

**PLANNING COMMISSION AGENDA  
CITY OF PRAIRIE VILLAGE  
TUESDAY, APRIL 6, 2021  
7:00 P.M.**

The Planning Commission will be meeting remotely via Zoom. To watch the meeting, click the following link: <https://us02web.zoom.us/j/84884970197>. The meeting will also be live-streamed on the City of Prairie Village Facebook page at [www.facebook.com/CityofPrairieVillage](http://www.facebook.com/CityofPrairieVillage).

To participate in the public hearing, residents can email their comments to City Clerk Adam Geffert at [cityclerk@pvkansas.com](mailto:cityclerk@pvkansas.com). All comments must be received by 5:00 p.m. on Tuesday, April 6. If you would like to speak live during the public hearing, you must notify the City Clerk with your name, address, and email address. The City will call on those who signed up to speak once the public hearing begins. Members of the public will not be able to participate in the meeting unless you sign up with the City Clerk ahead of time. Each individual that wishes to speak during the public hearing will be given 3 minutes.

**I. ROLL CALL**

**II. APPROVAL OF PLANNING COMMISSION MINUTES - MARCH 2, 2021**

**III. OLD BUSINESS**

**IV. PUBLIC HEARINGS**

PC2021-106      Revised Special Use Permit - Brighton Gardens  
7105 Mission Road  
Zoning: R-1B  
Applicant: Dominic Tutera / The Village at Mission Property, LLC

PC2021-107      Special Use Permit - Destination Pet  
7600 State Line Rd., Suite 210  
Zoning: C-2  
Applicant: Buddy Lanham / Destination Pet

**V. NON-PUBLIC HEARINGS**

PC2021-108      New Monument Sign Application and Approval of Revised  
Signage Criteria  
GRI Corinth South, LLC  
4101 W. 83<sup>rd</sup> St. - 4117 W. 83<sup>rd</sup> St.  
Zoning: C-2  
Applicant: Kevin Berman / Hoefer Welker

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**

Plans available at City Hall if applicable  
Comments can be made by e-mail to  
[cityclerk@pvkansas.com](mailto:cityclerk@pvkansas.com) prior to the meeting.

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

## **PLANNING COMMISSION MINUTES MARCH 2, 2021**

### **ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, March 2, 2021 at 7:00 p.m. Due to the COVID-19 pandemic, Commission members attended a virtual meeting via the Zoom software platform. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, Melissa Brown, Nancy Wallerstein, Jeffrey Valentino.

The following individuals were present via Zoom in their advisory capacity to the Planning Commission: Chris Brewster, Gould Evans; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official; Ron Nelson, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

### **APPROVAL OF MINUTES**

**Mr. Breneman moved for the approval of the minutes of the February 2, 2021 regular Planning Commission meeting. Mrs. Wallerstein seconded the motion, which passed unanimously.**

### **PUBLIC HEARINGS**

PC2021-104      Consider approval of amendments to Chapter 19.46 of the zoning regulations to add tree protection requirements

Mr. Brewster provided background on the proposed ordinance. He noted that the Tree Board gave a presentation at the August 17, 2020 City Council meeting requesting that the Council consider adopting an ordinance to provide greater protection for trees in Prairie Village. The Council directed staff to review the proposed ordinance by the Tree Board and draft a final ordinance for further review and consideration.

Planning, Codes, and Public Works staff met several times in the fall of 2020 to refine and finalize the ordinance for the Council and Planning Commission's consideration. Mr. Brewster stated the ordinance would apply to all right-of-way trees, site plans in which landscape standards applied, and residential teardowns, rebuilds, and rehabilitations.

Since the proposed ordinance would become a part of the landscape ordinance in Chapter 19.47 of the City's zoning regulations, public notice, a public hearing, and a recommendation from the Planning Commission prior to final adoption by the Governing Body was required. The draft ordinance was presented to the Tree Board in November and the Planning Commission and Environmental Committee in December for further review and input. Mr. Brewster said that the Planning Commission's recommendation

would next go to the City Council for final consideration at its March 15, 2021 meeting. If approved by the Council, the recommended effective date of the ordinance would be June 1, 2021.

Mrs. Wallerstein asked that it be clarified who the “Director” was, as listed in Table 19-47E regarding the approval of fences on lots less than 10,000 square feet. Ms. Robichaud stated it referred to the Public Works Director, and that the language in the final version of the ordinance would be adjusted.

Mr. Valentino asked whether the additional workload would be too much of a burden on Public Works staff. Ms. Robichaud said that the City Arborist’s maintenance duties would be reduced to give her more time to focus on tree evaluation.

Mr. Birkel expressed concern that the regulations could stifle redevelopment. He noted that many of the larger trees in the City could be near the end of their lives, and that the requirements for planting new trees were excessive.

Mr. Wolf opened the public hearing at 7:30 p.m.

Two members of the City’s Tree Board spoke in favor of the ordinance:

- Tree Board Chair Kevin Dunn, 8901 Catalina Drive
- Tree Board volunteer Frank Riott, 4411 W. 66<sup>th</sup> Terrace

With no one else present to speak, Mr. Wolf closed the public hearing at 7:39 p.m.

**Mr. Valentino made a motion to approve the tree protection ordinance as presented. Mr. Breneman seconded the motion, which passed 6-1, with Mr. Birkel in opposition.**

## **NON-PUBLIC HEARINGS**

PC2021-103      Site Plan Approval for Exterior Patio Expansion  
Blue Moose Bar and Grill  
4160 W. 71<sup>st</sup> Street  
Zoning: C-2  
Applicant: Ed Nelson, KC Hopps

Mr. Brewster stated that the applicant was requesting site plan approval to expand an existing outside seating area from just over 1,000 square feet to approximately 1,850 square feet. He noted that outside patio seating was an allowed accessory use for restaurants subject to some scale limitations. Although the application met the allowed accessory use option due to the limited scale of the seating area, the expansion of the patio area into some of the existing parking spaces required site plan review according to the zoning standards. Mr. Brewster said that staff recommended approval of the site plan without conditions.

Applicant Ed Nelson, 8605 Mohawk Road, Leawood, Kansas, was present to speak on behalf of KC Hopps, the owner of the restaurant. He stated that the existing four curbside pickup spots would be moved out into the main parking lot due to the increased size of the patio. He added that patio space was necessary for the restaurant to survive during the pandemic.

**Mr. Breneman made a motion to approve the site plan as presented. Mr. Birkel seconded the motion, which passed unanimously.**

PC2021-105                      Conditional Use Permit for Food Trailer at Meadowbrook Inn  
4901 Meadowbrook Parkway  
Zoning: MXD  
Applicant: Justin Duff, VanTrust Real Estate, LLC

Prior to taking up the application, Mr. Wolf recused himself due to a conflict of interest and left the meeting. Vice-Chair James Breneman assumed control in his absence.

Mr. Brewster reported that the applicant was requesting site plan approval to install a food trailer and patio seating area on the north side of the Meadowbrook Inn property, across from Meadowbrook Park. The patio seating area would be placed on top of the existing paved service drive, with a slight expansion into the landscape area connecting the patio to the sidewalk on Meadowbrook Parkway.

Mr. Brewster added that the food trailer and patio would be operated in conjunction with the primary use of the property as an inn and restaurant; however, a food trailer exceeded a typical “accessory use” permit. Additionally, the zoning ordinance had several different provisions related to thresholds of outdoor commercial activity, none of which were directly applicable. Staff therefore interpreted the proposal as a “temporary use of land for commercial or industrial purposes,” requiring a Conditional Use Permit.

Staff recommended approval of the conditional use permit and site plan subject to the following condition:

1. Prior to construction, all utility, drainage and grading permits shall be approved by Public Works, and any adjustments to prior approved plans shall be made if necessary.
2. A final landscape plan shall be submitted and approved by the City prior to construction permits, showing paver material specifications and movable planter designs. These materials shall tie into either the specific site design of the Inn or the overall streetscape design of Meadowbrook Park, or both.
3. The applicant shall locate waste receptacles at convenient locations, and be responsible for maintaining the site free of waste and debris, and otherwise in an orderly condition at all times.



4. Signs for the specific use of this area of the site shall be limited to those accessory to the trailer, either located on the trailer or portable pedestrian signs on private property and within 20 feet of the trailer - which shall be stored out of sight during non-operating hours.
5. No activities of facilities supporting the use shall be located on the public sidewalk, other than pedestrian movements associated with the use; design and location of specific seating, support facilities, and the trailer shall be configured in a way to keep the sidewalk clear of obstructions.

Mrs. Wallerstein asked if there would be a loss of parking if the trailer were installed. Mr. Brewster stated that there were currently no parking spaces in the existing location. Additionally, a large number of spaces were available on Meadowbrook Parkway.

Justin Duff, representing VanTrust Real Estate, 4900 Main Street, Kansas City, Missouri, and Doug Ubben, representing Phelps Engineering, 1270 N. Winchester Street, Olathe, Kansas, were present to discuss the application. Mr. Duff noted that permanent gas and electricity connections would be run to the trailer. Additionally, the trailer would not block site lines or access to either of the existing restaurants at the inn.

Mr. Birkel asked whether a grease trap would be located in the trailer or underground. Mr. Duff stated that the trailer would have its own trap and would not connect to any existing traps on the property.

Mrs. Wallerstein asked if any signage would be located on the trailer. Mr. Duff said a sign might be placed on top of the trailer, but no definitive decision had been made. Mr. Brewster added that signage could likely be handled through a normal sign permit, but anything more substantial would need to come back before the Commission.

**Mrs. Wallerstein made a motion to approve the application as presented. Mr. Lenahan seconded the motion, which passed 6-0.**

## **ADJOURNMENT**

With no further business to come before the Commission, Vice-Chair Breneman adjourned the meeting at 8:16 p.m.

Adam Geffert  
City Clerk/Planning Commission Secretary

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Gould Evans, Planning Consultant  
**DATE:** April 6, 2021 Planning Commission Meeting

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**Application:** PC 2021-106

**Request:** Special Use Permit Amendment – Adult Senior Dwelling Addition

**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:** 7105 Mission Road, Prairie Village, KS

**Applicant / Owner:** The Village at Mission Property, LLC / HCP MA4 Kansas City KS, LP

**Current Zoning and Land Use:** R-1B Single Family Residential / Senior Care Facility

**Surrounding Zoning and Land Use:** North: R-1B Single-Family Residential; Parking and Single-family  
East: R-1B Single-Family Residential; Single-family and Park  
South: RP-3 and R-1B Single-Family Residential; Condominium apartments and Institution  
West: R-1B Single-Family Residential; Single-Family

**Legal Description:** BRIGHTON GARDENS, LOT 1

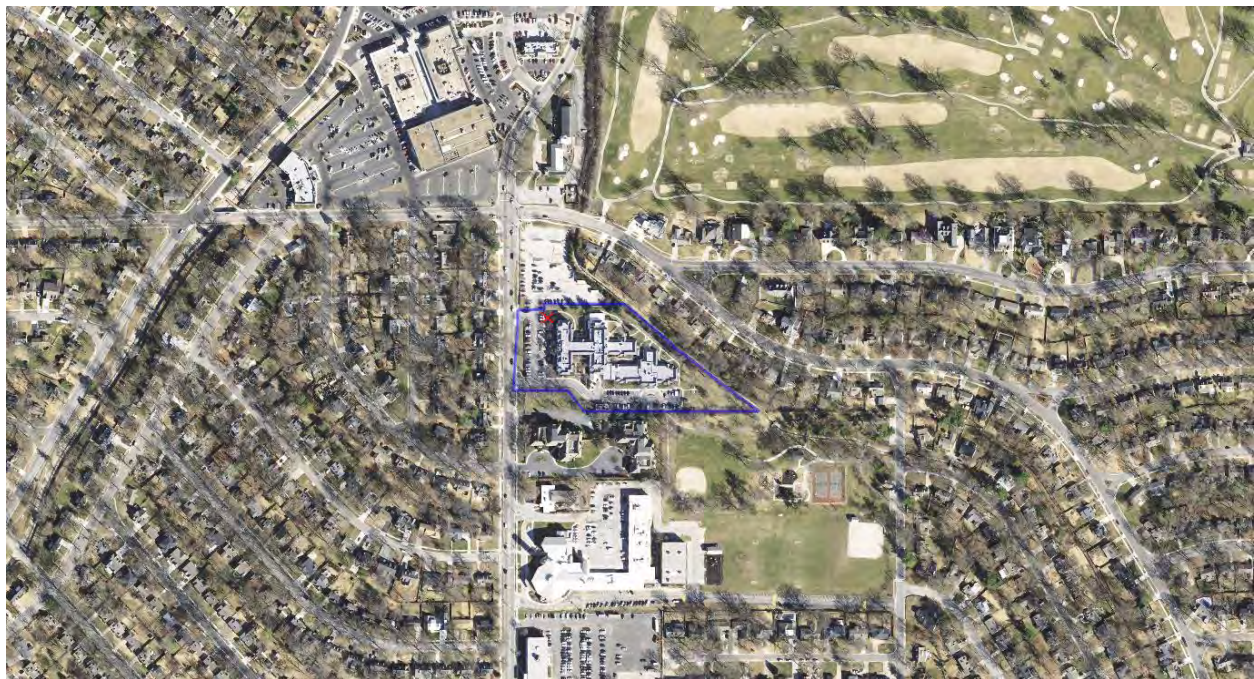
**Property Area:** 4.42 acres (192,426.77 s.f.)

**Related Case Files:** PC 97-02 Special Use Permit for Adult Senior Dwelling

**Attachments:** Application, site plans, building elevations

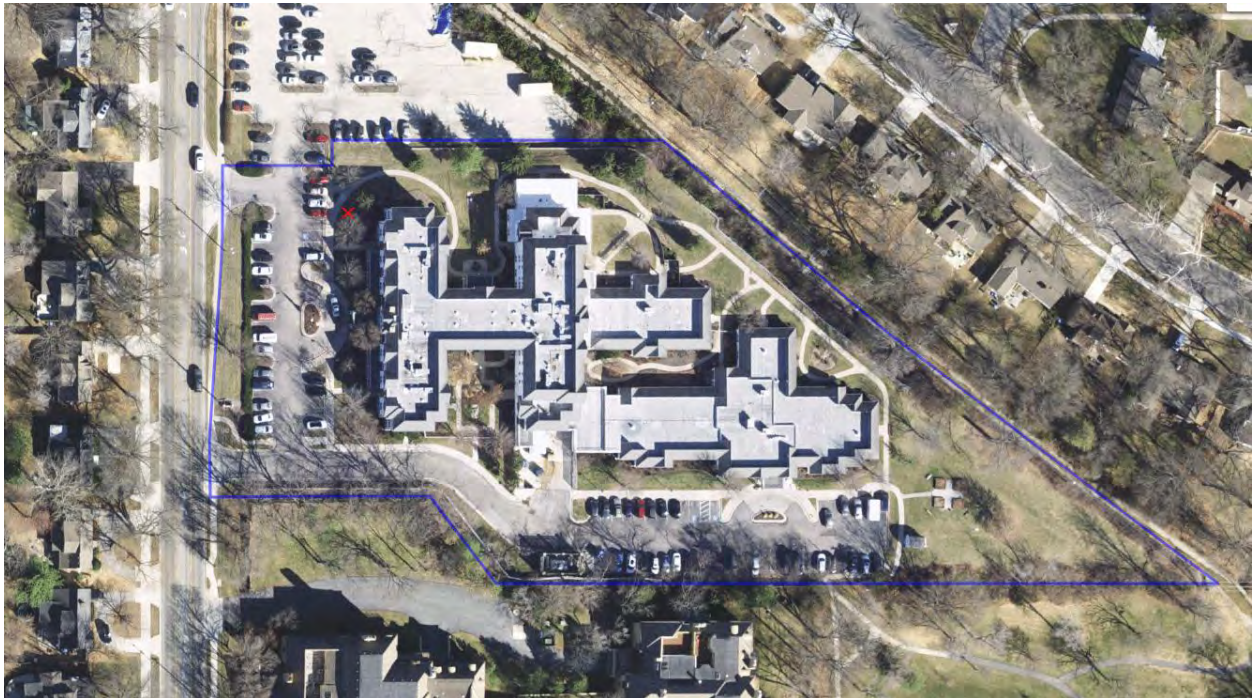
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**General Location Map****Aerial Map**



**Site**



**Street Views**



*Street view looking east from Mission Road*





*Birdseye*



*Birdseye*

**Background:**

Brighton Gardens was developed in 1997 according to a special use permit approved by the City (PC 97-02; Ordinance 1917). It was originally approved and constructed with 164 beds and 134 living units. It includes a combination of assisted living and skilled nursing care. The structure is a combination of 1-story and 3-story, with a 3-story central mass addressing Mission Road.

