCOMPLISHES THIS

UNIQUE CHARACTERISTICS OF PRPOERTY AND ADDITIONAL COMMENTS:

EXISTING PROPERTY/STRUCTURE NOT IN CONFORMANCE WITH EXISTING ZONING

SIGNATURE: _____

DATE: 1-4-17

BY: _____

JOHN MOFFITT

TITLE: _____

OWNER

**CITY OF PRAIRIE VILLAGE, KANSAS
NOTICE OF HEARING**

The Planning Commission of the City of Prairie Village, Kansas will hold a Public Hearing at its regular meeting on Tuesday, February 6, 2018, at 7:00 p.m. in the Council Chamber of the Municipal Building, 7700 Mission Road, Prairie Village, Kansas. The subject of the Public Hearing is:

APPLICATION PC 2018-03 Proposed Rezoning of the property from R-1a (Single Family Residential District) to R-1b (Single Family Residential District) at
7540 Reinhardt Street
Applicant: John Moffitt, MoJo Built, LLC

The property is legally described as: SUNSET HILLS ACRES M 8 FT LOT 17 & ALL LOT 18 PVC-11553; and commonly addressed as 7540 Reinhardt Street.

At the time of the scheduled public hearing, all interested persons may present their comments. Prior to the date of the scheduled hearing, additional information regarding the proposed application may be reviewed in the Office of the Secretary of the Planning Commission at the Municipal Building. Comments may be submitted in writing to the Planning Commission addressed to the City of Prairie Village, 7700 Mission Road, Prairie Village, Kansas 66208. If you have a disability and need assistance to participate in any city meeting or program, contact the City Clerk at 381-6464 or TDD 1-800-766-3777.

Joyce Hagen Mundy
Planning Commission Secretary

Application No. PC 2018-03

ALLEN W. TOWNLEY, being duly sworn upon his oath, deposes and states:

1. I am the (owner of) (attorney for) (agent of) the property described in the attached notice upon which an application has been filed before the Planning Commission of the City of Prairie Village, Kansas.
2. On the 16th day of JAN., 2018, I did comply with notification requirements to landowners as stated in Municipal Code 1973, Section 19.42.010 (E), and notified in letter by certified mail all owners of land located within 200 feet of the described real property. Notice was mailed to the following:

Name

Address

See attached list

I certify that the foregoing is true and correct.

Allen W. Townley
Name

7540 REINHARDT ST.
Address

816-405-2295
Phone

No.	Property ID	Area (ft ²)	Acres	Situs Address	Owner1	Owner2	Owner Address	City, State Zip
1	OP73000000 0029	16,988	0.39	7623 PAWNEE ST	OSTERMANN, SHARON K.		7623 PAWNEE ST	PRAIRIE VILLAGE, KS 66208
2	OP73000000 0028	16,988	0.39	7601 PAWNEE ST	LAMAR, MARTHA E.		7601 PAWNEE ST	PRAIRIE VILLAGE, KS 66208
3	OP73000000 0025	16,988	0.39	7523 PAWNEE ST	WAGNER, AARON S		7523 PAWNEE ST	PRAIRIE VILLAGE, KS 66208
4	OP73000000 0003	16,988	0.39	7517 REINHARDT ST	WINPEY, G. ALAN		7517 REINHARDT ST	PRAIRIE VILLAGE, KS 66208
5	OP14000000 0013	8,712	0.2	7546 WINDSOR DR	DEAN, WHITNEY ANNE		7546 WINDSOR DR	PRAIRIE VILLAGE, KS 66208
6	OP14000000 0015	8,276	0.19	7600 WINDSOR DR	GORE INNOVATION SERVICES LLC		5121 W 162ND ST	OVERLAND PARK, KS 66085
7	OP73000000 0018	17,860	0.41	7540 REINHARDT ST	LANE, HENRY		1215 W 64TH TER	KANSAS CITY, MO 64113
8	OP73000000 0019A	9,583	0.22	7534 REINHARDT ST	FREDERICK, TANNER L		7534 REINHARDT ST	PRAIRIE VILLAGE, KS 66208
9	OP73000000 0027	16,988	0.39	7541 PAWNEE ST	BLEAKLEY, DANIA TRUSTEE		7541 PAWNEE ST	PRAIRIE VILLAGE, KS 66208
10	OP73000000 0006	12,632	0.29	7601 REINHARDT ST	NOLAND, DENNIS OHARRA TRUSTEE		7601 REINHARDT ST	PRAIRIE VILLAGE, KS 66208
11	OP73000000 0007A	12,632	0.29	7609 REINHARDT ST	JACKSON, STEPHEN A.		7609 REINHARDT ST	PRAIRIE VILLAGE, KS 66208
12	OP73000000 0007B	11,326	0.26	7615 REINHARDT ST	DOPSON, FREDRICK L.		7615 REINHARDT ST	PRAIRIE VILLAGE, KS 66208
13	OP14000000 0012	11,326	0.26	7540 WINDSOR DR	WARNER, VICKI A.		7540 WINDSOR DR	PRAIRIE VILLAGE, KS 66208
14	OP73000000 0005	16,553	0.38	7541 REINHARDT ST	COOK, MATT		7541 REINHARDT ST	PRAIRIE VILLAGE, KS 66208
15	OP73000000 0016	16,553	0.38	7610 REINHARDT ST	BECKLOFF, MICHAEL C		14108 CANTEBURY ST	LEAWOOD, KS 66224
16	OP73000000 0019B	12,632	0.29	7530 REINHARDT ST	GORMAN, JASON		7530 REINHARDT ST	PRAIRIE VILLAGE, KS 66208
17	OP73000000 0020	10,890	0.25	7520 REINHARDT ST	SUNSET PROPERTIES INC		PO BOX 286	SALINA, KS 67402
18	OP14000000 0014	8,276	0.19	7550 WINDSOR DR	SMITH, RAYMOND N.		7550 WINDSOR DR	PRAIRIE VILLAGE, KS 66208
19	OP14000000 0010	11,761	0.27	3616 W 76TH ST	RAIBBLE, ERIC T.		3616 W 76TH ST	PRAIRIE VILLAGE, KS 66208
20	OP14000000 0008A	12,632	0.29	3615 W 76TH ST	SWALWELL, STEPHEN J.		3615 W 76TH ST	PRAIRIE VILLAGE, KS 66208
21	OP73000000 0017	15,682	0.36	7600 REINHARDT ST	ANDERSON, PHILLIP		7600 REINHARDT ST	PRAIRIE VILLAGE, KS 66208
22	OP73000000 0026	16,988	0.39	7531 PAWNEE ST	HOFFMAN, BENJAMIN T.		7531 PAWNEE ST	PRAIRIE VILLAGE, KS 66208
23	OP73000000 0004	16,553	0.38	7531 REINHARDT ST	THOMAS, STEVE		7531 REINHARDT ST	PRAIRIE VILLAGE, KS 66208

Total Area of Parcels: 7.25 acres (315,810 ft²)

Selected Property

0016492

LOT SPLIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

Lot Split Application No: _____

Date: PC 2018-109

Fee: 8100

Deposit: 9500

Request To: Codes Administrator
City of Prairie Village
7700 Mission Road
Prairie Village, Kansas 66208
(913) 381-6464

Attachment Required:

- Four (4) copies of scale drawing;
- Legal description of lots to be created: (PENDING COUNTY DETERMINATION)
- The location of any structure(s) on the lot or lots thereon, together with the precise nature, location and dimensions;
- Name, signature, and seal of the licensed engineer or registered land surveyor who prepared the drawing.

APPLICANT

ALIEN TOWNLEY

Name

5300 COLLEGE BLVD.

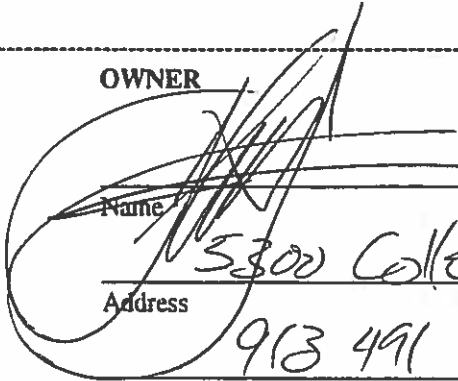
Address

816-405-2295

Area Code

Telephone Number

OWNER



5300 COLLEGE BLVD.

Address

913 491 6800

Area Code Telephone Number

REQUEST

As provided in Article 13 of the Subdivision Regulations, City of Prairie Village, Kansas, a lot split of N 8' of lot 17 & Lot 18, Block _____, in the SUNSET HILL ACRES Addition to the City of Prairie Village is hereby requested. The lot is generally described as:

7540 REINHARDT ST.
(N. 8' of lot 17 & lot 18 PVC-11553)

LOT SPLIT REQUIREMENTS

The lot split is sought to provide for the issuance of building permits in lots divided into not more than two (2) tracts without having to replat said lot.

The lot split application meets the following requirements:

- | YES | NO | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (a) No new street or alley or other public improvements is needed or proposed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (b) No vacation of streets, alleys, setback lines, access control or easements is required or proposed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (c) The lot split will not result in significant increases in service requirements (e.e., utilities, schools, traffic control, streets, etc.); or will not interfere with maintain existing service level (e.g., additional curb cuts, repaving, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (d) There is street right-of-way as required by these regulations or the Comprehensive Plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (e) All easement requirements have been satisfied. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (f) The split will not result in a tract without direct access to a public street. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (g) No substandard-sized lot or parcel will be created. PENDING |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (h) The lot has not been previously split in accordance with these regulations. |

APPLICANT'S SIGNATURE:

[Signature]
Date: 1/4/2018

OWNER'S SIGNATURE:

[Signature]
Date: 1-4-18

Planning Commission ACTION

Date application can be scheduled for consideration at a regular meeting of the Planning Commission:

Action of the Planning Commission:

A product of Johnson County AIMS, 111 S Cherry, Ste 2000, Olathe, KS 66061 - 913.715.1800 - <http://aims.jocogov.org> - mapper@jocogov.org



Johnson Co AIMS Map

LEGEND

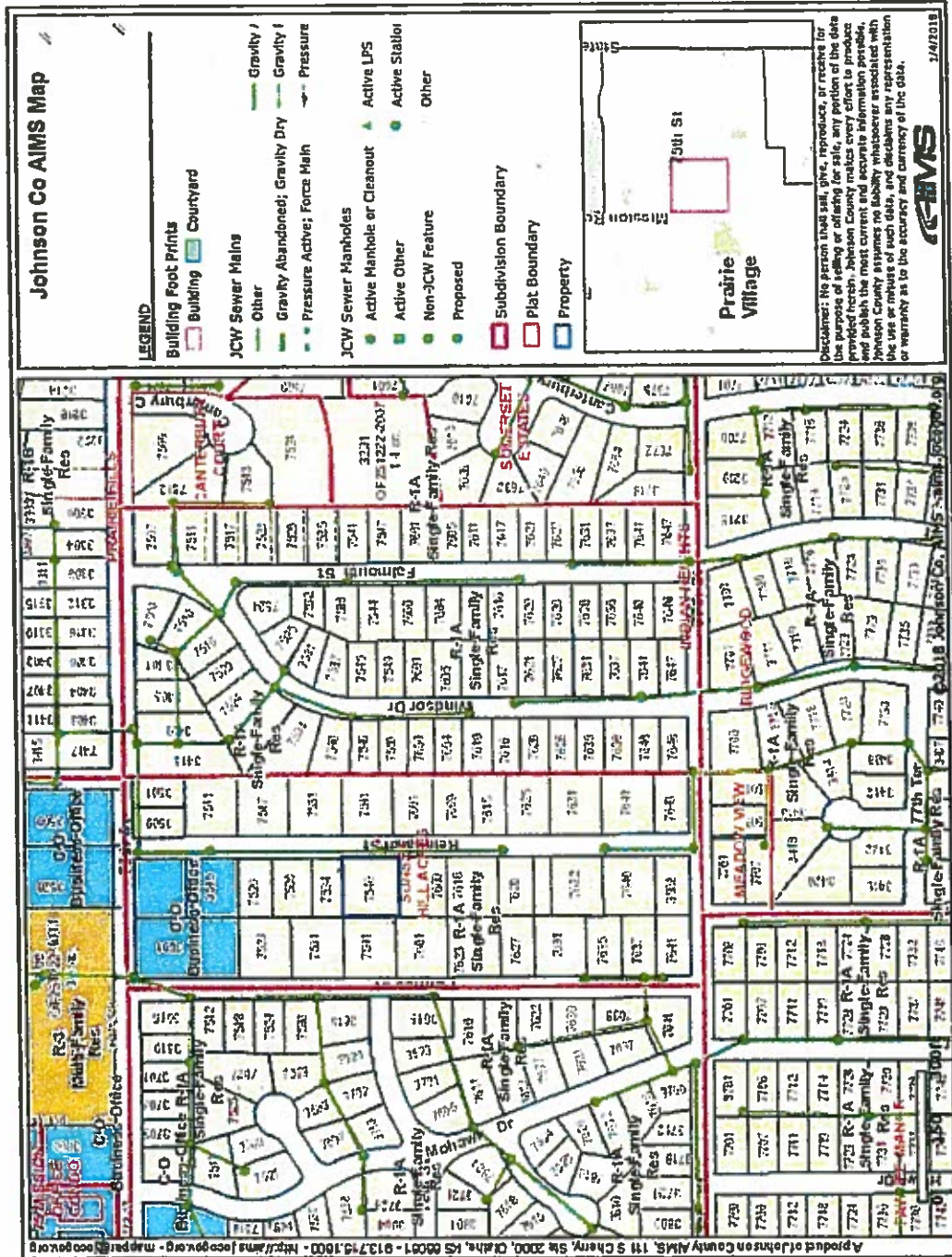
- JCW Sewer Mains
 - Grav
 - Other
 - Grav Abandoned; Gravity Dry
 - Pressure Active; Force Main
- JCW Sewer Manholes
 - Active Manhole or Cleanout
 - Active Other
 - Non-JCW Feature
 - Proposed
 - Active LP
 - Active Ste
 - Other
- Water
- Sewer
- Stormwater
- Electric
- Cable

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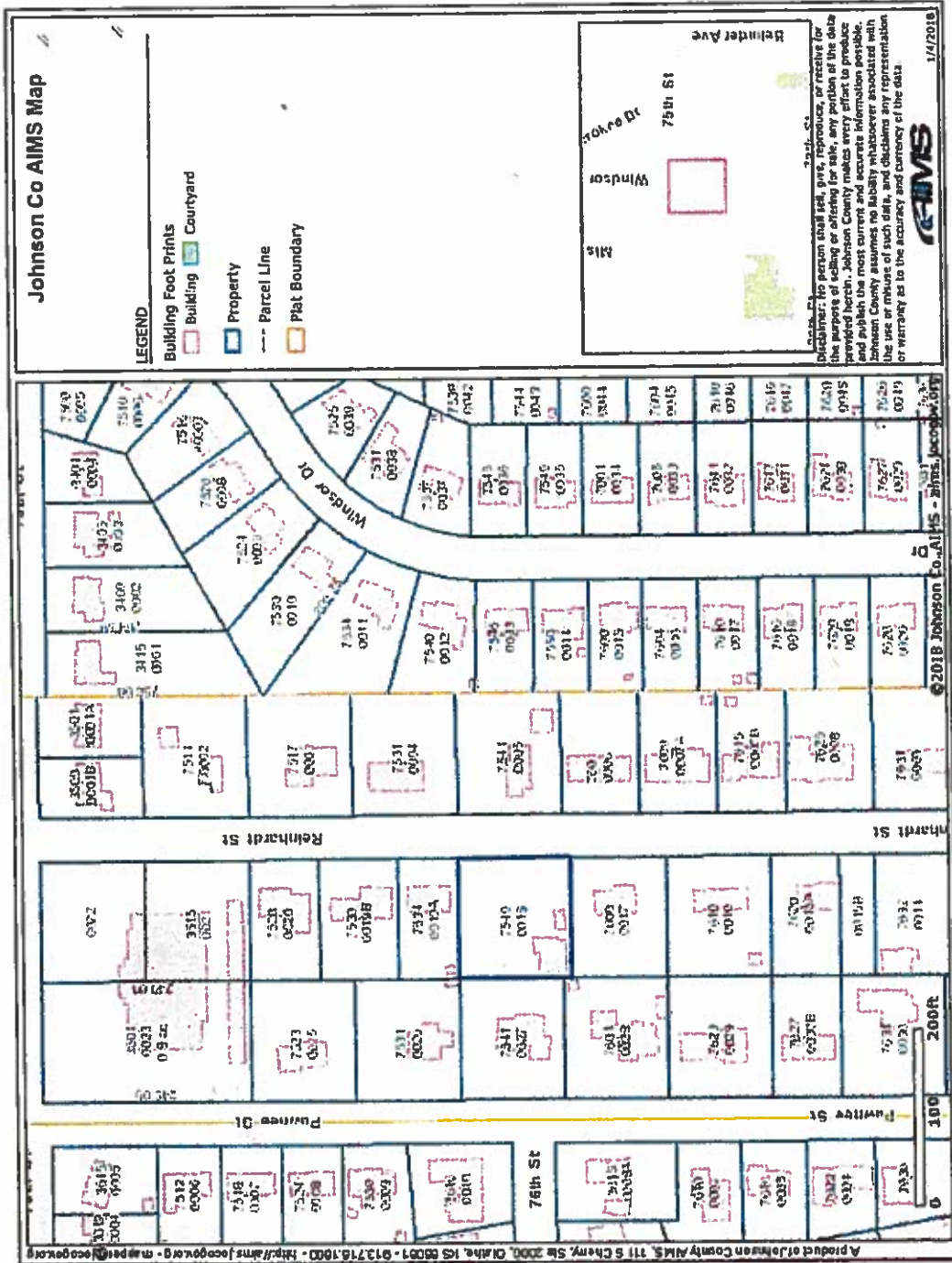


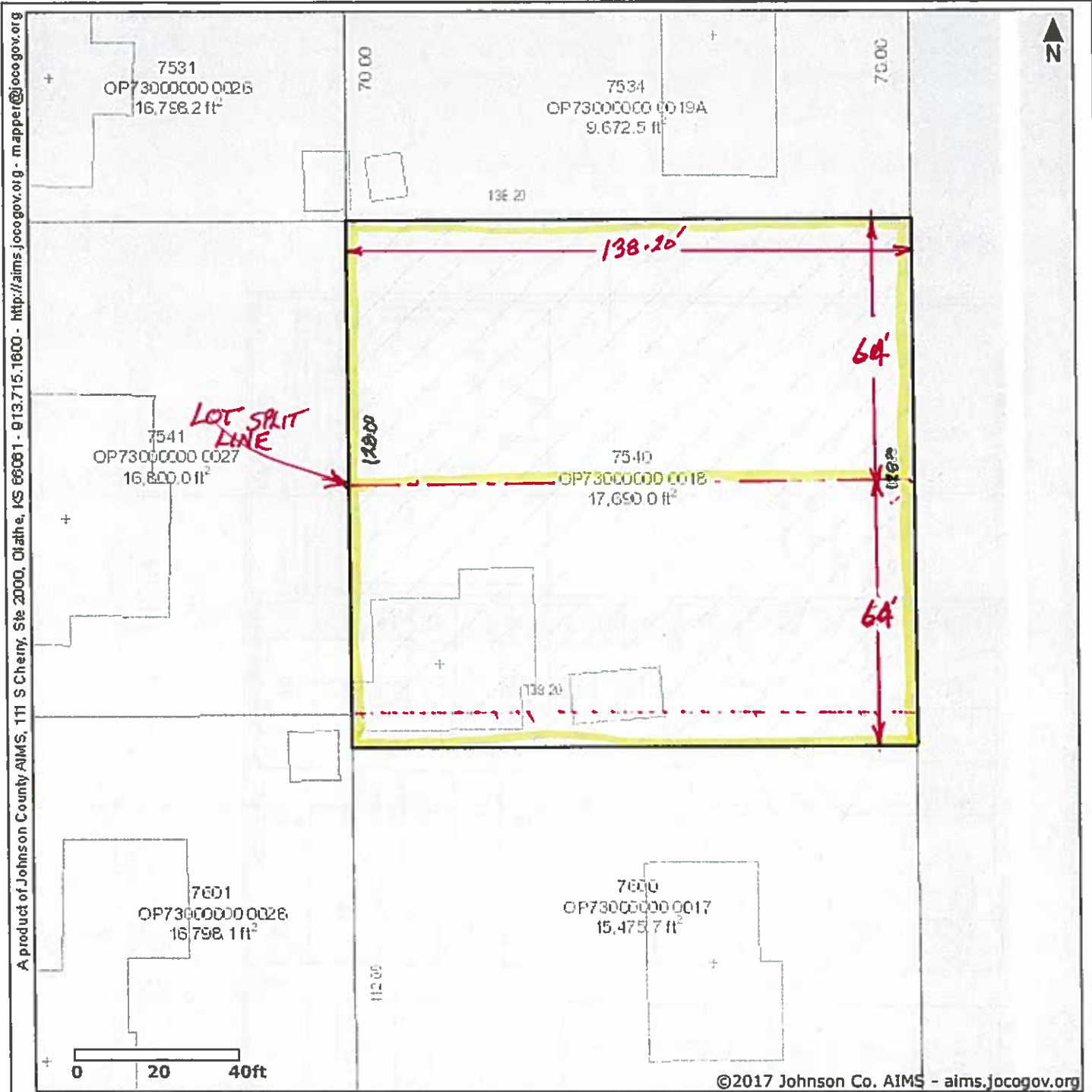
10/26/2017

Print AIMS Map - Landscape



Print AIMS Map - Landscape





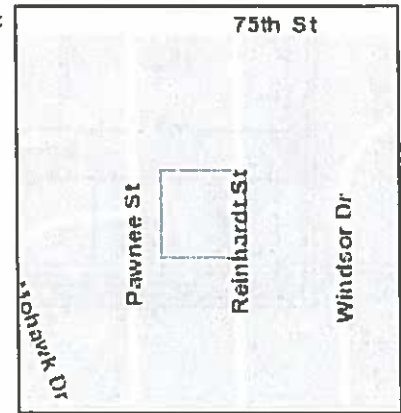
A product of Johnson County AIMS, 111 S Cherry, Ste 2000, Olathe, KS 66061 - 913.715.1600 - http://aims.jocogov.org - mapper@jocogov.org