The applicant is proposing an addition and interior remodeling to reconfigure spaces. These changes will not add capacity, but to bring the amenities, care facilities and living units more into compliance with typical industry offerings for care services. These changes will not bring the use beyond their current licensed bed count.

The addition includes an expansion of the building footprint in two locations – a one-story expansion to the rear (east) on the south wing, and a one-story expansion that connects the rear of the north wing to the side of the south wing. There is also a second story proposed on the central portion of the structure connecting to the three-story portion at the front of the structure.

The property is zoned R-1B. Senior care facilities or nursing homes require a Special Use Permit in the R-1B zoning district. [Prairie Village Zoning Ordinance, 19.27,010 Table 19.27, and 19.28.070.I].

The applicant held a neighborhood meeting on March 18, 2021, in accordance with the City's Citizen Participation Policy, and will provide background on the meeting to supplement the application.

**Zoning Requirements:**

The property is zoned R-1B, and the building and site meet the applicable standards in terms of height and setbacks. The zoning ordinance allows senior care facilities, but requires a Special Use Permit, reviewed by the Planning Commission. The permit application is accompanied by a site plan for the proposed building additions.

**Special Use Permit Factors:**

The Planning Commission shall make findings of fact to support its recommendation to approve, conditionally approve, or disapprove this Special Use Permit. It is not necessary that a finding of fact be made for each factor. However, there should be a conclusion that the request should be approved or denied based upon consideration of as many factors as are applicable. The factors to be considered in approving or disapproving a Special Use Permit include the following [19.28.035]:

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

Structures for senior dwellings or nursing care facilities, whether independent, assisted or congregate living are required to meet the standards for buildings in R-1 through R-4 zoning districts. The proposed building meets all R-1B setback standards. The height of both the existing building and the proposed addition is slightly above what is allowed in R-1B zoning due to recent amendments, but it is within height limits allowed in R-1A, R-2, R-3 and R-4 zoning districts.

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

The previous approval found this permit was appropriate due to this location being at a transition between different land uses: a park, condominium apartments, and institutional land uses to the south and east; single family homes to the north and east, buffered by a drainage area and landscape that is the back yards of the homes; a commercial parking area to the north, supporting a commercial center further to the south and west; and single family homes across the street to the west. The location near the intersection of two major streets also made the special use permit appropriate at this location. This was supported by the comprehensive plan at the time of the original approval (concentrating more dense or intense projects near centers and nodes on major roads), and that concept has been reinforced in the recent comprehensive plan updates, approved in 2021.

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

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This is an addition to an established use. The use has been in place for over 20 years and has not caused substantial injury to other property in the area. The expansion will not increase the intensity of the use significantly beyond the current activity. Provided the building additions can be done in a way that is compatible with the existing site and structure, and is sensitive to the adjacent uses, there will be no substantial injury caused by this application to amend the current special use permit.

**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 neighboring 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 application would expand the building footprint towards the rear of the property in two locations, and add a second story to a portion of the central mass. Due to the grade there are two retaining walls proposed with these additions. While this can make the structures appear taller at this specific location, these areas are single-story additions, and are separated from the rear of the adjacent homes by the drainage ditch and a landscape buffer. The scale of the second story addition is larger than most of the outlying wings, but the mass is subordinate to the main portion of the building and reduces further from the central mass and closer to the residential border. The central portion that is expanding to a second story is below the height limits allowed in R-1B and create a transition between the 1-story portions of the building nearest the property lines and the 3-story portions closer to Mission Road. The ridge heights of the one-story portions are between 16.5 feet and 19.1 feet, and the ridge heights of the two-story addition is between 27.5 and 28.25 feet. The ridge height of the existing 3-story portion is approximately 37 feet.

There is an existing landscape buffer associated with the drainage ditch that addresses some transition issues to the rear lots of adjacent residential property. The applicant has indicated trees to remain in this area. However there are some gaps in this buffer, and with the new additions in this area some greater attention to the buffer and transition is warranted. The applicant has proposed groupings of evergreen trees near these areas; however, staff recommends increasing the planting proposed in this area, per our recommended conditions.

**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 application is not proposing changes that would trigger an additional parking requirement. There are increased amenities and reconfiguration of rooms for administration, care and living quarters, but the applicant has expressed these are to align better with the market and industry practices rather than increase the capacity of the facility. The previous application applied the parking requirements based on a 164-bed facility, with approximately 30 staff on site at maximum shift. By ordinance, this resulted in a requirement of 63 spaces (5 per bed, plus one per employee maximum shift), and the site provided 75 spaces. Additional factors in the previous parking analysis which also apply to this application include: the majority of the residents in this type of facility do not drive or own cars, so the reduced rate accounts for visitors; the site design includes a landscape area to the east that could be used as deferred parking – and constructed should a parking problem arise; and the site has a shared access to a parking lot to the north used as off-site employee or overflow parking for the shopping center opposite the intersection of 71<sup>st</sup> and Mission Road. Considering these factors, the proposed site plan meets the parking standards, and there are options or contingencies should an unanticipated parking problem arise.

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

The application is an expansion of the existing building. It has adequate utility and other service access. There is a minor expansion of the building footprint, and Public Works is reviewing a revised drainage study. The application will need to demonstrate adequate on-site detention and have a drainage study approved by Public Works prior to issuing building permits.

**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.**

Access to the site, service and loading, and general traffic patterns for the site and vicinity were addressed in the original plan, and this application does not propose any change that would impact these issues.

An issue that was brought up with the original permit, and again in the pre-development meetings is a potential trail connection between the park to the northeast of this site and Mission Road. This idea has been in play in concept for several years and through many planning efforts. The intent is that a trail could connect in association with the drainage ditch and drainage easements. One impediment to this is the topography and how it could be designed in association with the landscape buffer that also exists in this area. While this remains a goal of the City, there are no specific plans to accomplish this connection. The City will continue to seek funds and opportunities to make this connection and will continue to work with the applicant and other adjacent owners should a future opportunity for completing this improvement arise.

**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.**

There are no hazardous or toxic materials anticipated with this use, and any noise or odor issues should be addressed by generally applicable city codes.

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

The overall design is appropriate. All of the materials, fenestration and detailing from the existing building are being reused with the additions. Reuse of the material palette is essential to maintain the architectural integrity of the project. When completed, the additions will appear integrated into the design and will not be obvious additions, thus maintaining the architectural appearance of the site and neighborhood.

**Recommendation:**

Staff recommends approval of the proposed special use permit amendment based on the following considerations and conditions (Planning Commission recommendation to City Council):

1. The changes are limited to those shown on the proposed site plan associated with the application, or any additional conditions implemented by Planning Commission.
2. The proposal assumes no increase in facility capacity, which was previously approved with 164 beds and approximately 30 staff members at maximum shift. Any change in interior operations that increase beyond this anticipated capacity, licensed bed count, or other unanticipated activity, may require additional parking improvements.
3. The application will need to demonstrate adequate on-site detention and have a drainage study approved by Public Works prior to issuing building permits.
4. The landscape plan should be revised to reflect the following:
  - a. The grouping of 3 new evergreen trees on the northwest edge be increased to 7
  - b. The grouping of 6 new evergreen trees on the northeast edge be increased to between 11 to 15
  - c. The species of these trees should be Green Giant Arborvitae, or similar species to be approved by staff based on availability.



- d. Prior to issuance of permits, final plans should include the species and size of plants.
  - 5. The applicant acknowledges the City's interest in making a trail connection to the park at some point in the future, and should the City advance further than conceptual design or funding, the City and the applicant will work together to determine if a connection can be made in each parties mutual interests.
  - 6. All other conditions of the original special use permit (97-02, Ordinance 1917) remain in effect, primarily that the permit can be revoked for any violations of the permit, approved site plan, or other city ordinance
-

App # 0025201  
Cust # 012343

## SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only

Case No.: PC2021-106

Filing Fees: \$100.00

Deposit: \$500.00



Date Advertised: \_\_\_\_\_

Date Notices Sent: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_

The Village at Mission Property,  
L.L.C.

APPLICANT: \_\_\_\_\_ PHONE: 816-444-0900

ADDRESS: 7611 State Line Rd STE 301, KCMO,  
64114 E-MAIL: DFT@Tutera.com

OWNER: HCP MA4 Kansas City KS, LP PHONE: \_\_\_\_\_

ADDRESS: 1920 Main Street, STE 1200 Irvine CA ZIP: 92614

LOCATION OF PROPERTY: 7105 Mission Rd, Prairie Village, KS 66208

LEGAL DESCRIPTION: Lot 1, Brighton Gardens, A subdivision of Prairie Village, Johnson  
County, Kansas, According to the recorded plat thereof dated  
October, 27 1997 and recorded on January 20, 1998 filed under  
Document no. 2783467, recorded in Plat Book 102, Page 47.

### ADJACENT LAND USE AND ZONING:

|       | <u>Land Use</u>    | <u>Zoning</u>     |
|-------|--------------------|-------------------|
| North | <u>Parking lot</u> | <u>R-1B</u>       |
| South | <u>Residential</u> | <u>RP-3, R-1B</u> |
| East  | <u>Residential</u> | <u>R-1B</u>       |
| West  | <u>Residential</u> | <u>R-1B</u>       |

Present Use of Property: Senior Living Community

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.

- |                                                                                                                                                                                                                                                                             | Yes                                 | No                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 1. Is deemed necessary for the public convenience at that location.                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected.                                                                                                                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Is found to be generally compatible with the neighborhood in which it is proposed.                                                                                                                                                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will comply with the height and area regulations of the district in which it is proposed.                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.                                                                                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Should this special use be valid only for a specific time period? Yes \_\_\_\_\_ No ☒

If Yes, what length of time?

SIGNATURE: \_\_\_\_\_

DATE: 3/4/21

BY: Dominic F Tutera

TITLE: Asset Manager

**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

1421 E. 104th Street  
Ste 100  
Kansas City, Missouri 64131  
(816) 333-4477 Office

cfse.com

Other Offices:  
Kansas City, Kansas  
Lawrence, Kansas  
Holton, Kansas  
Topeka, Kansas  
Wichita, Kansas  
Hollister, Missouri  
Springfield, Missouri  
Jefferson City, Missouri

March 5th, 2021

City of Prairie Village  
7700 Mission Road  
Prairie Village KS, 66208

Re: Brighton Gardens Building Renovation and Addition  
Request for a Waiver for Stormwater Detention & BMPs  
7105 Mission Road Prairie Village, KS 66208  
Section 22, Township 12 South, Range 25 West  
Brush Creek Tributary  
CFS Project No. 21-5128

To Whom It May Concern;

Brighton Gardens has planned a 4,340 sq. ft. building renovation and a 2,117 sq. ft. building expansion to the existing assisted living facility located on the 4.42 acre developed lot located at 7105 Mission Road Prairie Village, Kansas.

Under the pre-development conditions, the existing 4.42 acre site has impervious pavement, sidewalks, gravel, and existing buildings covering 51.65% of the property. Stormwater runoff from the site is collected into an existing onsite drainage system and discharges to a concrete lined channel on the northeast side of the property.

Board of Directors:  
Kenneth M. Blair, P.E.  
Kevin K. Holland, P.E.  
Daniel W. Holloway, P.E.  
Lance W. Scott, P.E.  
Sabin A. Yañez, P.E.

For the post-development conditions, the owner has planned a 4,340 sq. ft. building renovation and a 2,117 sq. ft. building expansion to the existing assisted living facility. The total disturbed ground to make way for the new construction would cover approximately 0.50 acres. Increasing the impervious area from 2.28 acres to 2.48 acres. Resulting in a 4.46% increase in the on-site impervious area.

Based on the small net increase in total impervious area, the site improvements would not cause a significant increase in stormwater runoff from the site and would not cause any negative impacts to the existing downstream drainage system. Following is a table summarizing the impacts to the stormwater runoff:

Associates:  
Aaron J. Gaspers, P.E.  
Michelle L. Mahoney, P.E.  
Michael J. Morrissey, P.E.  
Gene E. Petersen, P.E.  
Todd R. Polk, P.E.  
William J. Stafford, P.E.  
Richard A. Walker, P.E.  
Lucas W. Williams, P.E.



| Storm Frequency | Pre-Development | Post-Development | % Increase |
|-----------------|-----------------|------------------|------------|
| 1 Year          | 10.26 cfs       | 10.76 cfs        | 4.87%      |
| 10 Year         | 23.78 cfs       | 24.34 cfs        | 2.35%      |
| 100 Year        | 39.05 cfs       | 39.56 cfs        | 1.31%      |

On behalf of the Brighton Gardens development, CFS Engineers requests that the City waive the requirements for stormwater detention and BMPs based on the following:

1. The proposed site improvements are less than 2 acres and the increase in the impervious area is less than 10% in accordance with KCMO Storm Drainage Systems and Facilities Section 5601.3.A.3.
2. The proposed improvements are part of a larger development that has already provided stormwater management in accordance with KCMO Storm Drainage and Facilities Section 5601.3.B.2.

Cook, Flatt & Strobel Engineers, P.A.

Respectfully,



3-5-2021

Lucas W. Williams, P.E.  
Associate



**TUTERA**

senior living & health care

*Inspired by you*

PRAIRIE VILLAGE, KS 66208

March 11, 2021

RE: Brighton Gardens of Prairie Village

Dear

Tutera Senior Living & Health Care is currently in the process of acquiring the Brighton Gardens Senior Living Community. As part of this transaction, we intend to renovate the community, particularly the health care center located on the east side of the property.

As part of our application process, we are hosting a neighborhood meeting for all property owners with 200ft of the site. This letter is to serve as your formal invitation to this meeting which will be held remotely via Zoom **on March 18<sup>th</sup> at 7:00pm CST**. Details for the Zoom meeting can be found below.

The intent of this meeting is to provide additional information regarding the application and proposed project as well as offer a forum for questions.

Additionally, in this letter packet, we have included the formal notice to owners for the Planning Commission hearing regarding this site and application.

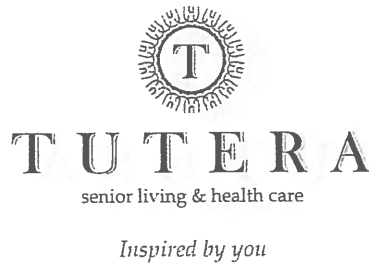
**Zoom Link:**

<https://zoom.us/j/98570586332?pwd=R3YzL1lCV3ROdWxIWdVNMTlIbkVOdz09>

**Zoom Password:** BGardens

Sincerely,

Dominic F. Tutera  
Tutera Senior Living & Health Care, L.L.C



NOTICE TO OWNERS OF AFFECTED PROPERTY  
PLANNING COMMISSION  
PRAIRIE VILLAGE, KANSAS  
MARCH 11, 2021

APPLICATION NO. PC2021-106

PRAIRIE VILLAGE, KS 66208

An Application for a Special Use Permit (SUP) as applied to the property at 7105 Mission Rd, Prairie Village, KS 66208 and would authorize the renovation of the existing senior living community with an addition to the existing skilled nursing facility.

The property is located in a R-1B Zoning District. A public hearing will be held by the Planning Commission on April 6<sup>th</sup>, 2021 at 7:00PM CST. This meeting will be held remotely over zoom. A link to join the zoom meeting can be found on the City's website at [www.pvkansas.com](http://www.pvkansas.com). You may appear, if you so desire, either in person and/or by attorney.

The hearing of this application is not limited to those receiving copies of this notice, and if you know of any neighbor or affected property owner who, for any reason, has failed to receive a copy, it would be appreciated if you would inform them of this public hearing.

At the time of the scheduled public hearing persons interested may be present or may submit their comments in writing to the Planning Commission prior to the date of the scheduled hearing.

Signed:

Applicant: Dominic F. Tutera  
Tutera Senior Living & Health Care, L.L.C

## **Brighton Gardens SUP**

March 18, 2021 Neighborhood Meeting – held via Zoom

### **Development Team in Attendance:**

|                                    |                                    |
|------------------------------------|------------------------------------|
| Dominic Tutera, Asst Manager       | Tutera Senior Living & Health Care |
| Randy Bloom, President/COO         | Tutera Senior Living & Health Care |
| Jason Toye, Senior Project Manager | NSPJ Architects                    |
| Tim Homburg, Principal Architect   | NSPJ Architects                    |
| Audrey Knight, Designer            | NSPJ Architects                    |

### **Neighbors in Attendance:**

This is the list of those who provided their contact info. See Zoom participant screenshot attached.