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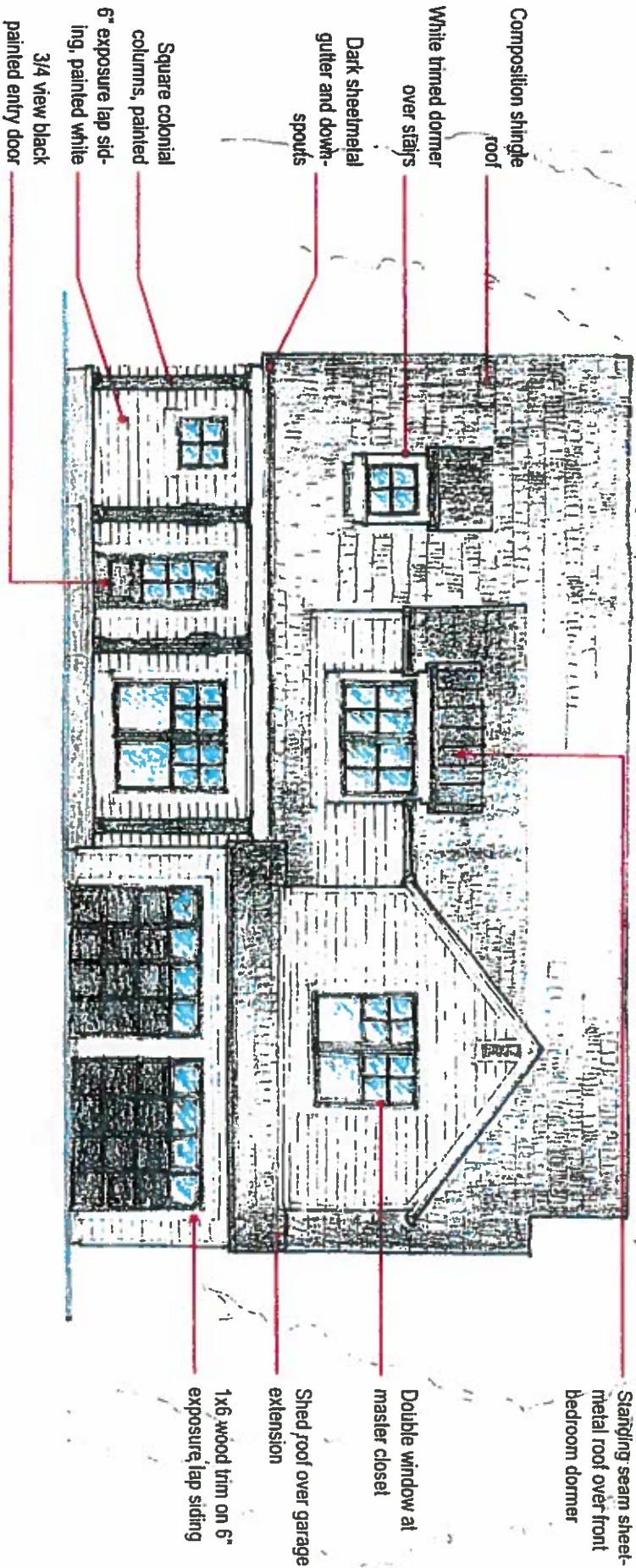
OP73000000 0018

LEGEND

- † Address Point
- Building/Structure
- Property**
- Untaxed □ Common Interest
- ▒ Vertical □ Platted
- ▒ Unplatted □ Right-of-way
- ▒ Mineral Rights □ Leased Land

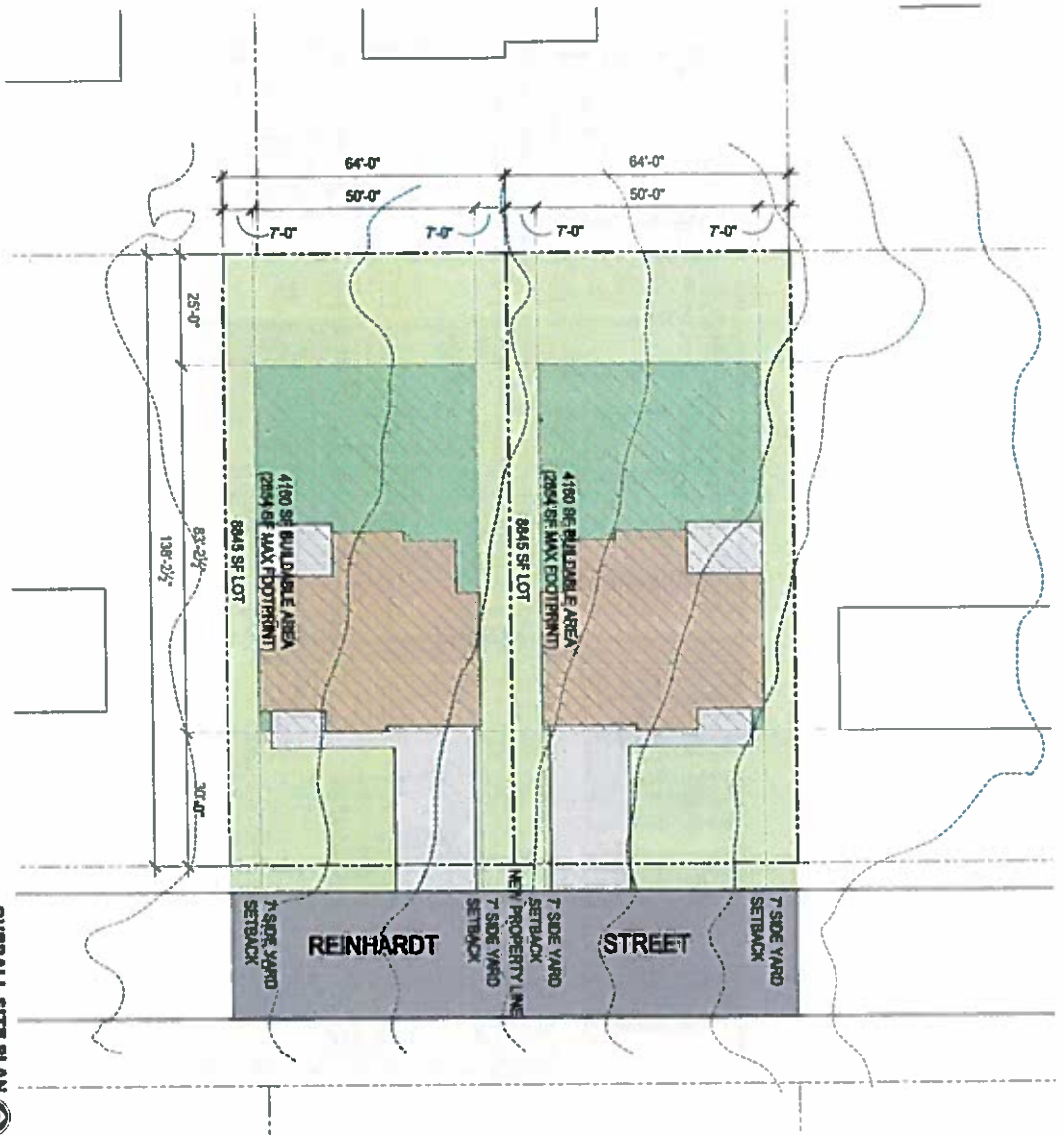


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MOJO Built - MOJO 2

Elevation Study Sketch
 December 22, 2017

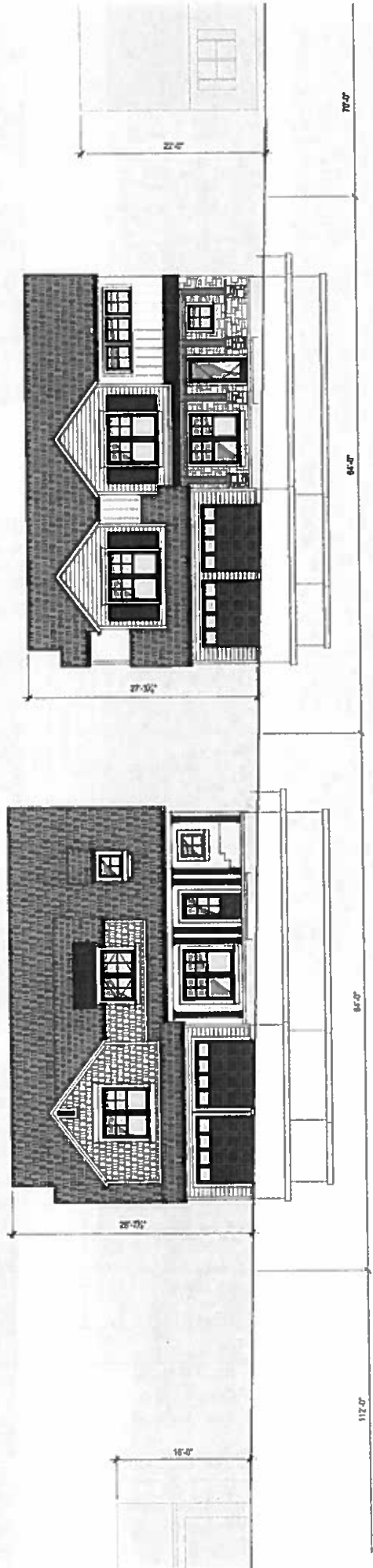


OVERALL SITE PLAN
 SCALE 1"=30'-0"
 NORTH



7540 Reinhardt Street
 Proposed Lot Split & Rezoning
 Prairie Village, Kansas | September 12, 2017





Proposed Model Home Elevations

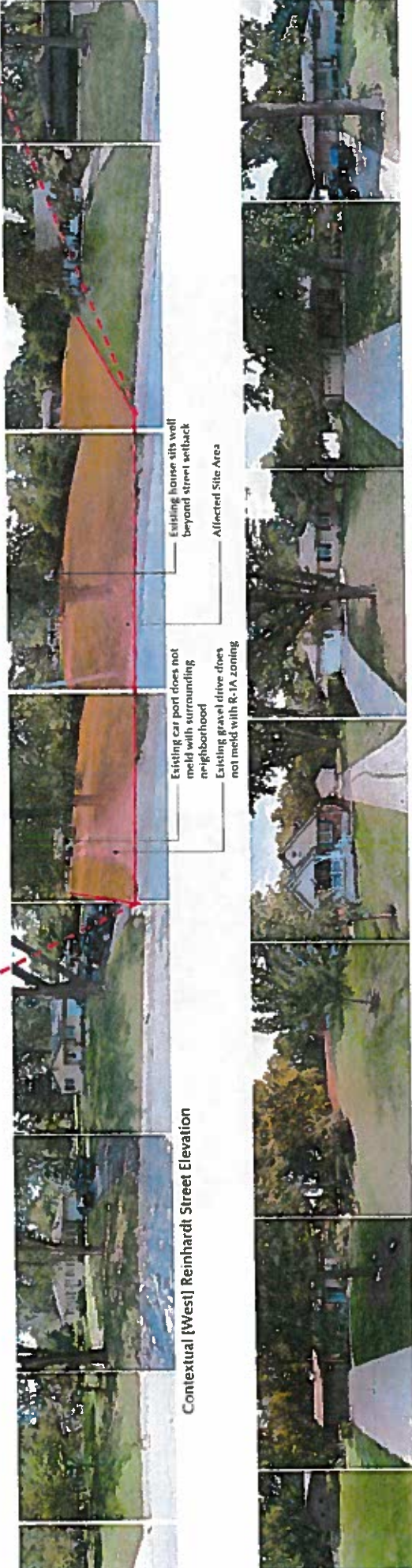
7540 Reinhardt Street

Proposed Lot Split & Rezoning
 Prairie Village, Kansas | January 23, 2017





Enlarged Lot Panorama



Contextual [West] Reinhardt Street Elevation

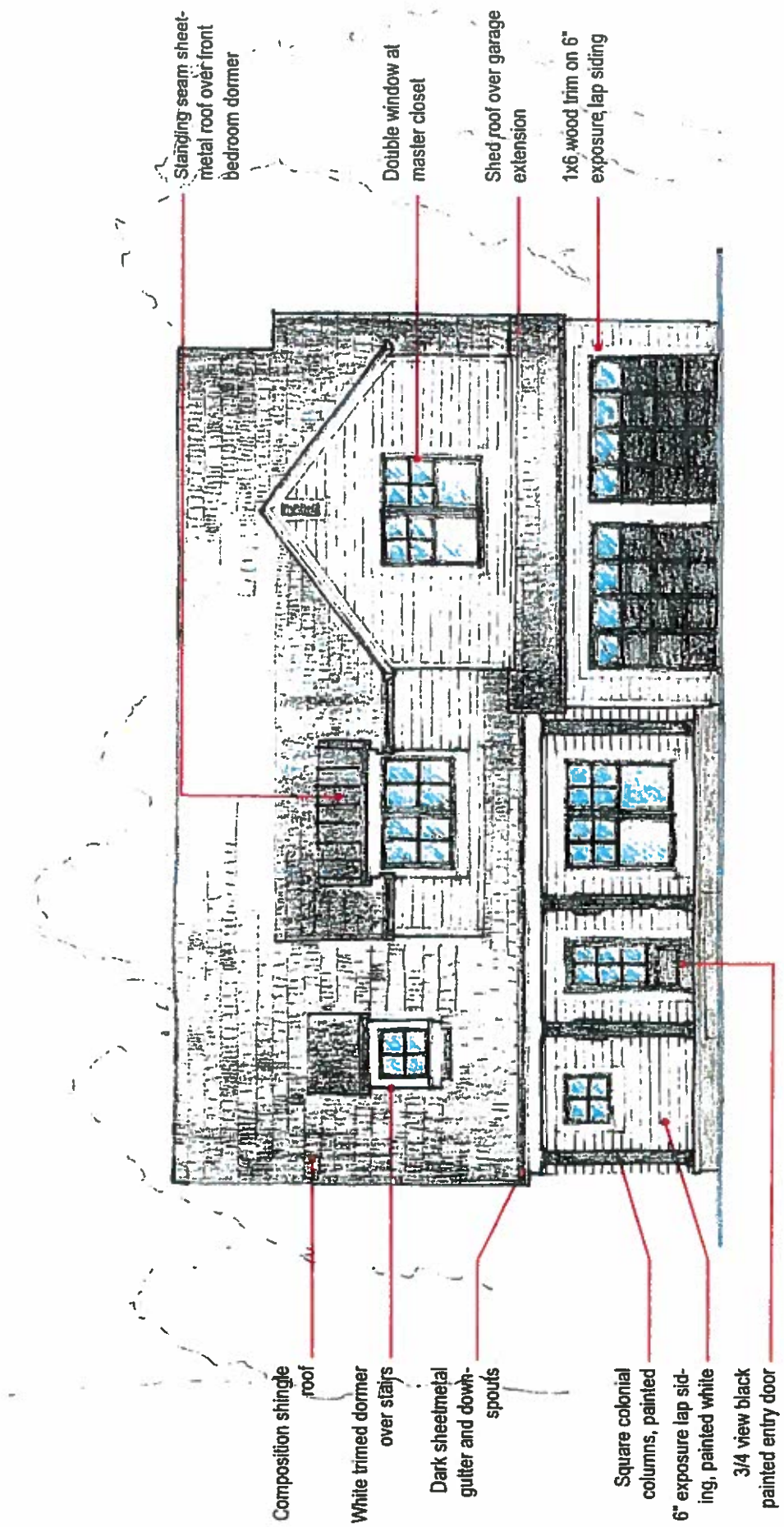


Contextual [East] Reinhardt Street Elevation



7540 Reinhardt Street
 Proposed Lot Split & Rezoning
 Prairie Village, Kansas | January 23, 2017





Standing seam, sheet-metal roof over front bedroom dormer

Double window at master closet

Shed roof over garage extension

1x6 wood trim on 6" exposure lap siding

Composition shingle roof

White trimmed dormer over stairs

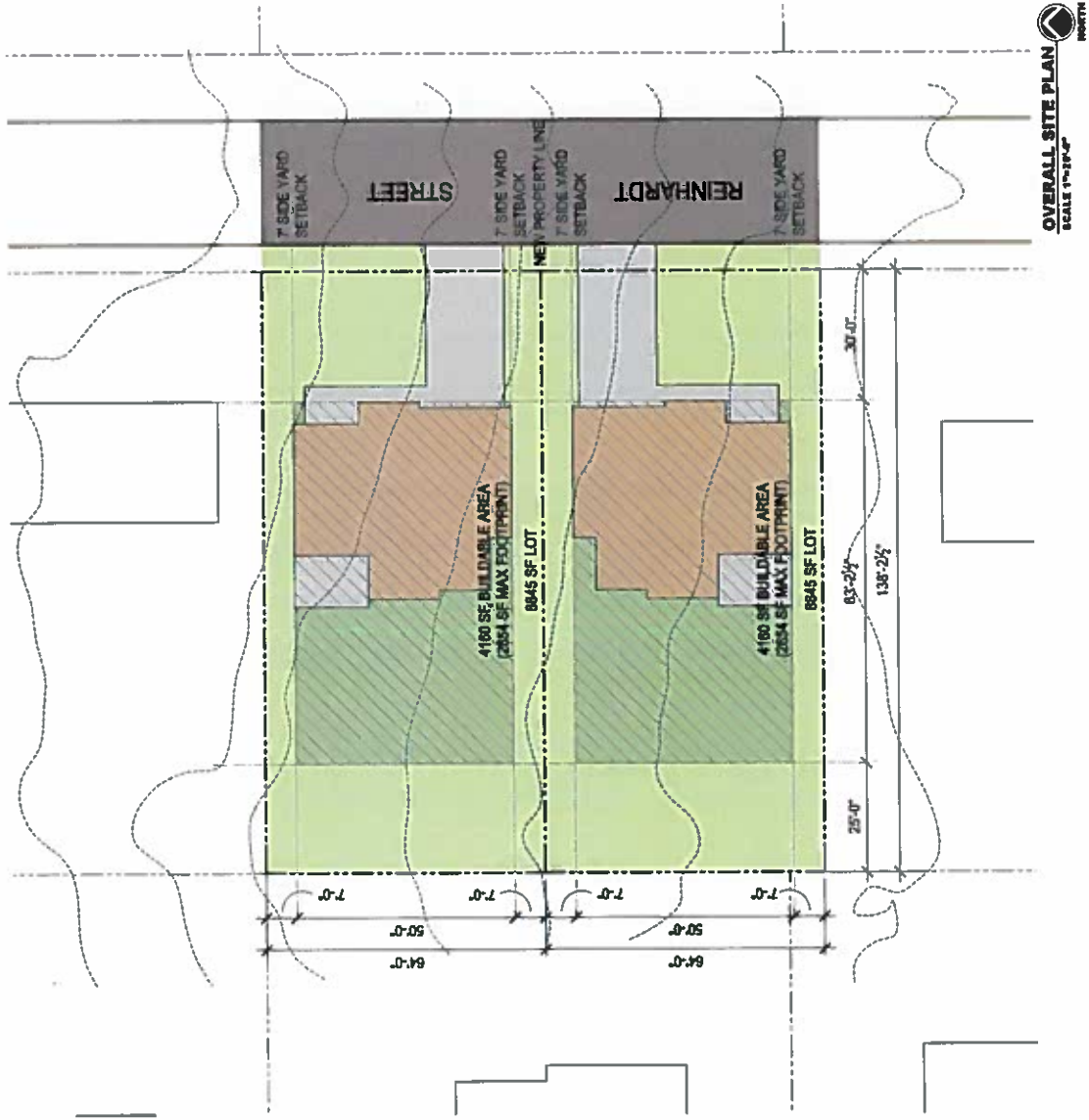
Dark sheetmetal gutter and downspouts

Square colonial columns, painted

6" exposure lap siding, painted white

3/4 view black painted entry door

MOJO Built - MOJO 2
 Elevation Study Sketch
 December 22, 2017



7540 Reinhardt Street
 Proposed Lot Split & Rezoning
 Prairie Village, Kansas | September 12, 2017



Neighborhood Meeting to Discuss Rezoning and subsequent Lot Split of 7540 Reinhardt Street

February 13, 2018 – 6:30 pm

Present: Nancy Smith, 7550 Windsor
Denny Noland, 7601 Reinhardt
Alison Chaplick, Moffitt Realty
Anthony West, Moffitt Realty
Allen Townley, MOJO Built
John Moffitt, Owner

1. Presentation of Request – by John Moffitt

Showed history of area, concern for neighborhood residence, logical solution for referenced property. Displayed posters showing area, specific plot plan for proposed, elevations of new homes & photographs of street-scapes.