- Scott Wenzel, 7140 Mission Road, [scott.wenzel@gmail.com](mailto:scott.wenzel@gmail.com), 785-341-2241
- John Roney, 7223 Mission Road #120, [jfroney@aol.com](mailto:jfroney@aol.com), 913-314-9426
- Marvin Newbill, [hview3232@gmail.com](mailto:hview3232@gmail.com)
- Rita Rosano, [ritarosano@kc.rr.com](mailto:ritarosano@kc.rr.com)
- Nancy Cox, 7223 Mission Road #115, [Nancy.cox@bairdwarner.com](mailto:Nancy.cox@bairdwarner.com), 630-732-0829

### **Summary of project presented:**

- 71<sup>st</sup> & Mission built in the 90's
- Interior renovation of 1 story building with addition of a 1 story wing for therapy (taller ceilings)
- Addition of 2 story building care with a 1 story connection. Memory care on 2<sup>nd</sup> floor
- Currently SNF 35 bed in semi-private rooms
- With the additions, it becomes provides ALL private rooms for SNF and as much private bathing.
- Matching existing building forms and materials for additions
- Will NOT be increasing the licenses bed count.

### **Meeting Notes:**

- Sally Stewart: LOVES what she sees and is excited about the therapy.
  - Where would the room be?
    - We are working through the layout, but it will be located in the original building in the renovated area.
  - North side sidewalks and retaining walls – Will there be any leveling?
    - Yes, we will replace the sidewalk.
    - Retaining wall is in good shape will be fixed upgraded as required.
  - Area west to the circle drive was supposed to be a patio that was never completed. Will you finish this? This would be a nice element for the southern neighbors to see.
    - Yes, we will study that. Having additional outdoor seating is a great idea.
- Visual effect from the south?
  - Therapy will be 1-2 ft above existing building – WILL NOT IMPACT THE VIEW
  - 2-story building is further north and set back 100' or so from the Southern neighbors.



- Will there be any changes to the existing landscape or fences along the south border?
  - Upgrades to beautify the community – upgrading the fencing along the south as req – is part of the conversation.
- How long of a process is this? (Sheri)
  - Hoping to start Fall 2021. Should take about a year to complete.
- Will there be construction noise?
  - We will follow the city requirements during construction.
- Will current residents stay during construction?
  - We don't have a formal framing plan in place, but yes the residents will be able to stay during construction.
- Will there be crossing of the Normandy Court easement?
  - Aside from maintenance of fencing/retaining wall along the south, the main location of the work will be north of the parking lot/1-story building
- What is the SF of the addition therapy?
  - 2,100 SF
- Will additional beds be added?
  - No. We will have the same number of licensed beds. We are increasing the room size and allowing for more privacy and freedom.
- What properties will be comparable to in PV?
  - We have developed Mission Chateau and what we see for the quality care of residents.
- Have you acquired facility? And when will construction start
  - Need to get through closing. Should have it at the end of the month.
  - Would like to start in the fall and should last a year
- When construction begins, where will the equipment and materials be stored?
  - Anticipate it being located on the east of the therapy. Possibly in the north parking lot. Depends on how the phasing will go.
  - We want to be good neighbors, Your comments and inputs are very much appreciated and will be considered in our decision making.
- Will that be an out patient therapy rehab? Is that a possibility? Would be useful for my family.
  - Design wise, yes it is possible.
  - Will keep that in mind, when working through the operations of the project
- Who owns the parking to the north?
  - It was intended to be overflow for PV shops
    - Comment from Sally: The parking lot easement is on Brighton lot. They have a relationship with Marriott. We use it 99% of the time.
- Neighbor to the South. Personal preference to have staging in north parking lot.
  - Grading will be an issue when getting truck into the site.
  - We want to be good neighbors. Your comments and inputs are very much appreciated and will be considered in our decision making.
- Personal working parking on the north side would be a good start.
- Marvin – Any plans for the assisted living side of the building?
  - No plans as of now that requires city meetings. We are considering upgrading finishes of the unit.
  - Considered to be all cosmetic work in this area.

Participants (19)

Find a participant

JT

Jason Toye (Host, me, participant ID: 112855)

DT

Dominic Tutura

JT

Jason Toye

K

Kathy



Audrey

D

dawnbloom

EB

Erin Burke

GS

Galaxy S9

JG

JaLisa Green

JR

John Roney

JG

Juliana Garcia

NC

Nancy Cox

R

ritarosano

RS

robert stuart

SD

Sheri Dyer

S

susan



Timothy Homburg



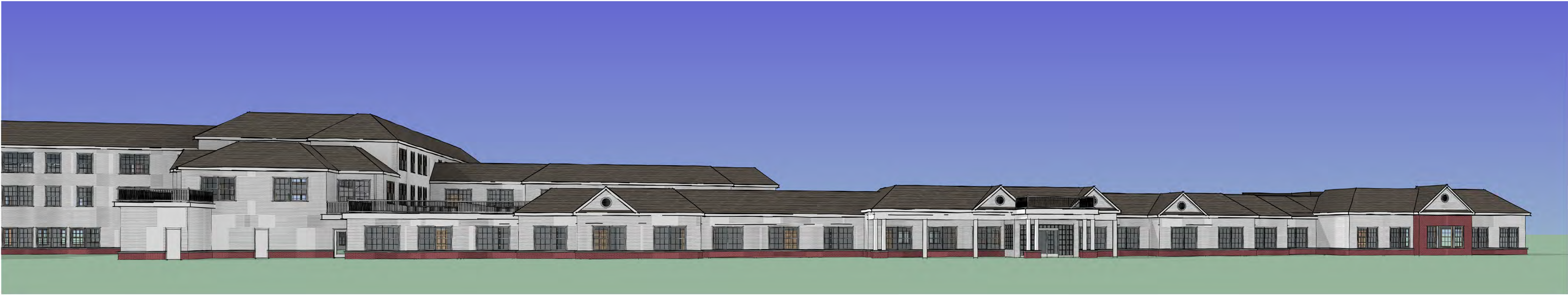
18164440900



jeanbe



ARCH'D 24" x 36"



1 CONCEPTUAL 3D VIEW - COVER

PROJECT TEAM

**DEVELOPER:**  
TUTERA SENIOR LIVING AND HEALTH CARE LLC  
7611 STATE LINE RD., SUITE 301  
KANSAS CITY, MO 64116  
TEL: (816) 444-0900  
EMAIL: DFT@TUTERA.COM  
CONTACT: DOMINIC TUTERA

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3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208  
TEL: (913)-831-1415  
FAX: (913)-831-1563  
EMAIL: JTOYE@NSPJARCH.COM  
CONTACT: JASON TOYE

**CIVIL ENGINEER:**  
CFS ENGINEERS, P.A.  
1421 E 104TH ST., SUITE 100  
KANSAS CITY, MO 64131  
TEL: (816) 333-4477  
EMAIL: LWILLIAMS@CFSE.COM  
CONTACT: LUCAS WILLIAMS

**LANDSCAPE ARCHITECT:**  
NSPJ ARCHITECTS, P.A.  
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TEL: (913)-831-1415  
FAX: (913)-831-1563  
EMAIL: KMARTINOVIC@NSPJARCH.COM  
CONTACT: KATIE MARTINOVIC

INDEX OF DRAWINGS

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| C-300 | EROSION CONTROL PLAN |
| A3.00 | BUILDING ELEVATIONS  |
| A3.01 | BUILDING ELEVATIONS  |
| A3.02 | BUILDING ELEVATIONS  |
| L1.00 | LANDSCAPE PLAN       |

EXISTING BUILDING RENOVATION AND ADDITION:

**BRIGHTON GARDENS**  
7105 MISSION ROAD  
PRAIRIE VILLAGE, KS 66208



DRAWING RELEASE LOG  
• 03.05.2021 - SUP/SITE PLAN

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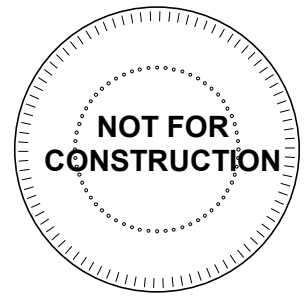
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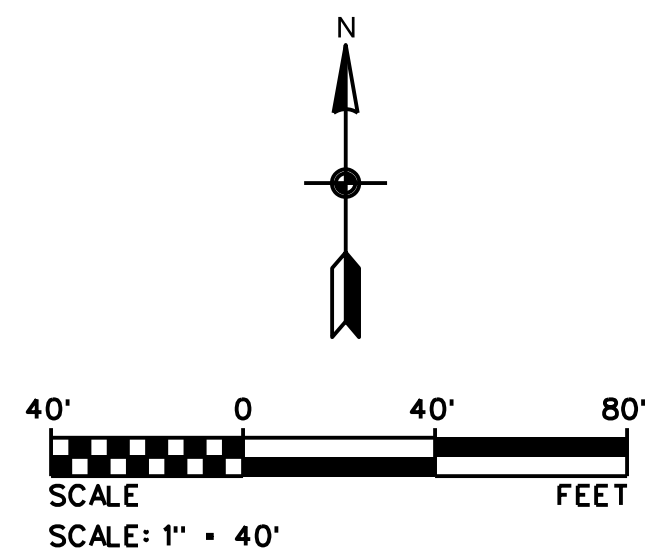
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**EXISTING BUILDING RENOVATION AND ADDITION**  
**7105 MISSION ROAD PRAIRIE VILLAGE, KS**  
**SECTION 22, TOWNSHIP 12 SOUTH RANGE 25 EAST**  
**JOHNSON COUNTY, KS**



 **PROPOSED BUILDING ADDITION/RENOVATION**

 **PROPOSED SIDEWALK**

**LOT 1, BRIGHTON GARDENS, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE,  
JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF DATED  
OCTOBER 27, 1997 AND RECORDED ON JANUARY 20, 1998 FILED UNDER DOCUMENT  
NO. 2783467, RECORDED IN PLAT BOOK 102, PAGE 47.**

| <b>SITE DATA TABLE</b>           |                                              |
|----------------------------------|----------------------------------------------|
| <b>ADDRESS:</b>                  | <b>7105 MISSION ROAD PRAIRIE VILLAGE, KS</b> |
| <b>LOT AREA:</b>                 | <b>4.42 ACRES (192,400 S.F.)</b>             |
| <b>CURRENT ZONING:</b>           | <b>R-1B</b>                                  |
| <b>PROPOSED ZONING:</b>          | <b>R-1B</b>                                  |
| <b>EXISTING FLOOR AREA RATIO</b> | <b>23.2%</b>                                 |
| <b>PROPOSED FLOOR AREA RATIO</b> | <b>26.5%</b>                                 |
| <b>MAX BUILDING HEIGHT</b>       | <b>37'</b>                                   |
| <b>PARKING PROVIDED</b>          | <b>70 WITH 4 ACCESSIBLE SPACES</b>           |

***NSPJ ARCHITECTS***  
***3515 W. 75TH ST. SUITE 201***  
***PRAIRIE VILLAGE, KS 66208***  
***JASON A. TOYE***  
***jtoye@nspjarch.com***  
***P. 913.831.1415***

**CFS ENGINEERS, P.A.**  
**1421 E. 104TH STREET, SUITE 100**  
**KANSAS CITY, MO 64131**  
**LUCAS W. WILLIAMS**  
**lwilliams@cfse.com**  
**P. 816.333.4477**

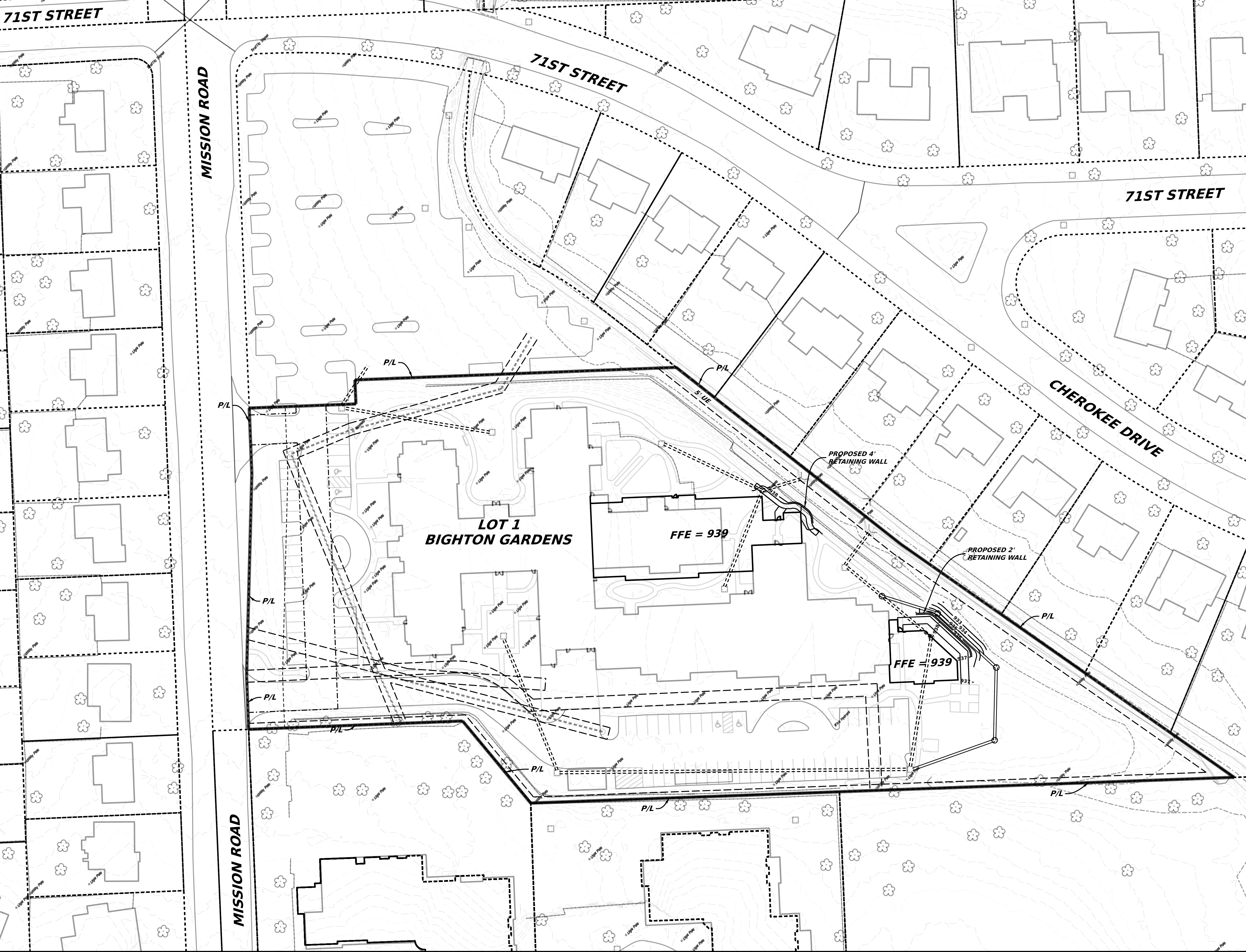
**HCP MA4 KANSAS CITY KS, LP  
C/O HEALTHPEAK PROPERTIES, INC.  
1920 MAIN STREET, SUITE 1200  
IRVINE, CA 92614**

**TUTERA SENIOR LIVING AND HEALTH CARE LLC**  
**7611 STATE LINE ROAD, SUITE 301**  
**KANSAS CITY, MO 64114**



# BRIGHTON GARDENS-SITE PLAN AND SUP

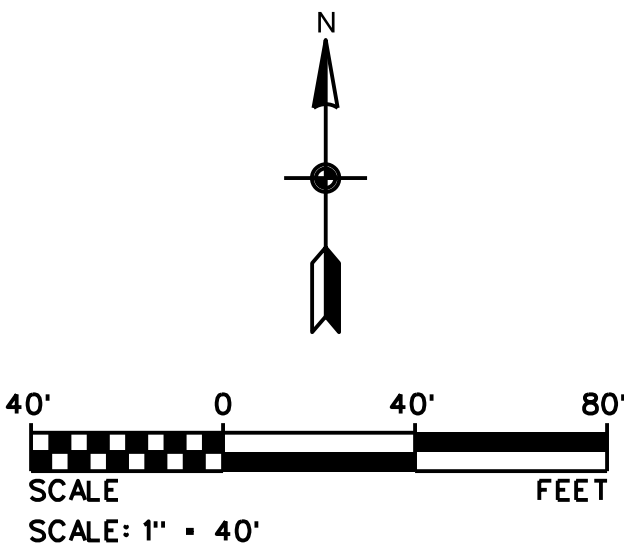
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7105 MISSION ROAD PRAIRIE VILLAGE, KS  
SECTION 22, TOWNSHIP 12 SOUTH RANGE 25 EAST  
JOHNSON COUNTY, KS