2. Discussion

Talked with each attendee as to their specific concerns.

Mrs. Smith is concerned with the size of some new homes. She does not want a super large house that doesn't fit the neighborhood.

Mr. Noland wanted assurance that there be erected a chain link security fence around the job site. He wanted builder to direct subs to park on one side of the street to allow for emergency vehicles to pass. He asked about noise, start and finish times, cleanliness for job site and that when trenching for the sewer hookup that the trench, below 4', be shored up.

3. Resolutions of Concerns

We explained that this lot was prime for a large home if we were not able to achieve our proposed lot split allowing construction of two smaller homes that fit the character and feel of the neighborhood. Mrs. Smith recognized this and is happy with our proposal.

We explained to Mr. Noland that we always erect a chain link security fence. We gave two existing project locations where we in deed have security fences installed. We agreed to his parking request and informed him that the city has specific start and finish times that we agree to. Shoring up and dig below 4' is required and we will direct our plumbing contractor to be sure to abide by the requirements. He is content that we have adequately address his concerns.

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: March 1, 2018, Planning Commission Meeting

Application: PC 2018-04

Request: Request / Renewal of Special Use Permit for Veterinary Clinic / Animal Day Care

Action: *A Special Use Permit requires the Planning Commission to evaluate facts and weigh evidence, and based on balancing the factors and criteria in the zoning ordinance, make a recommendation to the City Council.*

Property Address: 8827 Roe Avenue

Applicant: Christine Gregory and Dr. Kent Krause

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

Surrounding Zoning and Land Use: North: R-1A Single-Family District – Residential / Single-family Dwellings
East: C-2 General Business District – Commercial / Office
South: R-P1A Planned Single-Family District – Residential / Single-family Dwellings
West: R-1A Single-Family District - Residential

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

Property Area: 0.54 acres

Related Case Files: PC 2016-03 Special Use Permit – Animal Daycare
PC 2013-101 Site Plan Approval 8825 & 8839 Roe
PC 2008-04 Amend SUP for Veterinary Clinic
SUP No. 93-6
PC 1991-05 Approval of SUP for Veterinary Clinic

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

General Location Map



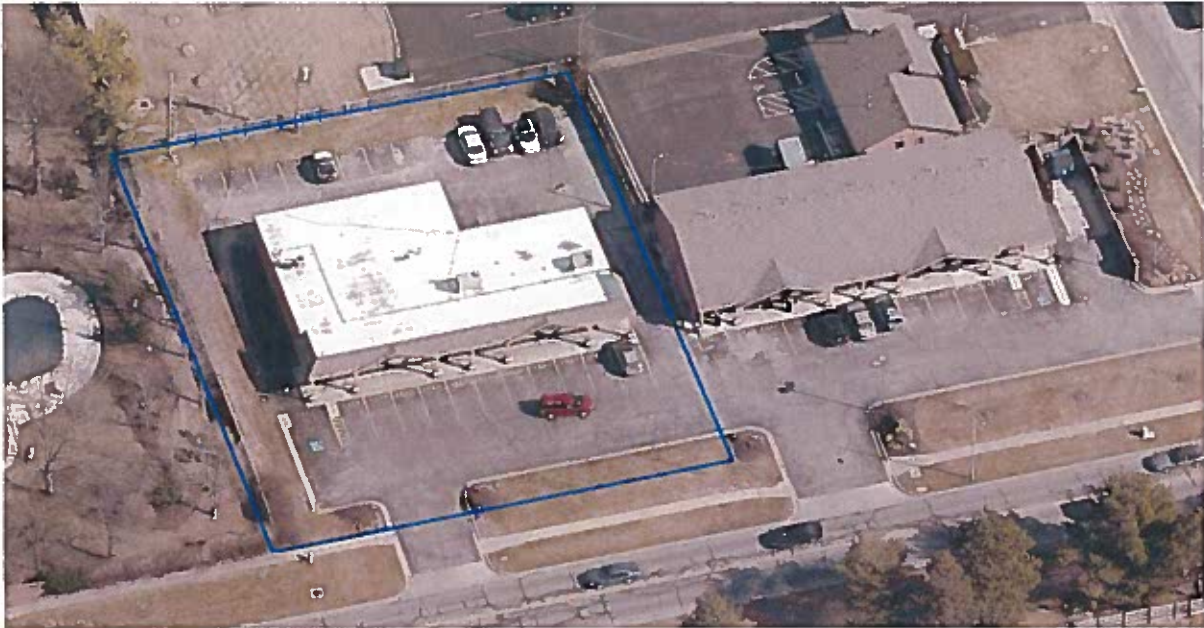
Aerial Map



Site



Bird's eye – block scale



Bird's eye – site scale



Street View – looking north on Roe

SUMMARY:

This is a request to renew a special use permit for animal day care business associated with a pet grooming and training services at the 89th and Roe Shops (physical address 8825 Roe; tenant units 8823, 8825, and 8827). The proposal is to reauthorize up to 20 dogs (under 20 pounds) and up to 15 dogs (over 20 pounds) for dog daycare facilities in an indoor operation. The site is currently zoned CP-1, which allows a variety of retail and service businesses. In the past, the Prairie Village zoning ordinance has been interpreted to allow veterinary services and boarding services by special use permits in the C-1 district.

BACKGROUND:

Queen of Paws (Christine Gregory) opened and received a business license for her dog grooming facilities at 8827 Roe. A business license was issued for this location on August 28, 2015, and this business was previously operating at a different location for some time providing animal grooming and services. In February 2016, the Planning Commission reviewed and heard a Special Use Permit request to supplement the business with a dog daycare business. The Planning Commission recommended approval, and the City Council approved the special use permit in March 2016 with the following limits to the day care services:

- Up to 20 dogs (under 20 pounds)
- Up to 15 dogs (over 20 pounds)
- Indoor activities only – behavioral and socialization

The applicant held a neighborhood meeting for this renewal request at the location on February 15, 2018 at the business location, and can provide a summary of that meeting at the public hearing.

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

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

- Floral shop
- Alteration service
- Office
- Body care boutique
- Learning service center.

ANALYSIS:

The CP-1 Zoning district allows a variety of small-scale office, retail and service uses.¹ In the past, the City has authorized veterinary clinics, limited accessory boarding services, and animal day care by special use permit in the C-1 district (and at this specific location as indicated in the background above). Based on the previous approval and this renewal, it is anticipated that the scale and use of animal daycare facilities would

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

be similar to that of boarding animals, in that multiple animals are cared for a duration, apart from any medical treatment.

In addition to enabling a broad range of service and retail businesses as identified above, the C-1 district also includes several performance standards performance standards in Section 19.18.010, and specifically limits on outside activities and noise are most applicable to this site and application.

Based on testimony and the initial special use permit request in 2016, the Planning Commission recommended several conditions on the scope, number and size of animals, and coordination with other animal care activities in this shopping center to ensure that the performance standards for this district be met. The applicant as complied with all conditions during the two-year operation and the City has received no complaints regarding this property or the use for animal day care.

Related to this request, any further coordination of this business with the veterinary service for boarding beyond both day care facilities, or boarding beyond medical care and observation would require an amendment to that special use permit.

FACTORS FOR CONSIDERATION:

Section 18.28.035 of the zoning ordinance requires the Planning Commission to make findings of fact to support its recommendation to approve, conditionally approve, or disapprove this renewal of the special use permit. It is not necessary that a finding of fact be made for each factor. 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 are to the following:

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

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

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

The continuation of this use is of a similar scale and intensity of uses already occurring on the site at the veterinary clinic. To staff's knowledge, some similar use of this site has occurred for more than 25 years without many complaints or problems for the neighborhood. Since the 2016 special use permit and slight increase the level of activity, there have been no significant impacts on adjacent property and the City has received no complaints. Many of the concerns voiced during the initial hearing in 2016 appear to be adequately addressed by the operation and performance of the applicant, and through the conditions of the previous approval.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATIONS:

Based on the information submitted with the application to date, and prior to hearing any other testimony associated with this application, staff recommends renewal of a special use permit for animal daycare facilities subject to all of the previous conditions, except that a 5 year renewal be authored rather than the initial 2-year period. The recommended and current conditions are:

1. The use remains accessory to the generally permitted service use of dog grooming and training services.
2. The use is limited to the scale and intensity. Specifically:
 - No more than 20 dogs total at any time, including dog grooming and day care services.
 - No more than 10 dogs over 20 pounds at any time, including dog grooming and day care services.
 - In the event that complaints are revived at this level of activity, Staff is authorized to assess the situation, and work with the applicant to reduce activity so that complaints are minimized and activities and impact are more similar to current levels at this location.
 - Indoor activities only – behavioral and socialization; and outdoor activity shall be limited as follows:
 - Only to the 12' x 130' grass strip behind the building, and specifically excluding any property along the north edge, whether it is owned by the subject lot or the adjacent owner.

- Only for short periods of time sufficient for the animals to relieve themselves;
 - No more than 4 animals at any one time;
 - Clean-up and maintenance of this area shall occur on at least a weekly basis.
3. Should coordination of this use with the adjacent veterinary clinic occur the limitations of each uses scale and intensity shall control. Boarding is specifically and currently limited to medical care and observation, and daycare is limited as provided above. Each of these may not be combined to affect and expansion of the intensity of either permit, and should animal boarding specifically be offered as a service, an amendment of either or both applications shall be required. Should the applicant wish to request that with this application, parameters similar to the limitation on day care services shall be recommended, and the holder of the Veterinary Clinic special use permit shall be required to incorporate these recommendations into an amended special use permit for that property to avoid any expansion of the use or intensity.
4. The special use permit shall be for a period of 5 years. Should no issues or code enforcement arise in the initial period, the renewal periods may be extended to a longer duration at the discretion of the Planning Commission.
-

Application
0016631

SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only
Case No.: PC 2018-04
Filing Fees: \$100
Deposit: \$500



Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____

APPLICANT: Queen of Paws Boutique PHONE: 913-980-4882
ADDRESS: 8827 Roe Ave, PV, KS ^{SR} 66207 E-MAIL: info@queenofpaws.com
OWNER: Christine Gregory PHONE: 913-980-4882
ADDRESS: 10334 Craenen, OP, KS. ZIP: 66215
LOCATION OF PROPERTY: 8827 Roe Ave, PV, KS 66207
LEGAL DESCRIPTION: Somerset Acres W, BC 10 E NW CR
Tract A (Block 9)

ADJACENT LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Residential</u>	<u>R-1A</u>
South	<u>Residential</u>	<u>RP-1A</u>
East	<u>Commercial</u>	<u>C-2</u>
West	<u>Residential</u>	<u>R-1A</u>

Present Use of Property: Boutique, Grooming Salon, Training, Doggie Day Play

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

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

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

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

If Yes, what length of time? _____

SIGNATURE: Christine Gregory

DATE: Feb 7, 2018

BY: Christine Gregory

TITLE: Owner

Attachments Required:

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

Application No. PC 2018 04

AFFIDAVIT

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

Christine Gregory, being duly sworn upon his oath, disposes and states:

That he is the (owner) (attorney for) (agent of) the tract of land for which the application was filed. That in accordance with Section 19.28.025 of the Prairie Village Zoning Regulations, the applicant placed and maintained a sign, furnished by the City, on that tract of land. Said sign was a minimum of two feet above the ground line and within five feet of the street right-of-way line in a central position of the tract of land and had no visual obstruction thereto.