**LEGEND:**

940 PROPOSED MAJOR CONTOUR LINE

939 PROPOSED MINOR CONTOUR LINE



**CFS ENGINEERS**  
cfe.com  
1421 E. 104th Street, Suite 100, Olathe, KS 66040  
P: 913-333-4477 F: 913-333-6688  
KANSAS CERTIFICATE OF AUTHORITY NUMBER 000392

**LUCAS W. WILLIAMS**  
Professional Engineer  
03/05/20  
KANSAS  
Professional Engineer  
K.S. P.E. 210392

| Rev. | Date | By | Description | Appr. |
|------|------|----|-------------|-------|
|      |      |    |             |       |
|      |      |    |             |       |
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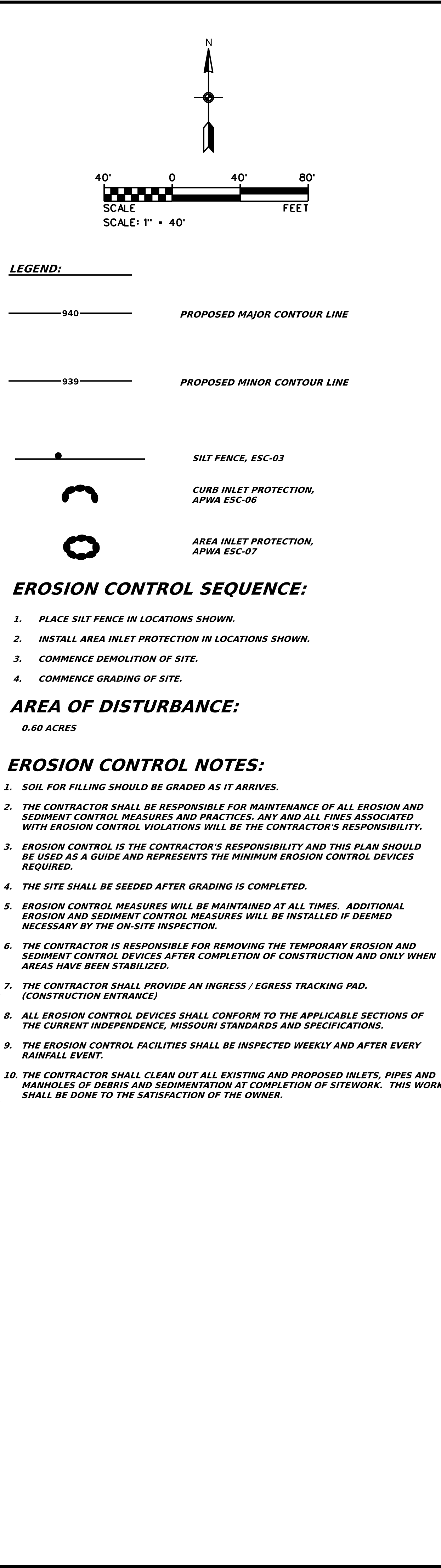
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| Submitted by      | WMS      | WMS        | WMS         |      |       |       |
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|--------------------------------------------------------------------|---------------------------------------------------------|

Sheet reference number:  
C-200



**EXISTING BUILD RENOVATION AND ADDITION**  
**7105 MISSION ROAD PRAIRIE VILLAGE, KS**  
**SECTION 22, TOWNSHIP 12 SOUTH RANGE 25 EAST**  
**JOHNSON COUNTY, KS**



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number:  
  
C-300



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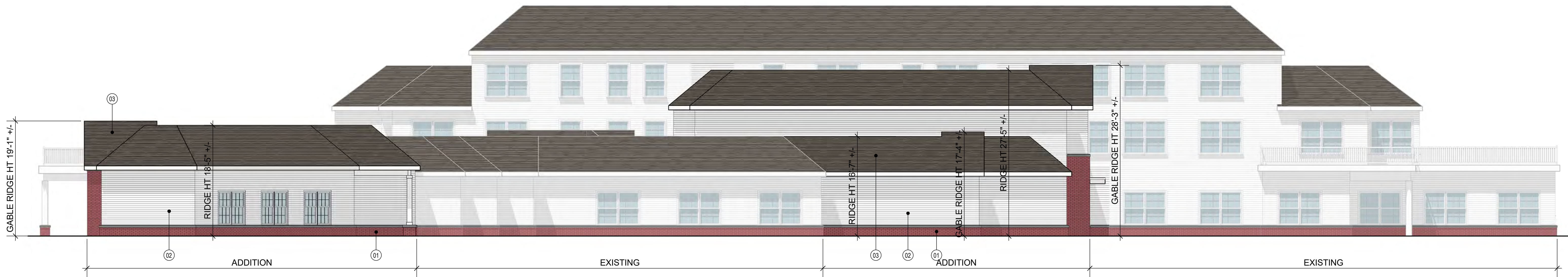
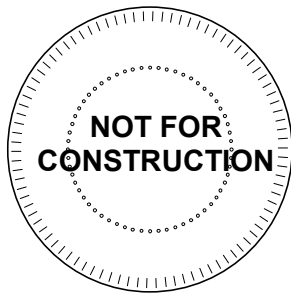
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| 02                 | WHITE VINYL LAP SIDING TO MATCH EXISTING              |
| 03                 | COMPOSITION ROOF TO MATCH EXISTING                    |

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2 EAST ELEVATION OVERALL  
1/8" = 1'-0"



1 WEST ELEVATION OVERALL  
1/8" = 1'-0"

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BRIGHTON GARDENS  
7105 MISSION ROAD  
PRAIRIE VILLAGE, KS 66208

| DRAWING RELEASE LOG |               |
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| 03.05.2021          | SUP/SITE PLAN |

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SHEET NO.

SUP/SITE PLAN

A3.00



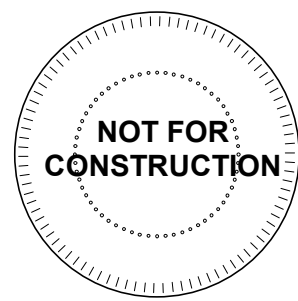
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| 03                 | COMPOSITION ROOF TO MATCH EXISTING                    |

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2 NORTH - NEW THERAPY ADDITION  
1/8" = 1'-0"

3 NORTH - NEW 2-STORY + CONNECTOR ADDITION  
1/8" = 1'-0"



1 NORTH ELEVATION OVERALL  
1/16" = 1'-0"

EXISTING BUILDING RENOVATION AND ADDITION:

**BRIGHTON GARDENS**  
7105 MISSION ROAD  
PRAIRIE VILLAGE, KS 66208

| DRAWING RELEASE LOG |               |
|---------------------|---------------|
| 03.05.2021          | SUP/SITE PLAN |

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A3.01



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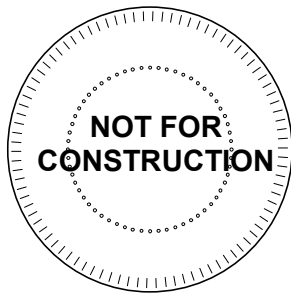
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| 03                 | COMPOSITION ROOF TO MATCH EXISTING                    |

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EXISTING BUILDING RENOVATION AND ADDITION:

BRIGHTON GARDENS

7105 MISSION ROAD  
PRAIRIE VILLAGE, KS 66208



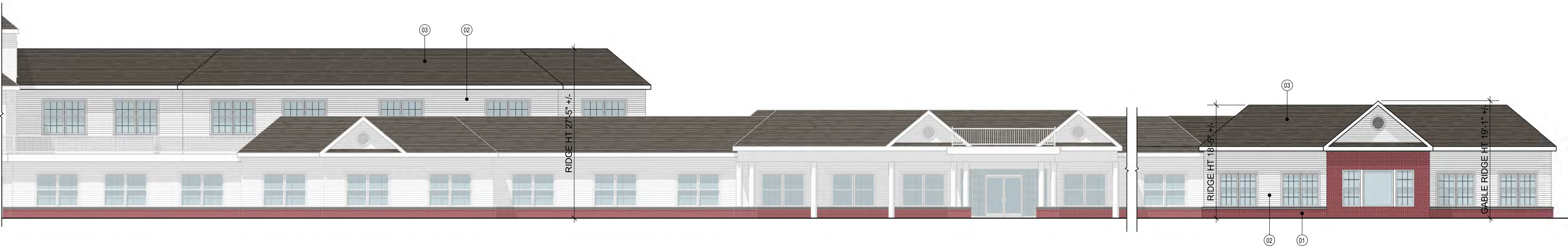
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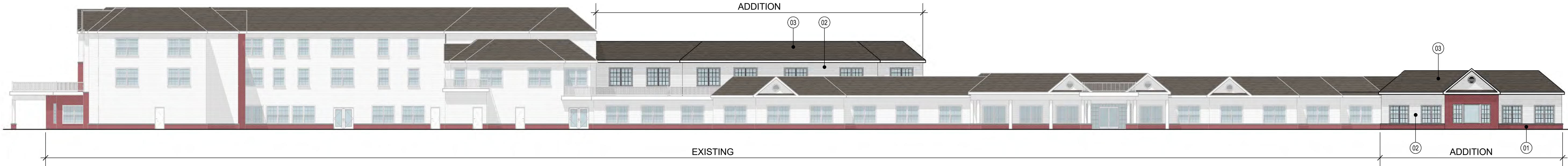
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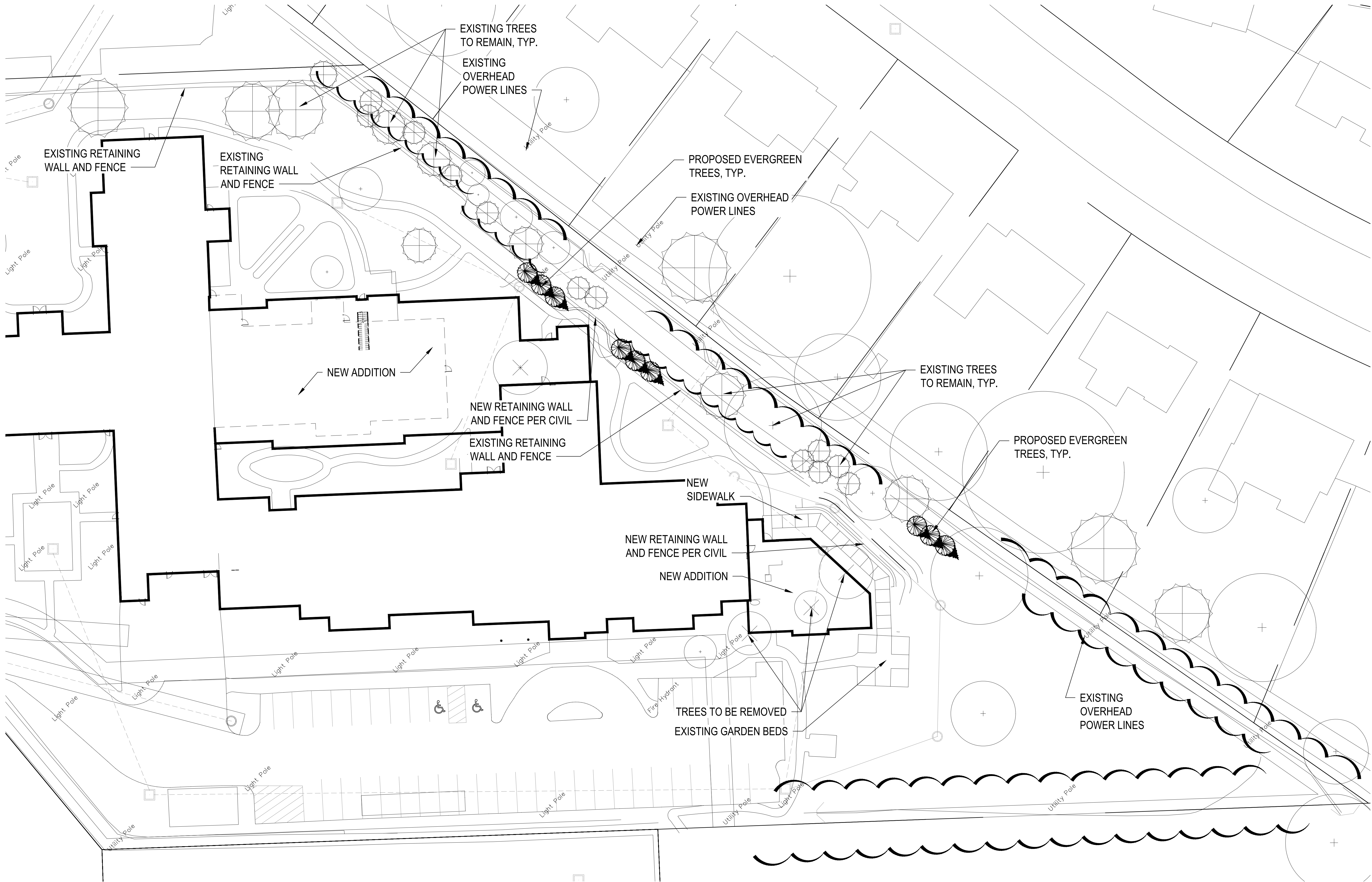
3 SOUTH - NEW THERAPY ADDITION  
1/8" = 1'-0"



1 SOUTH ELEVATION OVERALL  
1/16" = 1'-0"

SUP/SITE PLAN





LANDSCAPE PLAN  
1" = 20'-0"



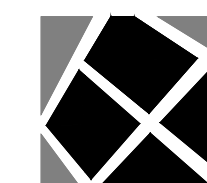
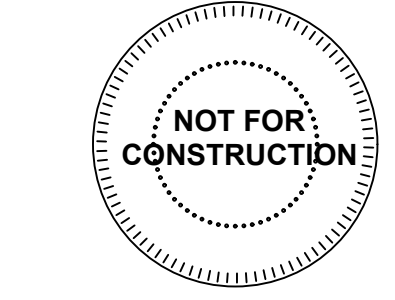
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SHEET NO.  
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EXISTING BUILDING RENOVATION AND ADDITION FOR:  
**BRIGHTON GARDENS**  
7105 MISSION ROAD  
PRAIRIE VILLAGE, KS 66208

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# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Gould Evans, Planning Consultant  
**DATE:** April 6, 2021 Planning Commission Meeting

---

**Application:** PC 2021-107

**Request:** Special Use Permit – Animal Care, Boarding

**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:** 7600 State Line Road, Suite 210, Prairie Village, KS

**Applicant / Owner:** Destination Pet, Buddy Lanham / State Line Opco LLC

**Current Zoning and Land Use:** C-2 General Business District – Retail

**Surrounding Zoning and Land Use:** North: R-1B Single-Family Residential; Single-family  
East: B-3-2 (R.2.5) Kansas City, MO, office and residential  
South: C-2 General Business District - Bank  
West: C-2 General Business District– Shopping Center

**Legal Description:** SOUTHGATE FINANCIAL CENTER LOT 1 PVC 14000 1

**Property Area:** 8.3 acres (361,594.24 s.f.)

**Related Case Files:** N/a

**Attachments:** Application, building finish plans

---

**General Location Map**



**Aerial Map**





### Site



### Street Views



*Street view looking west from State Line Road*





*Street view looking east on West 76<sup>th</sup> Street..*



*Bird's eye view*



**Background:**

The applicant is requesting approval of a special use permit for an animal care facility that will provide non-medical boarding services. The proposal is for a tenant finish of approximately 10,500 square feet in the State Line Shopping Center on the northeast corner (formerly the Reece Nichols real estate offices). The use would include veterinary care, pet daycare and overnight boarding services. The application also includes a site plan to convert 5 existing parking spaces to a 720 square foot fenced to an outdoor play area for animals.

The applicant held a neighborhood meeting on March 25, 2021, in accordance with the City's Citizen Participation Policy, and will provide background on the meeting to supplement the application.

**Zoning Requirements:**

The property is zoned C-2, General Business. Pet Daycare, Veterinary Care and Animal Hospitals are all permitted uses in the C-2 zoning district, including accessory medical related boarding. However, general commercial overnight boarding for non-medical purposes requires a Special Use Permit in both the C-1 and the C-2 zoning districts. [Prairie Village Zoning Ordinance, 19.27,010 Table 19.27]. The use will be located in an existing building that meets all C-2 zoning and site requirements.

**Special Use Permit Factors:**

The Planning Commission shall make findings of fact to support its recommendation to approve, conditionally approve, or disapprove this Special Use Permit. It is not necessary that a finding of fact be made for each factor. However, there should be a conclusion that the request should be approved or denied based upon consideration of as many factors as are applicable. The factors to be considered in approving or disapproving a Special Use Permit include the following [19.28.035:

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

The building and site meet all standards of the C-2 zoning district. There are no building improvements associated with this application other than the conversion of 5 parking areas to an enclosed pet play area, discussed below.

Some aspects of the proposed use (veterinary care and pet daycare) are permitted uses in the zoning district, but non-medical boarding services require a special use permit. The application and conceptual floor plan indicate potential pet boarding facilities for up to 58 dogs and 12 cats.

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

The proposed use is a tenant finish in an existing commercial building. It is zoned for the more intense commercial uses in the City's zoning ordinance, and is located on a major traffic thoroughfare in the City. However, the shopping center does share a sensitive border with residential property to the north, across 76<sup>th</sup> street. The homes nearest the proposed use have a side property boundary on 76<sup>th</sup> Street, but front on the side streets that connect with the center, or on State Line Road. Although the use is primarily enclosed, there is a 720 square feet enclosed play area proposed near the rear of the facilities. The homes closest to this use, and the outside play area specifically, are approximately 130 feet or more from the use, separated by their yards, a side street and a buffer and parking area.

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

The Center has been zoned C-2 for many years, and the district allows many similarly intensive commercial uses. The adjacency of commercial uses to residential property is managed by a combination of zoning and development standards, property maintenance codes, and noise or other similar nuisance ordinances. Special Use Permits are used to analyze specific uses and circumstances for the likelihood of compliance with these protections, or if any limitations or additional protections are warranted prior to allowing a particular use. In this case, the greatest

concern would be the potential for noise from many animals boarding together (both to nearby residential uses or to other commercial uses), and the potential impact of the outside play area.

The majority of the operation is indoors where noise can be mitigated by the buildings insulation or other acoustic techniques. The limited size of the outside play area should mean that fewer animals than the applicants stated capacity (58 dogs and 12 cats) would be using this space at a single time. The hours of operation, – particularly the outside play area – may also be a concern since this is located on the boundary with the neighborhood to the north.

Other impacts from this proposed use, and particularly the non-medical boarding component of the use, are similar to those of comparable C-2 uses, and the Center is designed to accommodate this type of use.

**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 neighboring 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.**

There is no additional construction proposed with this application to accommodate the use, other than the 720 square foot outdoor play area. The site and location is designed to accommodate other similar scale and intensity of uses permitted in the C-2 zoning district, in a compatible manner with other adjacent property and zoning district. The parking area supporting the facility was developed prior to the adoption of the Prairie Village landscape standards [Prairie Village Zoning Ordinance, Section 19.47]. However, the parking buffer generally complies with the landscape standards that would otherwise apply, and has mature trees on the perimeter. The buffer is denser towards the western edge along 76<sup>th</sup> street, likely because the rear of the anchor tenant grocery store is closer to the residential uses at this location.

**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 application is not proposing any activities that would trigger application of the parking standards, and no new access and circulation is provided. The shopping center is adequately designed to accommodate this type and intensity of use. However, the proposal does include the removal of 5 spaces for the outside play area. These spaces are on a remote portion of the site relative to other businesses. This business also includes large areas of convenient and accessible parking (approximately 77 spaces for this and the adjacent use), and the conversion of 5 spaces is slightly over 1 percent of the centers approximately 450 spaces. The ordinance requirement for the shopping center is based on a blended parking rate, applied to mixed-use centers where the uses can share parking, and balance each uses peak parking demands. There is not a clear difference in the needs or peak demands of this particular use, from other allowed or existing uses in the center that would warrant a special parking concern with the proposed use

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

The application is reuse of an existing building and site, with little site development activity. There are adequate utilities in the area, and there have been no reports of drainage issues caused by the existing site layout. The proposed conversion of the parking area to outdoor play space will include a drained, artificial grass ("K-9 grass"). Manufacturers specification indicate this product can perform similarly or better than natural grass in handling pet waste, drainage and odors and is "drainable and cleanable." Construction of this area requires further review of construction specification and drainage by the Building Official and Public Works at the permitting stage.



**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.**

There is no proposed change to the existing access and circulation pattern. The site has adequate access to all surrounding streets by way of an internal parking lot street,

**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 site is the reuse of an existing commercial building. It will be operated within the parameters of all building and public health codes. No manufacturing, toxic materials or other hazardous activities are associated with the proposed use.

The outside pet area shall require management and maintenance to ensure compliance with the Prairie Village noise ordinance and to ensure that the K-9 grass is performing according to manufacturers' specifications

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

The applicant is reusing an existing building with no exterior modifications proposed. No signs are proposed with this application, and the applicant has indicated that all signs will comply with the Prairie Village Sign Standards and the guidelines applicable to this property at the time of sign permits.

**Recommendation:**

Staff recommends approval of the proposed special use permit based on the following considerations and conditions (Planning Commission recommendation to City Council):

1. The applicant shall comply with the Prairie Village noise ordinance with regard to internal and external activities, and in particular limit the time and intensity of pets in the exterior yard to ensure compliance. In furtherance of this goal the time of outdoor use for multiple animals shall be limited to between 7AM and 10PM (per Chapter 8-503 of the Prairie Village Municipal Code).
2. The K-9 turf application shall be installed and maintained according to manufacturers' specifications, and at all times function to permit appropriate drainage and cleaning of pet waste.
3. All signs shall first receive a sign permit from staff, and comply with the Prairie Village sign standards, and specific standards and guidelines applicable to the State Line Shopping Center.

## SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS



For Office Use Only

Case No.: \_\_\_\_\_

Filing Fees: \_\_\_\_\_

Deposit: \_\_\_\_\_

Date Advertised: TBD

Date Notices Sent: TBD

Public Hearing Date: TBD

APPLICANT: Destination Pet, Buddy Lanham PHONE: 623-293-2336

ADDRESS: 8822 S Ridgeline Blvd, Suite 260, Highlands Ranch, CO 80129 E-MAIL: Buddy.Lanham@destpet.com

OWNER: Westwood Financial, Greg Dallal PHONE: 310-463-7822

ADDRESS: 11400 San Vicente Blvd, 2nd Flr, Los Angeles, CA ZIP: 90049

LOCATION OF PROPERTY: 7600 State Line Road, Suite 210, Prairie Village, KS 66208

LEGAL DESCRIPTION: SOUTHGATE FINANCIAL CENTER LT 1 PVC 14000 1.

### ADJACENT LAND USE AND ZONING:

|       | <u>Land Use</u>                  | <u>Zoning</u>                    |
|-------|----------------------------------|----------------------------------|
| North | <u>Single-Family Residential</u> | <u>Single-Family Residential</u> |
| South | <u>Wettner Park</u>              | <u>Recreational</u>              |
| East  | <u>SFR / Business Office</u>     | <u>State line (MO)</u>           |
| West  | <u>Single-Family Residential</u> | <u>Single-Family Residential</u> |

Present Use of Property: Retail - Shopping Center

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>X</u>   | <u>          </u> |
| 2. Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected.                                                                                                                                                       | <u>X</u>   | <u>          </u> |
| 3. Is found to be generally compatible with the neighborhood in which it is proposed.                                                                                                                                                                                       | <u>X</u>   | <u>          </u> |
| 4. Will comply with the height and area regulations of the district in which it is proposed.                                                                                                                                                                                | <u>X</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>X</u>   | <u>          </u> |
| 6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.                                                                                                                                                                           | <u>X</u>   | <u>          </u> |

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

If Yes, what length of time? We request that it be allowed for the duration of the lease agreement with the Landlord.

SIGNATURE: Buddy Lanham DATE: 03/04/2021

BY: Buddy Lanham

TITLE: Construction Manager

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. \_\_\_\_\_

**AFFIDAVIT**

STATE OF KANSAS )  
COUNTY OF JOHNSON ) ss.

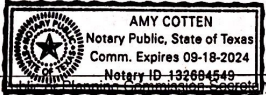
Doug Howell, being duly sworn upon his oath, disposes and states:

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.

STATE LINE OPCO LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
By: Westwood Financial Corporation,  
a Delaware corporation  
Its: Manager  
By: [Signature]  
Name: Doug Howell  
VP of Property Management

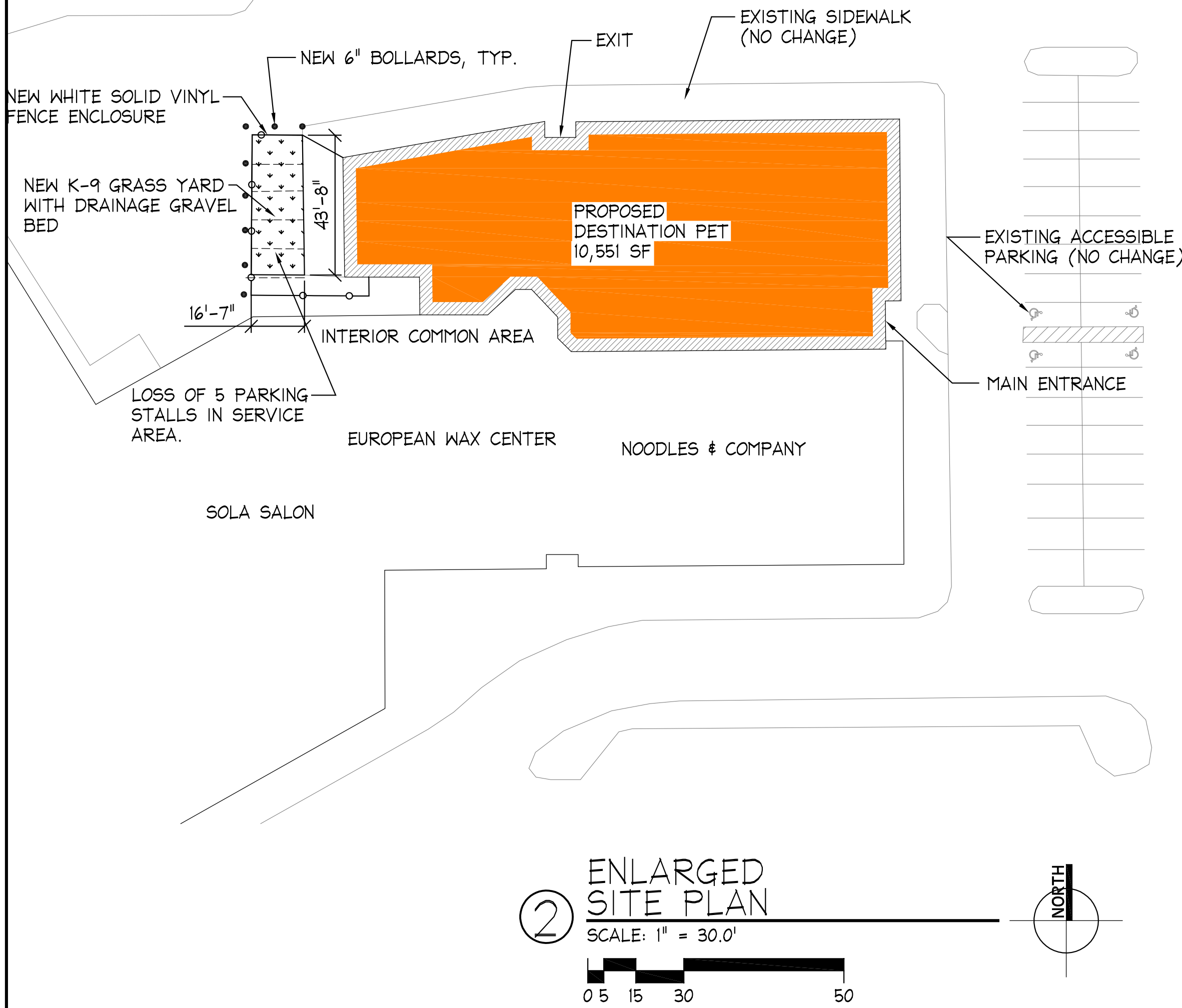
(Owner/Attorney for/Agent of)

Subscribed and sworn to before me this 8<sup>th</sup> day of March, 2021

Notary 

[Signature]





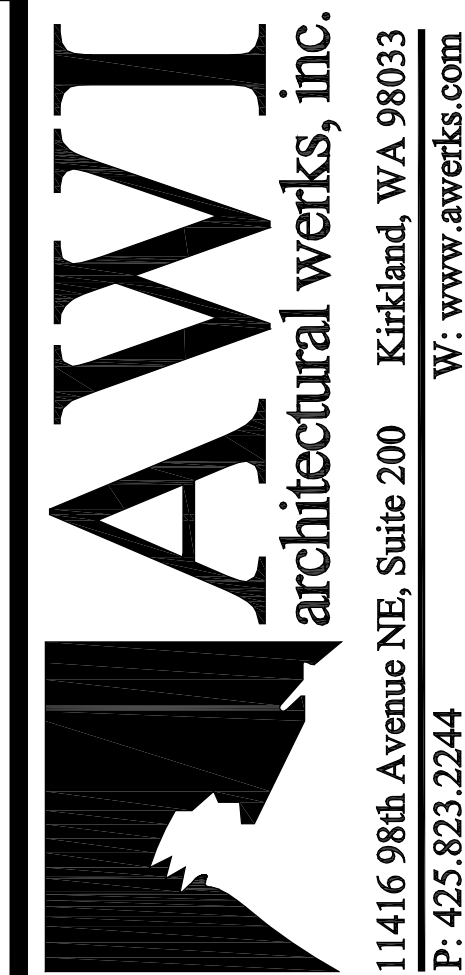
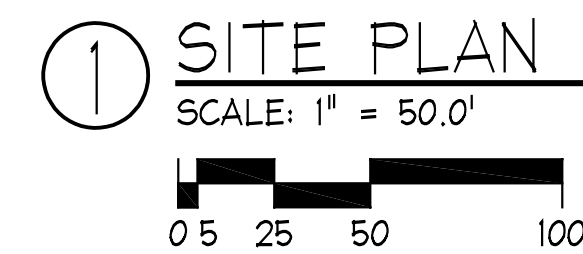
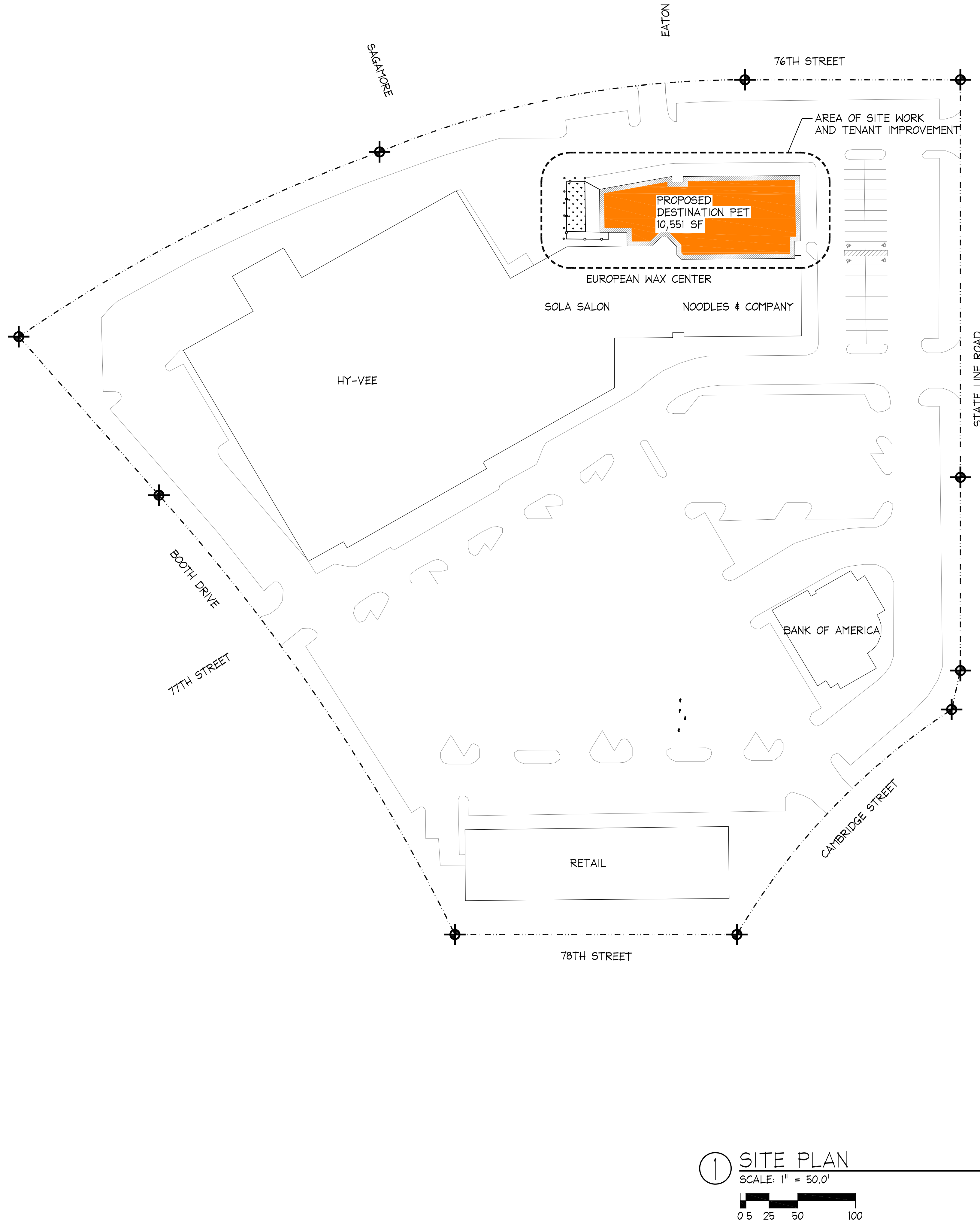
#### SITE PLAN LEGEND