Christine Gregory
(Owner/Attorney for/Agent of)

Subscribed and sworn to before me this 7 day of Feb, 2018.

Joseph Agnew
Notary Public or Planning Commission Secretary

Christine Gregory, being duly sworn upon his oath, deposes and states:

1. I am the (owner of) (attorney for) (agent of) the property described in the attached notice upon which an application has been filed before the Planning Commission of the City of Prairie Village, Kansas.
2. On the 15 day of Feb, 2018 a public information meeting was held pursuant to the Citizen Participation Policy adopted on June 6, 2000, by the Planning Commission
3. On the 13 day of Feb, 2018 I did comply with notification requirements to landowners as stated Section 19.28.020, of the Prairie Village Zoning Regulations and notified in letter by certified mail all owners of land located within 200 feet of the described real property. Notice was mailed to the following:

<u>Name</u>	<u>Address</u>
<u>See Attached</u>	

I certify that the foregoing is true and correct.

Christine Gregory
Name

8827 Roe Ave, PV, KS
Address 66207

A		B		C		D		E	
Property ID	Mail Line1	Mail Line2	Owner Name 1	Owner Name 2					
1	OP02600000 0011	4623 W 88TH ST	Prairie Village, KS 66207	GRUENEBAUM, LOUISE P. CO-TTEE	GRUENEBAUM, STEVEN A. CO-TTE				
2	OP67000000 000A7	4500 W 89TH ST	Prairie Village, KS 66207	SATELLITE PROPERTIES LLC					
3	OP67000000 000A1	4510 W 89TH ST	Prairie Village, KS 66207	SMITH, KAREN M. TRUSTEE	SMITH, NED E. JR TRUSTEE				
4	OP67000000 000A2	4518 W 89TH ST	Prairie Village, KS 66207	WOODY, CHRISTOPHER A	WOODY, DEBORA A				
5	OP67000000 000A5	4600 W 89TH ST	Prairie Village, KS 66207	AYLWARD, WILLIAM ROBERT	AYLWARD, BRENDA S				
6	OP02600000 0009	4615 W 88TH ST	Prairie Village, KS 66207	ROSS, FRANK J, III	ROSS, SHELBY C				
7	OP02600000 0010	4619 W 88TH ST	Prairie Village, KS 66207	RAINEN, WILLIAM L.	RAINEN, JULIE				
8	OP02500000 0072	4701 W 88TH ST	Prairie Village, KS 66207	FEINBERG, DONNA K.	ETAL				
9	OP81000010 0010	8825 LINDEN DR	Prairie Village, KS 66207	GABRIEL, JOSHUA	GABRIEL, MARGARET M.				
10	OP67000000 000A8	8825 ROE AVE	Prairie Village, KS 66207	COLUMBIA ROE 89	LIMITED PARTNERSHIP				
11	OP81000010 0009	8829 LINDEN DR	Prairie Village, KS 66207	ACINGER, JOHN E.	ACINGER, KATHI S.				
12	OP81000010 0008	8833 LINDEN DR	Prairie Village, KS 66207	HUANG, CHENG H.	HUANG, MEI H.				
13	OP81000010 0007	8837 LINDEN DR	Prairie Village, KS 66207	WULFF, KIRK A. AND	DARK, DIANA S. REV LIV TRUST				
14	OP67000000 000A4	8839 ROE AVE	Prairie Village, KS 66207	COLUMBIA ROE 89	LIMITED PARTNERSHIP				
15	OP81000010 0006	8843 LINDEN DR	Prairie Village, KS 66207	WATTS, GLENDA R.					
16	OP81000010 0005	8905 LINDEN DR	Prairie Village, KS 66207	GLAESER, CYNTHIA M. TRUSTEE	GLAESER, CYNTHIA M. TRUST				

February 16, 2018

MEMO

TO: Planning Commission
City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

FROM: Louise Gruenebaum
4623 West 88th Street
Prairie Village, KS 66207

RE: Special Use Permit for 8827 Roe Business is ok

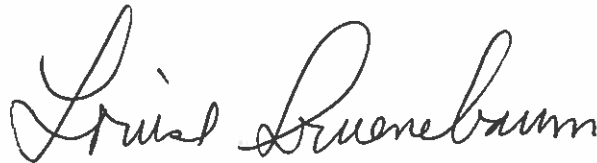
Regarding owner Christine Gregory of "Queen of Paws" Animal Day Care, located directly behind our home at 8827 Roe, I give permission for her permit to be renewed. We spoke two years ago to Ms. Gregory regarding our wishes that she keeps the dogs from doing their business outside the retaining wall, which divides our properties from the shopping center.

Ms. Gregory has abided by our wishes and we give permission for her business to continue in this building. Our two Yorkshire Terriers have been groomed at "Queen of Paws" and we like having "Queen of Paws" in the neighborhood. My husband and I don't hear any disturbing barks during our spring and summer months outside the building. Hopefully Somerset Vet Clinic also prohibits their staff from walking dogs on the north side of their property.

Please call me at 913-648-1917 with any questions.

Thank you

Louise Gruenebaum



P.S. I'll try to be at March meeting!

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: February 6, 2018, Planning Commission Meeting

Application: PC 2018-104

Request: Site Plan Approval – Facade rehabilitation and site landscape plan.

Action: *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application*

Property Address: 5200 West 95th Street

Applicant: Garen Miller

Current Zoning and Land Use: CP-1 Planned Restricted Business

Surrounding Zoning and Land Use: North: C-P1 Planned Restricted Business - Office
East: C-P1 Planned Restricted Business and MXD Mixed Use – Service / Residential
South: C-P1 Commercial (Overland Park) – Retail / Service
West: CP-1 Planned Restricted Business – Retail / Service

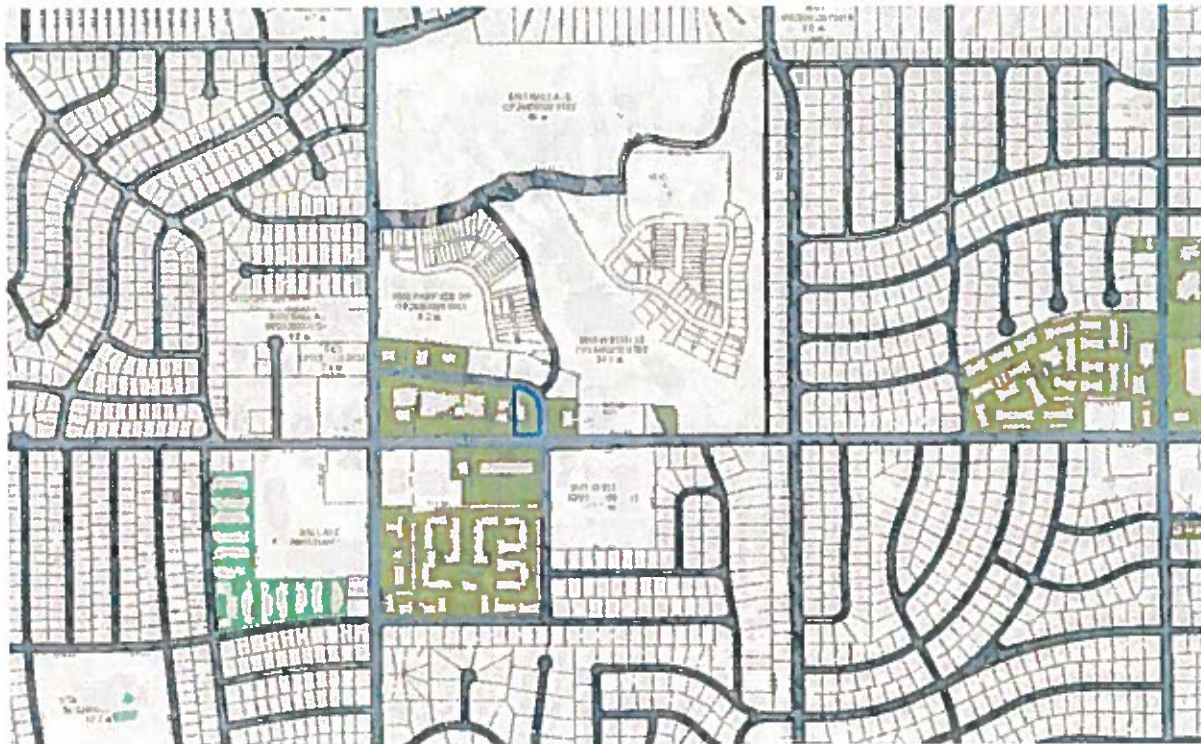
Legal Description: (meets and bounds)

Property Area: 1.08 acres (47,162.76 s.f.)

Related Case Files: n/a

Attachments: Application, site plan and conceptual elevations

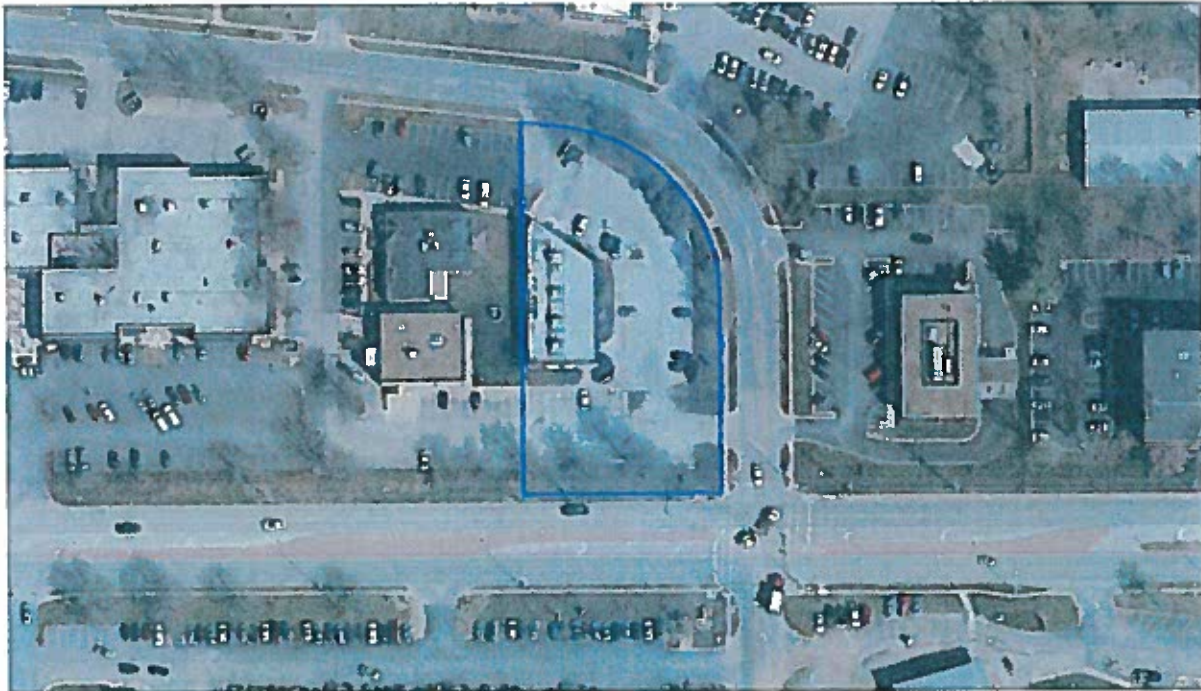
General Location Map



Aerial Map



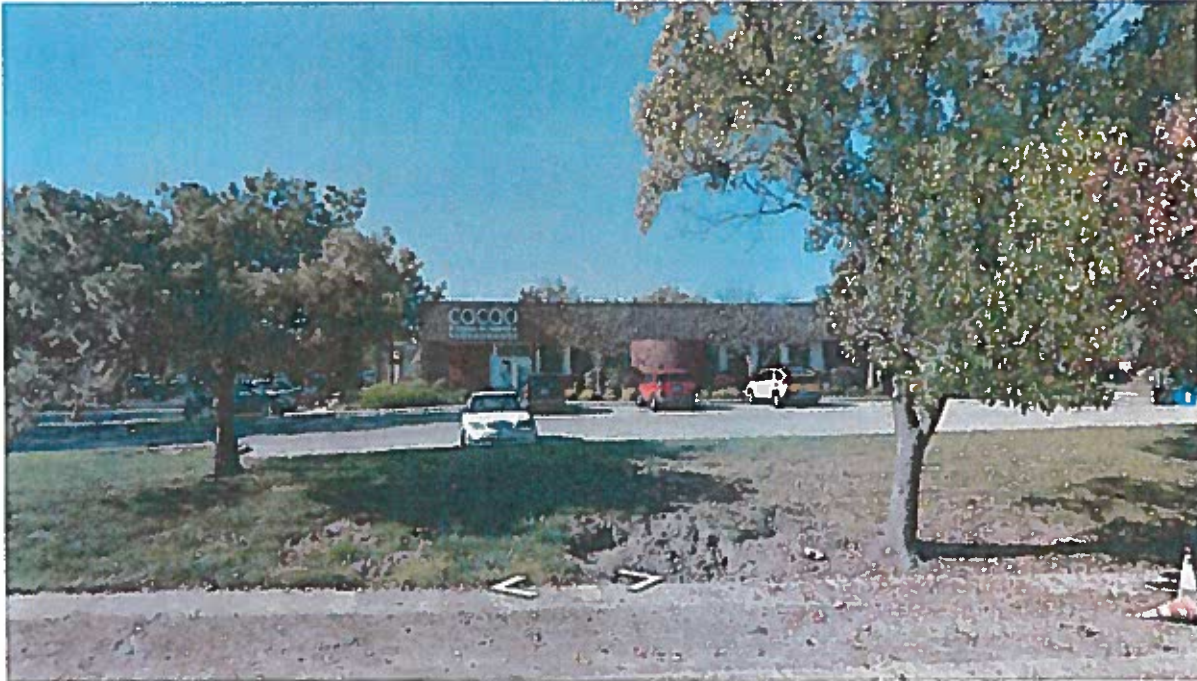
Site



Street View



Street view looking west on 95th street.



Street view looking west off of Rosewood



Bird's eye view

COMMENTS:

The applicant is requesting site plan approval to renovate the interior and exterior of an existing building, and for site work that involves removal of some parking and addition of landscape. The renovations are in association with the change of use from a restaurant to a medical clinic.

The building and site is part of the larger Meadowbrook Village Shopping Center between Rosewood, 95th Street and Nall Avenue. This building is located in the east portion of the center, on the corner of 95th and Rosewood.

Zoning Requirements

The property is zoned CP-1, Planned Restricted Business District. The application is a renovation of an existing building, which in general meets all standards of the CP-1 District in terms of use and parking requirements. There are use and performance standards for this district that all future tenants will be required to meet. Since this application proposes a substantial variation in the style and materials of the building, it requires site plan review and approval of the Planning Commission.

According to Section 19.32.030 of the Prairie Village Zoning Regulations, the Planning Commission shall give consideration to the following criteria in approving or disapproving a site plan.

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

The site plan meets the development standards of the CP-1 district and adequately accommodates the building, parking and circulation and open space and landscape. The change of use from restaurant to medical clinic does create a different parking requirement on this site – from 2.5 spaces per maximum seating capacity for restaurants to 1 per 300 square feet for medical clinic. The building is approximately 6,300 square feet according to Johnson County AIMS data, which would produce a zoning code parking requirement of 21 parking spaces for this site. The site currently has approximately 62 space. The site plan shows replacing many of these with the new landscape buffers on the east side abutting Rosewood, south site abutting 95th street, and in relation to the building on the east side. Approximately 32 spaces are proposed to be removed resulting in 30 parking spaces (two of which will be maintained as accessible parking spaces where they are currently located)

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

This is the change of use of an existing building and there have not been any reports of inadequate capacity for any utilities in the area.

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

The site proposes a decrease in impervious surfaces by replacing surface parking with greenspace which presents an opportunity to improve stormwater management on the site. There have been no reports of inadequate stormwater management in the area.. Concurrence of Public Works with the stormwater analysis and approval of any grading and facility construction shall be required prior to permits.

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

The renovations will not impact any existing vehicle ingress and egress issues.

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

The site plan deals primarily with existing elements with the main change being a façade renovation and additional landscape in association with the parking. The most significant site change is the removal of parking stalls and replacement with landscape. This primarily occurs on the street-facing bays, which may improve some of the aesthetic aspects of the site. A detailed landscape plan shall be submitted per the recommended conditions prior to removal of any parking stalls

The removal of the parking and replacement with landscape areas does not add significant benefits in relation to the streetscape or surrounding areas, although less impervious area can have a benefit to storm water runoff and water quality. Further, the removal of the parking could limit the long-term adaptability of this site to other uses. While there is not anything specifically wrong with the proposed plan in this regard, the costs and loss of options with the removal of parking may

outweigh the benefits. Regardless, any reconfiguration of parking, curbs and landscape elements shall meet the City's construction specifications, and otherwise be approved by the building official or public works with respect to grading and site drainage.

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

The proposed retail building sits at the corner of West 95th Street and Rosewood. The building sits among several other retail and commercial properties that are similar in scale, and all have the same finish. While the building has a 95th Street address, the dominate face and main entrance face Rosewood. The building is a simple one-story structure, and this proposal would cover the exiting brick with dark grey stucco with white architectural stucco covering elements. Fenestration consists of storefront windows that are well proportioned and match the building's aesthetic. A dark metal canopy is proposed over the entry on the east side and gray canvas awnings are proposed over the windows on the south elevation facing the parking and 95th Street. Although this proposal will break this building from the design of others in the center, the center includes six parcels under separate ownership. They all have a similar brown brick finish as the predominant material, but a building at the southwest corner breaks from this, and only the central buildings maintain a common design with blue barrel awnings. Other buildings in the vicinity use predominantly brick finishes of different colors and styles, but do not have any particular architectural character or theme. While this proposal will break this building from the primary finish of most others in the center, in general it is compatible with the commercial character of the neighborhood.

The existing trash enclosure on the north portion of the site matches the existing building materials, and no changes are included in the proposal. Additional landscape may be needed to screen this or tie it in better to the site with the proposed new building facing.

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

Village Vision identifies this area as a Commercial Improvement area in the Conceptual Development Framework, and this site is near the Meadowbrook redevelopment project also identified in the plan and currently under development to the north and east. There are no specific policies, plans or concepts for this shopping center in the plan, unless it was to be included as part of a complete redevelopment of the center in association with the Meadowbrook redevelopment (in which case the polices established for Corinth or the 75th Street corridor relating to greater intensity, mixing of uses, defining the public realm, and better integrating uses with improved connectivity).

The general policies for Commercial Improvement areas suggests that periodic upgrades are necessary for the City's commercial areas to remain attractive and retain tenants, including façade changes, signage or landscape improvements with particular attention on how they relate to surrounding neighborhoods and property. Specific concepts emphasized in the plan are:

- Ensuring that buildings relate to streets and public spaces with windows, and doors;
- Establishing a healthy mix of dwellings, restaurants, stores, offices and civic uses.
- Promoting smaller, independent businesses,
- Providing public spaces within commercial areas.
- Enhancing accessibility, particularly for walking or biking.
- Promoting pedestrian scale design.

This modest change of use and facade rehabilitation does not present the opportunity to advance the more significant of these policies, which are reflective of a more substantial building redevelopment. However, in general the site and facade improvements reflect some of these principles with respect to the maintaining and improving existing commercial centers.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the proposed site plan and conceptual facade elevations for 5200 West 95th Street subject to the following conditions:

1. A grading plan be approved by Public Works in association with any of the site work related to the parking lot, including a determination that no negative impacts on stormwater will result.
2. All future signs shall require a separate sign permit meeting the general sign standards for the City.
3. That the detailed landscape plan shall be submitted in conformance with the conceptual plan, be approved by staff, and include:
 - A. Indicate the species, quantity and size of all trees, shrub and perennials
 - B. Indicate all trees and shrubs that are to remain through any removal or reconfiguration of the parking.
 - C. Add landscaping with shrubs or perennials around the trash enclosure.
 - D. Specify at least 3 different shade tree species from the site. Trees should be at least 2.5" caliper and selected from the Great Trees for the Kansas City Region list (<http://www.gouldevans.com/studio/pl/treelist/>).



CITY OF PRAIRIE VILLAGE
The Star of Kansas

APP # 0016497

Planning Commission Application

For Office Use Only	
Case No.:	PC 2018-104
Filing Fee:	\$100
Deposit:	\$500
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	2/6/18

Please complete this form and return with Information requested to:

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

Applicant: Garen Miller Phone Number: (314) 960-6006

Address: 5115 Saint Charles Place
Shrewsbury, MO. 63119 E-Mail: garen@garenmiller.com

Owner: Meadowbrook East, LLC Phone Number: (913) 338-1000

Address: 3705 West 95th Street, Leawood, KS. Zip: 66206

Location of Property: 5200 West 95th Street, Prairie Village, KS. 66208

Legal Description: See attached

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

Interior and exterior modifications to the existing restaurant for conversion to medical clinic.