- DETAIL INDICATOR  
INDICATOR FOR AREA / OBJECT DETAIL  
DETAIL # ON SHEET  
DETAIL SHEET DESIGNATION
- LANDSCAPED AREA
- SPOT ELEVATION
- NEW CONTOUR

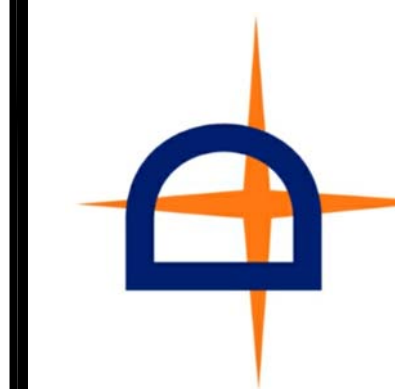
#### SITE PLAN GENERAL NOTES

A. SEE FLOOR PLAN FOR ADDITIONAL WORK & DIMENSIONS

January-22-18



SEAL:  
**PRELIMINARY**  
NOT FOR CONSTRUCTION



## Destination Pet State Line Center 7600 State Line Rd Prairie Village, KS 66208

JOB NUMBER: 2110  
DRAWN: FWHN  
CHECKED:  
DATE: March 5, 2021  
REVISIONS:

SHEET TITLE:

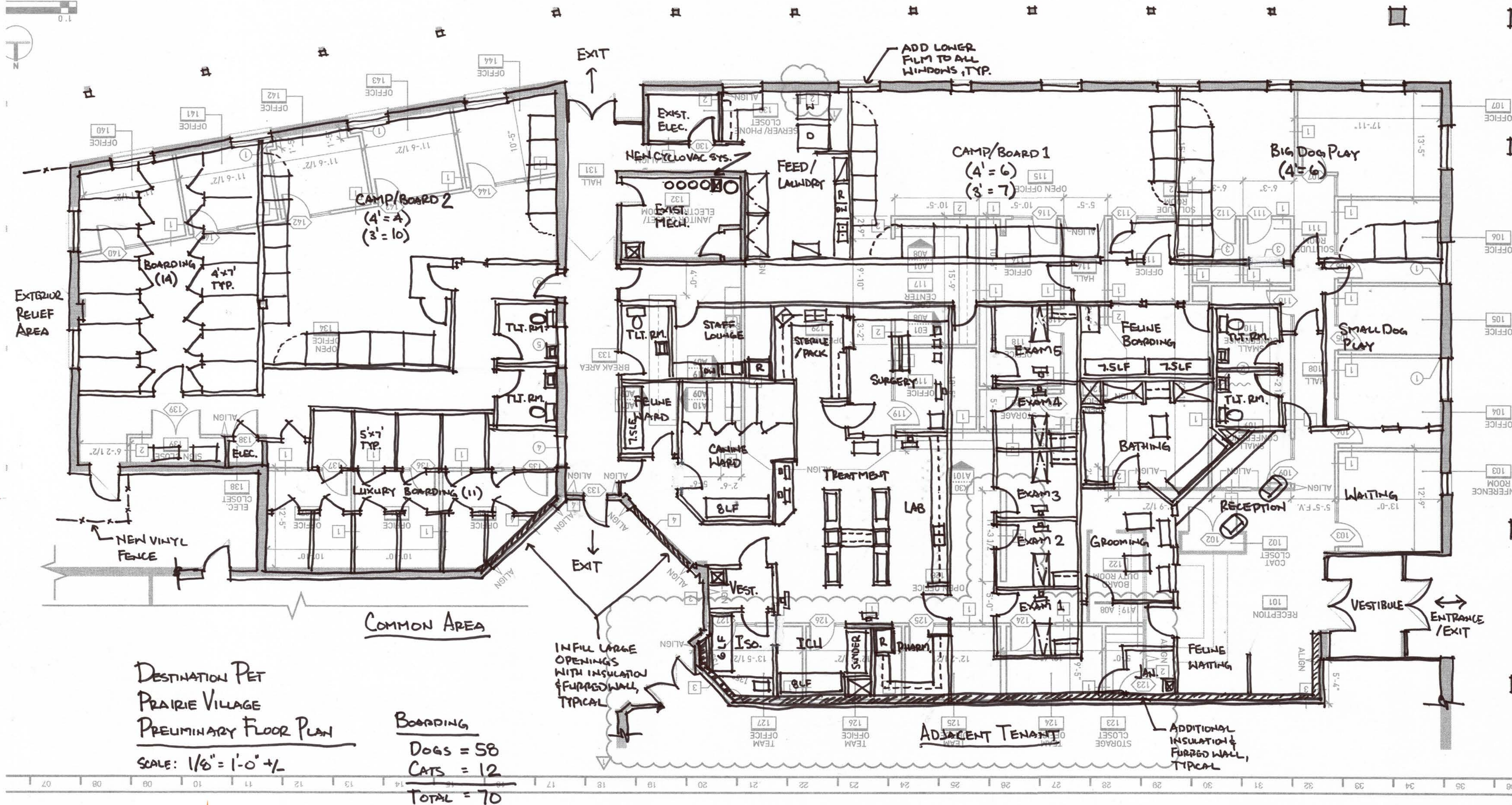
**PRELIMINARY  
SITE PLAN**

PROGRESS SET

SHEET NUMBER:

**SD-1**









ARCHITECTURE  
SPACE PLANNING  
INTERIOR DESIGN

March 12, 2021

City of Prairie Village  
7700 Mission Rd  
Prairie Village, KS 66208

**RE: Regarding Special Use Permit Application for new Veterinary Care/Daycare/Boarding facility at 7600 State Line Road, Suite 210**

Dear City of Prairie Village,

Destination Pet has filed an application with Prairie Village Planning Commission for the construction of a new Veterinary Care / Daycare / Boarding facility at a vacant tenant space (formerly Reece Nichols office) located in State Line Center (near Hy-Vee) at 7600 State Line Road and managed by Westwood Financial.

The application will be heard by the Planning Commission on Tuesday, April 6<sup>th</sup> at 7:00pm at the council chambers of the municipal building. Note: **Members of the Planning Commission will participate by video call-in only due to the COVID19 pandemic. The public will be able to view the meeting at <https://www.facebook.com/CityofPrairieVillage>.** The application number associated with this proposed project is PC2021-107.

You are invited to attend an informal neighborhood meeting to be held virtually (via Zoom) at 6:30 to 7:00 pm on Thursday, March 25<sup>th</sup>, 2021. The meeting will be held to briefly share information about our project (drawings) and answer any questions you may have.

If you are not able to attend the meeting and have some questions, please contact:

Franklin Ng  
Architectural Werks, Inc.  
E: [franklin@awerks.com](mailto:franklin@awerks.com)  
P: 425-823-2244

<https://zoom.us> or call 1-346-248-7799  
Meeting ID: 898-4795-9800  
Passcode: 537985

Sincerely,  
Architectural Werks, Inc.

A handwritten signature in blue ink, appearing to read "Franklin Ng", is written over a light blue circular stamp.

Franklin Ng, AIA

Cc: Adam Geffert (City of Prairie Village, via email) & Buddy Lanham (via email)

2110 - Des. Pet - Prairie Village  
Neigh Pet hood Missing

3/25/2021  
4<sup>30</sup> pm (PET)  
5<sup>02</sup> pm (PDR)

- No Arrangements / No Questions,  
-

Arrangements:  
Furniture No  
Bunny Litterbox



# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Gould Evans, Planning Consultant  
**DATE:** April 6, 2021, Planning Commission Meeting

---

**Application:** PC 2021-108

**Request:** Sign Plan and Monument Sign Site Plan Approval.

**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:** 3945 W. 83<sup>rd</sup> / 8300 Mission Road

**Applicant:** GRI Corinth South LLC (First Washington Realty, INC.), Owner

**Current Zoning and Land Use:** C-2 General Business District

**Surrounding Zoning and Land Use:** **North:** C-2 General Business District (retail)  
**East:** CP-2 Planned General Business District (retail, restaurant, offices) and C-O Commercial Office (office)  
**South:** R-3 Garden Apartment District (apartments)  
**West:** C-O Commercial Office (office)

**Legal Description:** (meets and bounds)

**Property Area:** 5.09 acres (221,756.92 s.f.)

**Related Case Files:** PC99-107 Panera Bread Bakery Sign Approval  
PC 2011-06 CUP for Drive-thru and Site Plan (Tide Dry Cleaner)  
PC 2019-113 Site Plan

**Attachments:** Application, sign plans and site plans

---

### General Location Map



### Aerial Map





**Site**



**Street View**



*Street view looking south from 83<sup>rd</sup> Street.*





*Street view looking southwest at the corner of 83<sup>rd</sup> & Mission Road.*



*Bird's eye view*



**Background:**

This property has been redeveloped according to a site plan approved by the Planning Commission in August 2019. At the time of that application, the applicant was not prepared to submit sign plans for the new buildings, and the approval was subject to all future signs meeting the Prairie Village sign standards or alternatively proposing a sign plan for the site at a later date.

This application includes two new monument signs, which require Planning Commission approval through the site plan process. It also includes an overall sign plan for the commercial property.

**Sign Criteria:**

The Prairie Village Zoning Regulations provide general sign standards for all commercial property [Section 19.48.050]. Additionally, larger commercial destinations can propose a specific sign package with standards that differ from generally applicable signs [Section 19.48.090]. Monument signs and signs for multi-tenant buildings also require site plan review by the Planning Commission, regardless of whether they are following generally applicable standards or are under a property specific sign plan. [19.48.070.A. and D.]. All signs are subject to general guidelines for design, scale and compatibility [19.48.080].

The applicant has proposed a specific sign plan for the Corinth Quarter shopping center. It complies with the generally applicable sign standards for commercial property, except for the following:

- The design requires reverse channel, halo-lit letters or logos.
- All signs require landlord approval.
- The wall signs follow the generally applicable city standards (5% of wall up to 50 square feet), and have an additional requirement of no wider than 80% of the entire frontage of the tenant space.
- Pedestrian signs (under canopy) require 8' 4" clearance.
- Window signs are limited to no more than 10% of the window area.
- Temporary signs are limited to no more than 20 square feet and no longer than 30 days, excluding leasing or event signs (all of which are subject to generally applicable temporary sign standards).

The application proposes two monument signs – one on the west side of the entrance from 83<sup>rd</sup> Street and one at the intersection of 83<sup>rd</sup> and Mission Road. Both signs appear to be properly placed to comply with the City's sight clearances, however, no specific dimensions are included [City Code, 13-2A03]. These signs are accompanied by landscape and hardscape designs that comply with the City's monument sign standards (19.48.070.A) and compliment the overall landscape plan for the site approved in August 2019. The corner monument sign involves associated landscape and hardscape features replacing one parking space, but the overall site has adequate parking. The signs are made of sandblasted black stainless steel and are incorporated with other stainless steel structures of complimentary colors and a stone veneer base structure. The sign faces are under 20 square feet (approximately 2.9 feet by 6.1 feet), although the complimentary features are slightly larger. The base structures do not count to the sign standards. Based on these factors, the monument signs comply with the City standards, and they are integrated well with the overall landscape and architectural design of the center.

The design guidelines (19.48.080) provide the following additional criteria for review:

- Materials that complement the architecture of the associated buildings;
- Simple color schemes with limited use of accent colors;
- Locations that are integrated with the overall faced design considering windows, doors and architectural accents and features;
- Coordination of multi-tenant signs with a range of coordinating elements (size, fonts, design, colors, location, etc.) – in this case the coordinating elements is design (all reverse channel, halo-lit with clear backing), size and location;
- Pedestrian signs are coordinate by all having black aluminum with logos on clear acrylic panels.

The proposed sign plan meets the intent and design objectives of the sign standards and design guidelines.

---

**RECOMMENDATION:**

Staff recommends that the Planning Commission approve the proposed sign plan and site plan for two new monument signs, subject to the following:

1. All specific standards of the sign plan that are beyond or more limiting than the City's generally applicable sign standards shall be managed by the landlord, however, staff will require conformance review by the landlord prior to permitting.
  2. No signs beyond those generally allowed by the ordinance, or as specifically indicated in the sign plan are permitted.
  3. The monument signs shall require dimensioned drawings prior to permits, subject to approval by Public Works with regard to sight clearance at intersections. [See City Code, 13-2A03]
  4. The landlord may approve alternates or deviations within the approved sign plan; however, any deviations that are significantly different from the approved sign package and which are not consistent with the intent of Section 19.48 or with the design guidelines in Section 19.48.090 are not authorized regardless of landlord approval and regardless of language in the proposed sign plan suggesting otherwise.
-





**CITY OF PRAIRIE VILLAGE**  
*The Star of Kansas*

App# 0025212  
Cust# 020759

## Planning Commission Application

|                             |
|-----------------------------|
| For Office Use Only         |
| Case No.: <u>PC2021-108</u> |
| Filing Fee: <u>\$100.00</u> |
| Deposit: <u>\$500.00</u>    |
| Date Advertised:            |
| Date Notices Sent:          |
| Public Hearing Date:        |

Please complete this form and return with  
Information requested to:

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

Applicant: Kevin Berman

Phone Number: 913.307.3860

11460 Tomahawk Creek Pkwy, Suite 400

Address: Leawood, KS 66211

E-Mail kevin.berman@hoeferwyssocki.com

Owner: GRI Corinth South LLC

Phone Number: 301-907-7800

Address: 4530 East-West Highway, Suite 400 Bethesda, MD

Zip: 20814

Location of Property: SW corner of 83rd and Mission Road (4117 W 83rd - 4101 W 83rd)

Legal Description: See survey sheet in submittal package for legal description

Applicant requests consideration of the following: (Describe proposal/request in detail) review and approval of monument sign designs and location for the Corinth Quarter project at the SW corner of 83rd and Mission. Review and approval of revised signage criteria for Corinth Quarter (Corinth south)

### 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 monument sign and sign criteria review and approval for Corinth Quarter. As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

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

[Signature]  
Applicant's Signature/Date

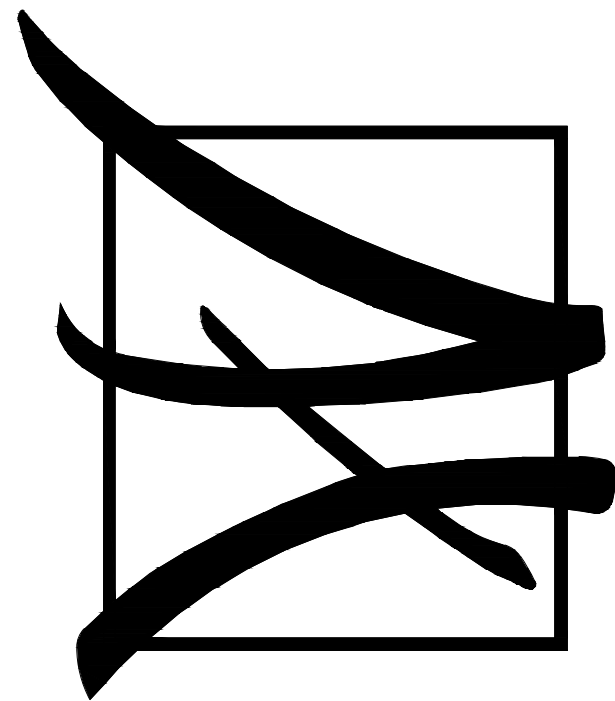
3-5-2021

Gregory D. Zike Jr.