AGREEMENT TO PAY EXPENSES

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

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

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


Applicant's Signature/Date


Owner's Signature/Date



**ARCHITECT; GAREN
MILLER, INC**

5115 Saint Charles Place
Shrewsbury, MO 63119

T 314.960.6006
F 314.272.7007
garen@garenmiller.com

January 4, 2018

ATTN: Joyce Hagen Mundy
City Clerk, City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

RE: Planning Commission Review
5200 West 95th Street
Prairie Village, KS 66208

Ms. Mundy,

We are submitting for a Planning Commission Review for the aforementioned address. The proposed modifications of the building and site plan under section 19.18.045 require a plan commission review due to the substantially different materials and style changes for the new owner.

Please find enclosed, the following items:

1. Site Plan - 15 sets indicating the removal of some parking areas and installation of green spaces.
2. Renderings - 15 sets showing the proposed materials and changes to the building.
3. Check in the amount of \$600.00 for the application fee.

We are requesting that this review be conducted at the hearing scheduled for February 6, 2018.

The owner has requested that the Office of the Architect represent them in any matters regarding the building permit and commission review. If you have any questions, comments or concerns, do not hesitate to contact me at the number above.

Respectfully Yours,

Garen Miller, RA
President, AGM, Inc.

Planning Commission Application Legal Description Attachment

DESCRIPTION: (PER TITLE COMMITMENT)

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12, RANGE 25, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF 95TH STREET AS NOW ESTABLISHED, A DISTANCE OF 1501.78 FEET TO THE CENTERLINE OF ROSEWOOD, AS NOW ESTABLISHED; THENCE DUE NORTH ALONG THE CENTERLINE OF SAID ROSEWOOD, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID ROSEWOOD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUING SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 95TH STREET, A DISTANCE OF 167.00 FEET; THENCE DUE NORTH A DISTANCE OF 312.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 94TH STREET TERRACE AS NOW ESTABLISHED; THENCE SOUTH 83 DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 37.79 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF SAID ROSEWOOD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE A DISTANCE OF 212.16 FEET; THENCE DUE SOUTH AND TANGENT TO THE LAST DESCRIBED COURSE ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 183.74 FEET TO THE TRUE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT-OF-WAYS.



View of building from the corner of 95th Street & Rosewood

VARGAS FACE & SKIN CENTER

5200 W. 95th Street, Prairie Village, KS.

CONCEPTUAL RENDERINGS
January 4th, 2017



Exterior Facade Renovation to Existing Building:

- Covering existing brick with stucco
- Stucco colors : SW 6992 "Inkwell" (dark gray) & SW 6259 "Spatial White" (light gray)



South view of building facade towards 95th Street

VARGAS FACE & SKIN CENTER

5200 W. 95th Street, Prairie Village , KS.

CONCEPTUAL RENDERINGS
January 4th 2017





Southeast corner view of building from parking lot (from 95th Street)

VARGAS FACE & SKIN CENTER

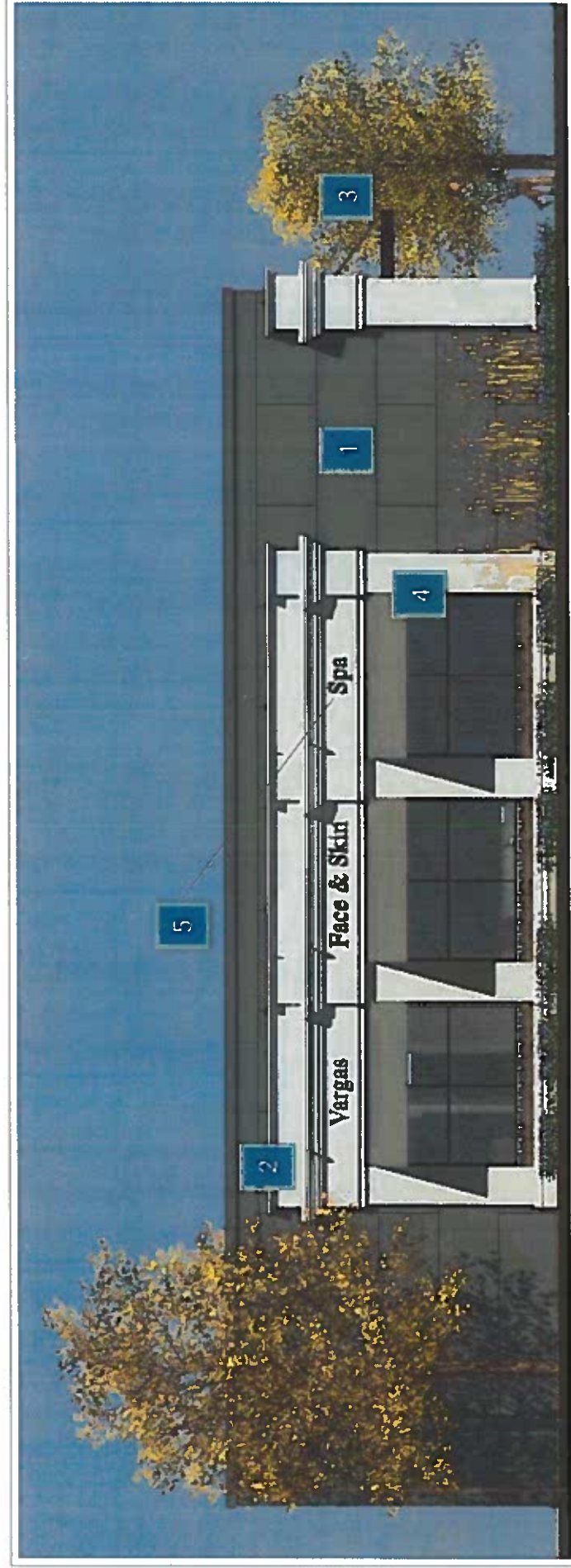
5200 W. 95th Street, Prairie Village, KS.

CONCEPTUAL RENDERINGS
January 4th, 2017



Material Key:

- 1** Stucco covering SW 6992 "Inkwell"
- 2** Architectural stucco covering element: SW6259 "Spatial White"
- 3** Metal awnings - color matching SW7069 "Iron Ore"
- 4** Canvas awnings - Light gray
- 5** Black Metal Sign letters

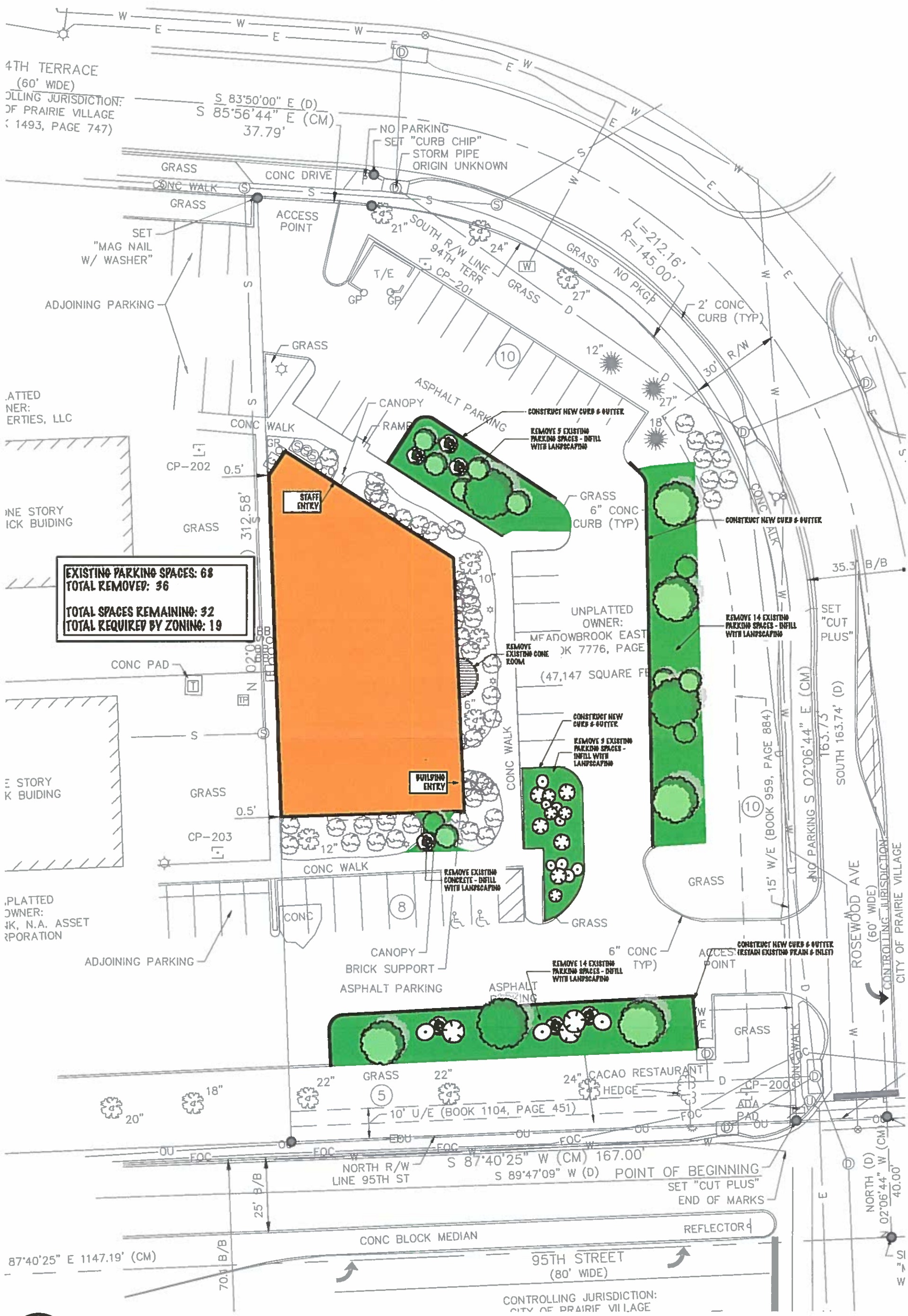


VARGAS FACE & SKIN CENTER

5200 W. 95th Street, Prairie Village , KS.

CONCEPTUAL RENDERINGS





EXISTING PARKING SPACES: 68
TOTAL REMOVED: 36
TOTAL SPACES REMAINING: 32
TOTAL REQUIRED BY ZONING: 19



SITE PLAN - PROPOSED MODIFICATIONS

SCALE: 1" = 30'



VARGAS FACE & SKIN CENTER
 5200 West 95th Street, Prairie Village, KS 66207
 1/4/18

CONFIDENTIAL - PRELIMINARY