Owner's Signature/Date

Digitally signed by Gregory D. Zike Jr.  
DN: C=US, E=gzike@firstwash.com, CN="Gregory D. Zike Jr."  
Date: 2021.03.01 17:23:18-05'00'





HOEFER WYSOCKI

11460 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas 66211 P: 913.307.3700 - F: 913.307.3710 www.hoferwysocki.com

# CORINTH QUARTER

4101 - 4117 W. 83RD STREET  
PRAIRIE VILLAGE, KS 66208

## MONUMENT SIGN SUBMITTAL

05 MARCH 2021

HOEFER WYSOCKI #: 171161



| DRAWING INDEX      |              |
|--------------------|--------------|
| Sheet Name         | Sheet Number |
| COVER SHEET        | CS           |
| LANDSCAPE PLAN     | L01          |
| MONUMENT SIGN PLAN | AS1.32       |

OWNER

GRI CORINTH SOUTH, LLC.  
4530 EAST-WEST HIGHWAY, SUITE 400  
BETHESDA, MD 20814  
P: 301.907.7800

ARCHITECT

HOEFER WYSOCKI ARCHITECTURE  
11460 TOMAHAWK CREEK PARKWAY, SUITE 400  
LEAWOOD, KANSAS 66211  
P: 913.307.3700  
F: 913.307.3710

CIVIL ENGINEER

RENAISSANCE INFRASTRUCTURE CONSULTING  
5015 NW CANAL STREET, SUITE 100  
RIVERSIDE, MO 64150  
P: 816.800.0950

LANDSCAPE DESIGNER

RENAISSANCE INFRASTRUCTURE CONSULTING  
5015 NW CANAL STREET, SUITE 100  
RIVERSIDE, MO 64150  
P: 816.800.0950

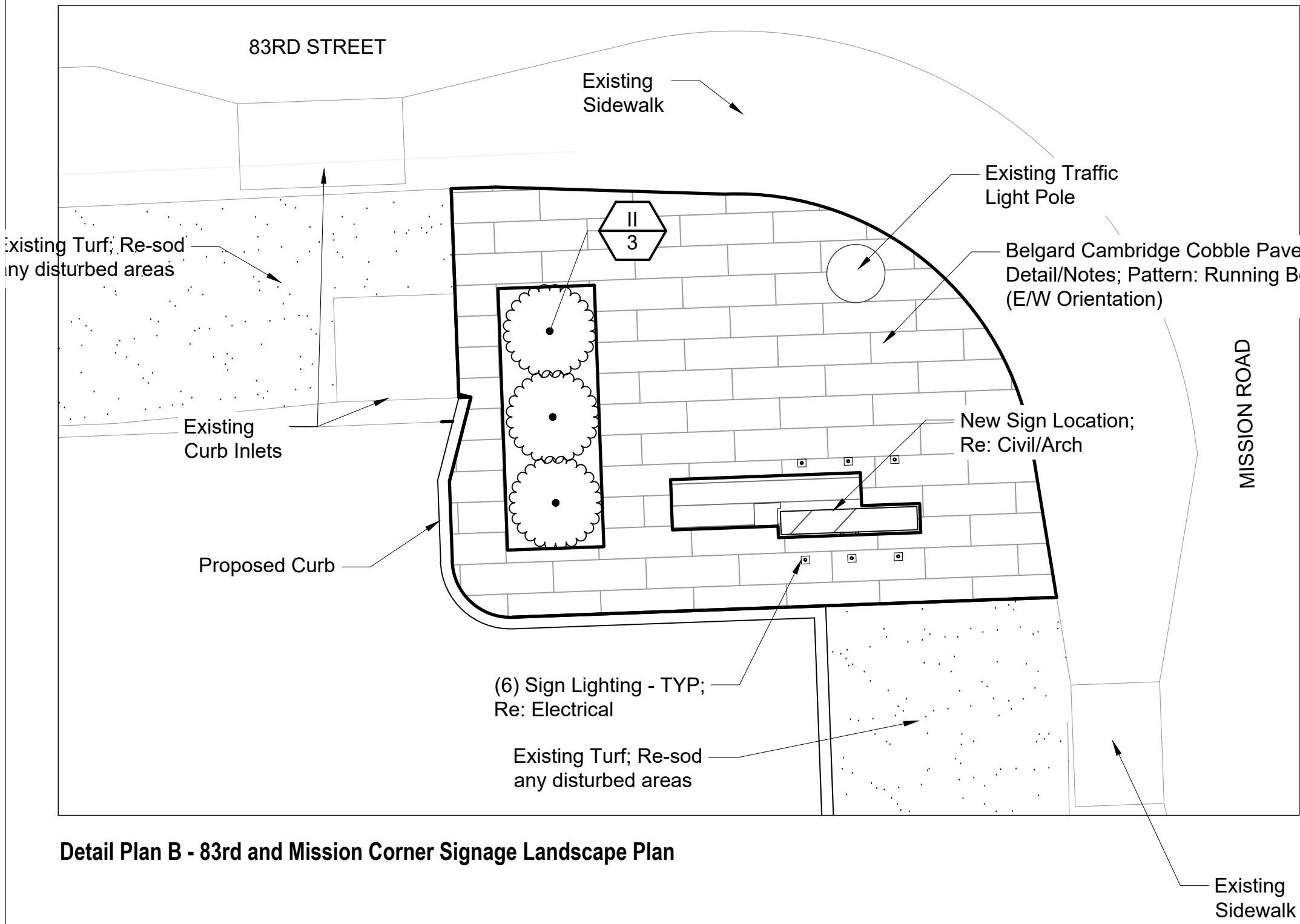
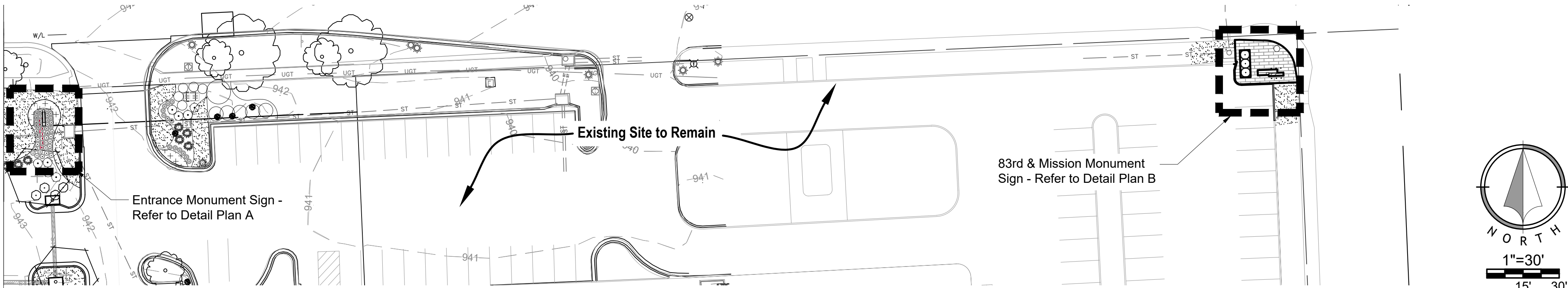
MEP ENGINEER

BC ENGINEERS  
5720 REEDER STREET  
SHAWNEE, KS 66203  
P: 913.262.1772

STRUCTURAL ENGINEER

PMA ENGINEERING  
6717 SHAWNEE MISSION PARKWAY  
SUITE 100  
OVERLAND PARK, KS 66202  
P: 913.831.1262





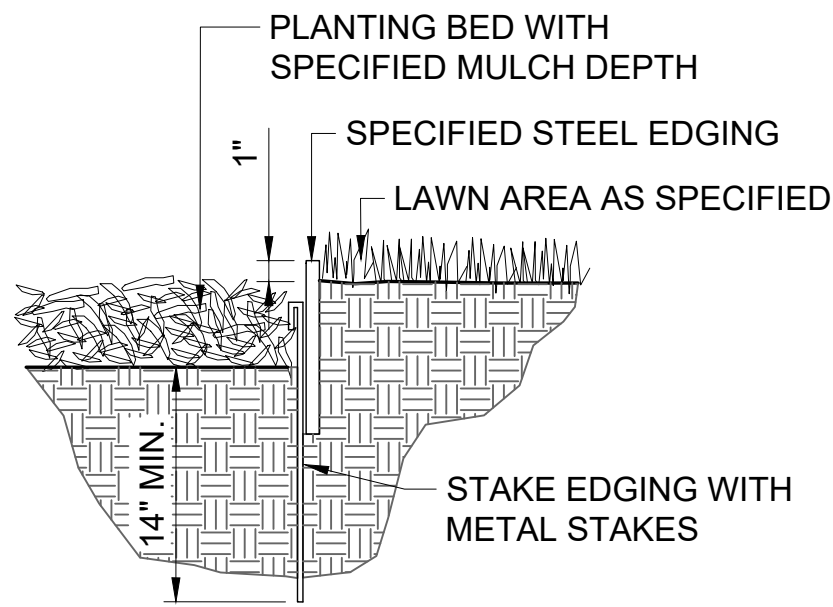
Detail Plan B - 83rd and Mission Corner Signage Landscape Plan

PLANT SCHEDULE 83RD ST AND MISSION RD CORNER SIGN

| SHRUBS | BOTANICAL / COMMON NAME                   | CONT   | QTY |
|--------|-------------------------------------------|--------|-----|
| II     | Ilex glabra 'Compacta' / Compact Inkberry | 3 Gal. | 3   |

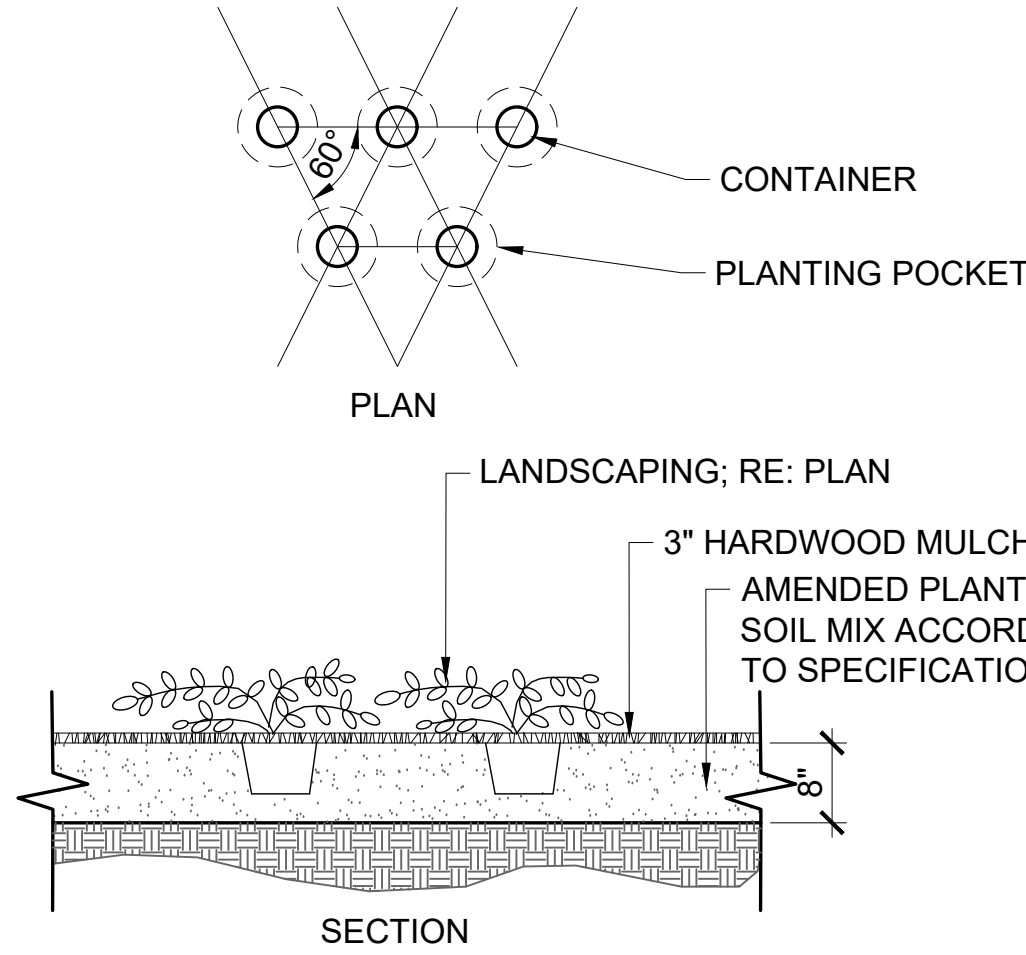
LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES. SCHEDULE QUANTITIES SHOWN ARE FOR THE SIGN LANDSCAPE ONLY; REFER TO THE APPROVED DEVELOPMENT LANDSCAPE PLAN FOR OVERALL SITE LANDSCAPING.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
15. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS & ANNUAL PLANT BEDS SHALL BE IRRIGATED BY SPRAY OR ROTOR. SHRUB & PERENNIAL BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION UNLESS OTHERWISE SHOWN ON SHEET L03. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
16. LANDSCAPE CONTRACTOR SHALL INSTALL ONE ROUND OF INITIAL SEASONAL ANNUALS AS PART OF CONTRACT. CONTINUANCE OF ANNUAL PLANTINGS SHALL BE BY OWNER.



- NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
  2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
  3. ALL JOINTS SHALL BE SECURELY STAKED.
  4. FINISH SHALL BE POWDER COAT. COLOR: GREEN. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE.
  5. CONTRACTOR SHALL LOCATE AND MARK ALL PLANT BED LOCATIONS PRIOR TO INSTALLATION OF STEEL FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

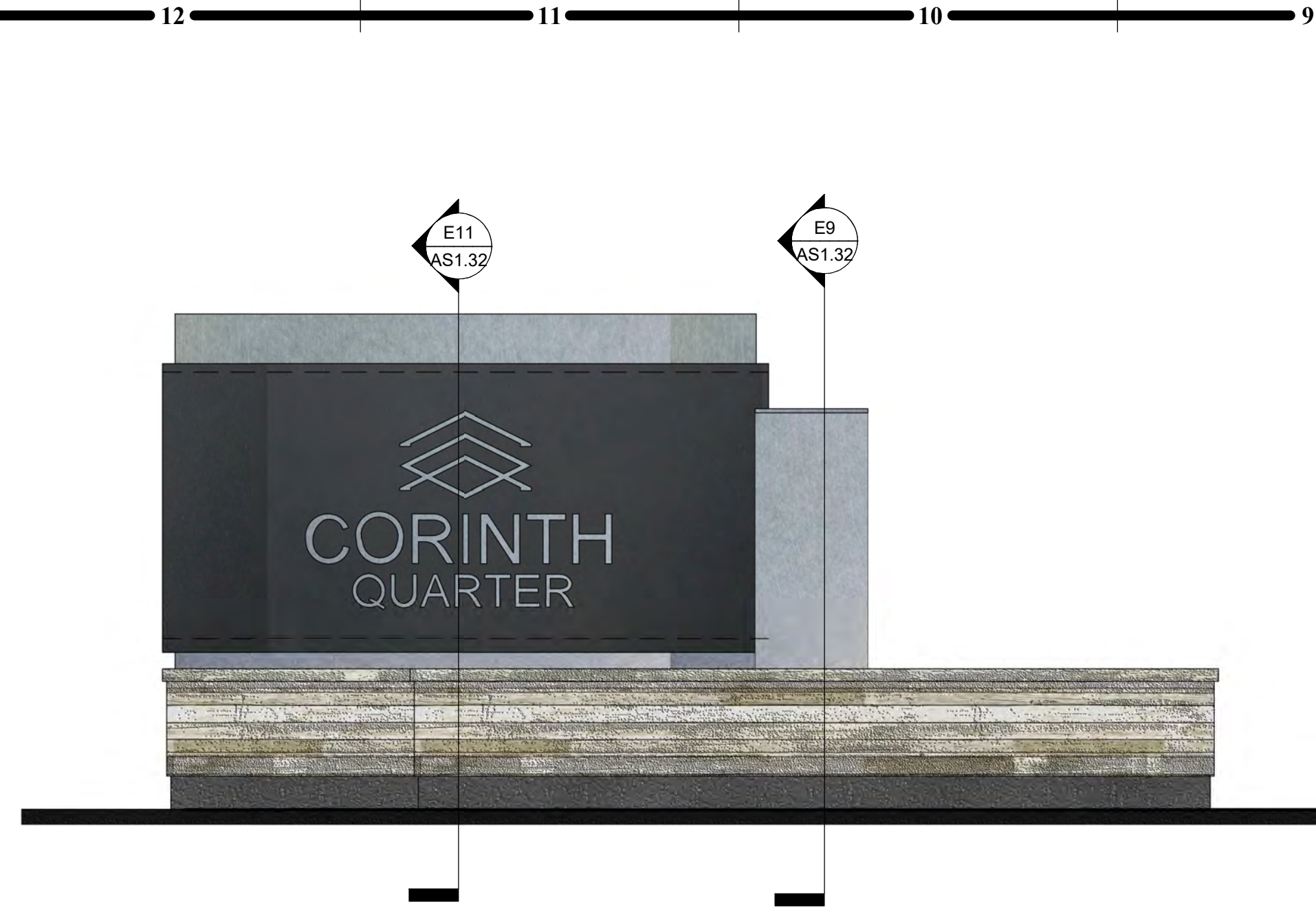
STEEL EDGING DETAIL - NTS



CONTAINER PLANTING DETAIL - NTS



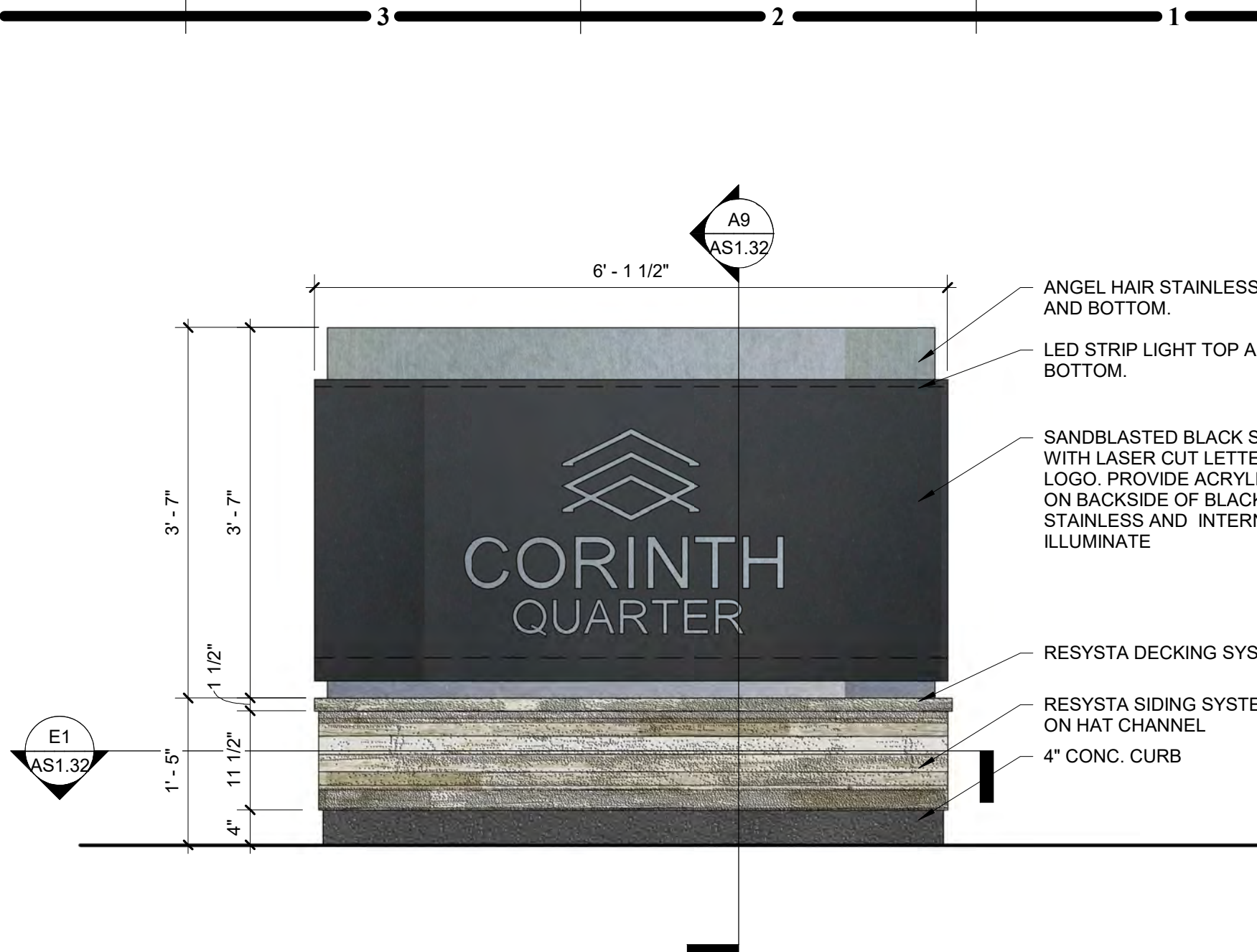
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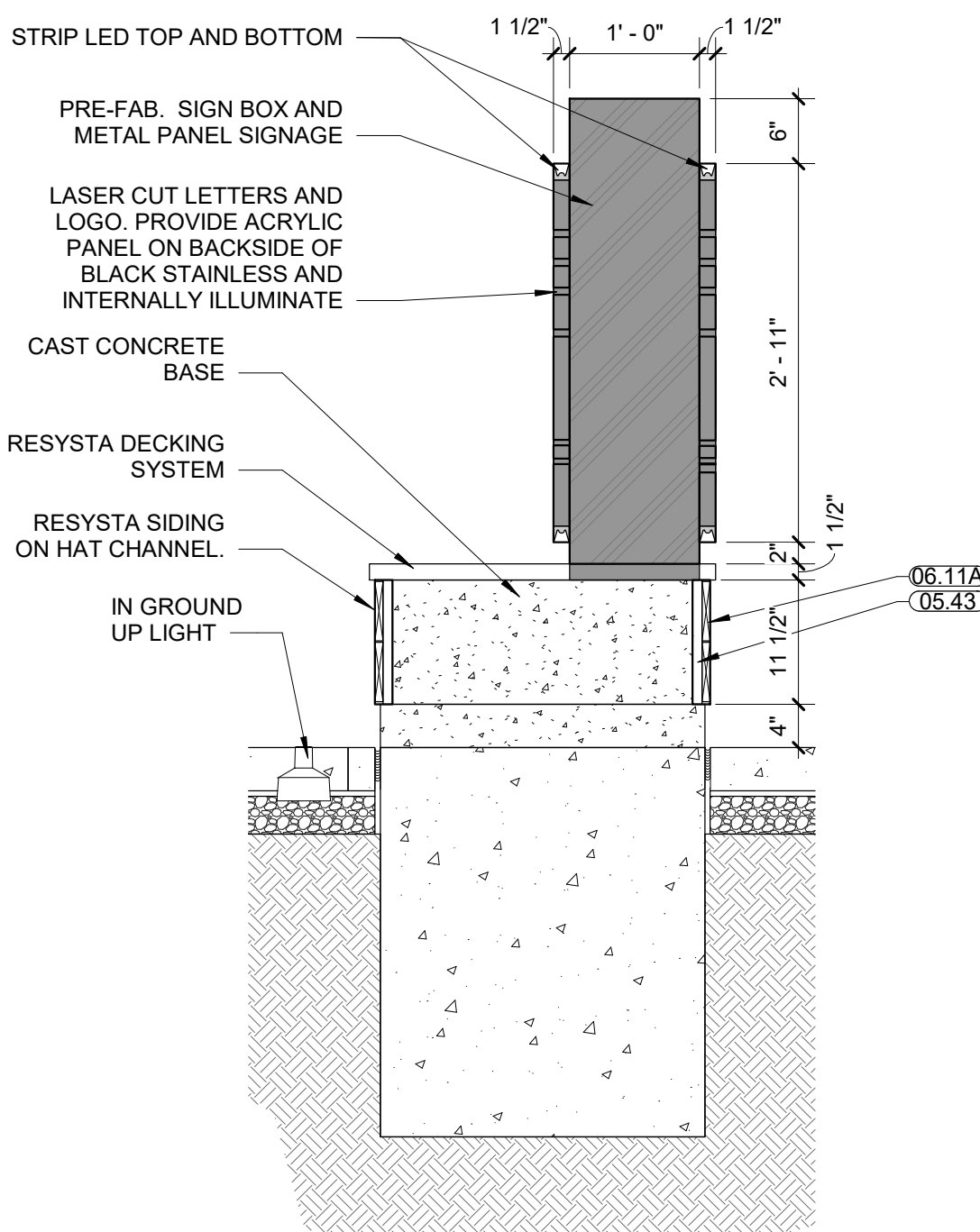
H11 CORNETH SIGN NORTH ELEVATION  
3/4" = 1'-0"



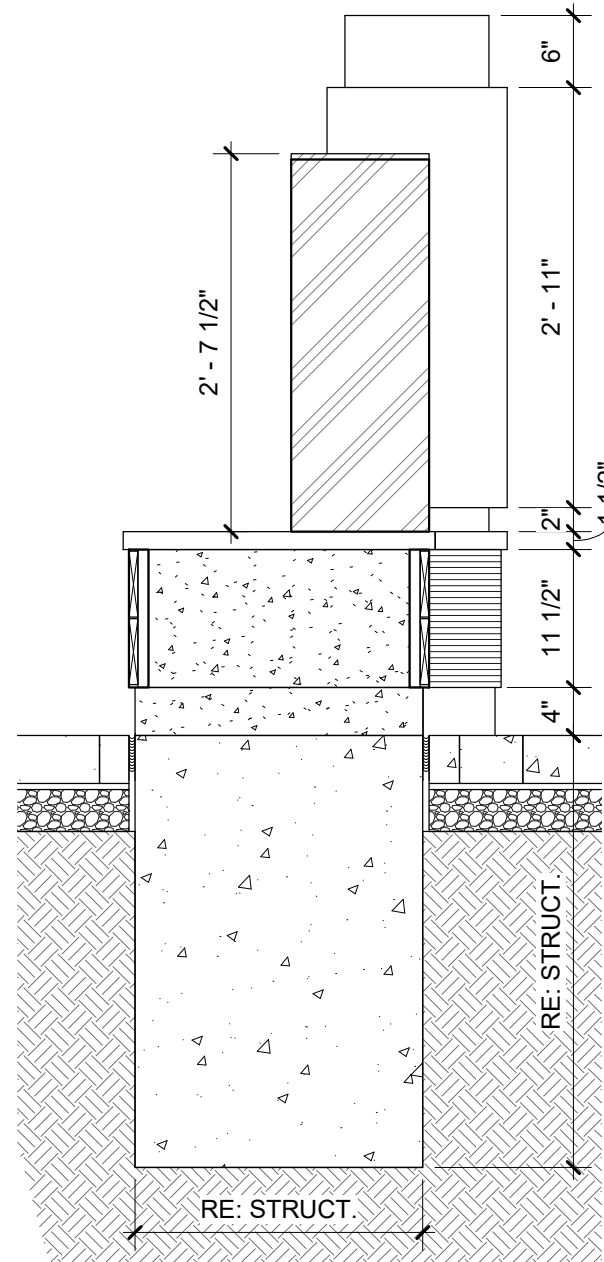
H6 CORNETH SIGN SOUTH ELEVATION  
3/4" = 1'-0"



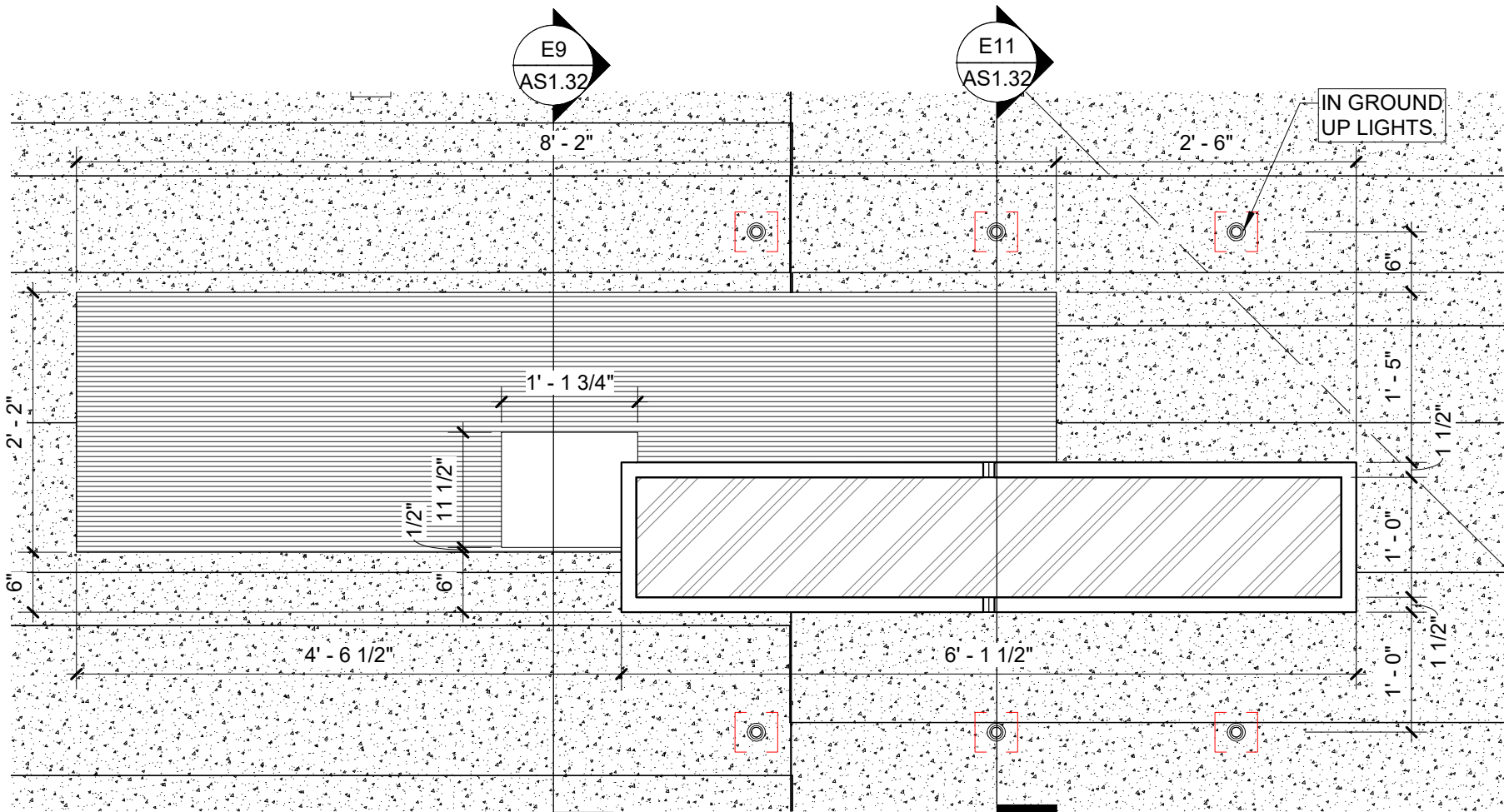
H1 83RD ST MONUMENT SIGN ELEVATION  
3/4" = 1'-0"



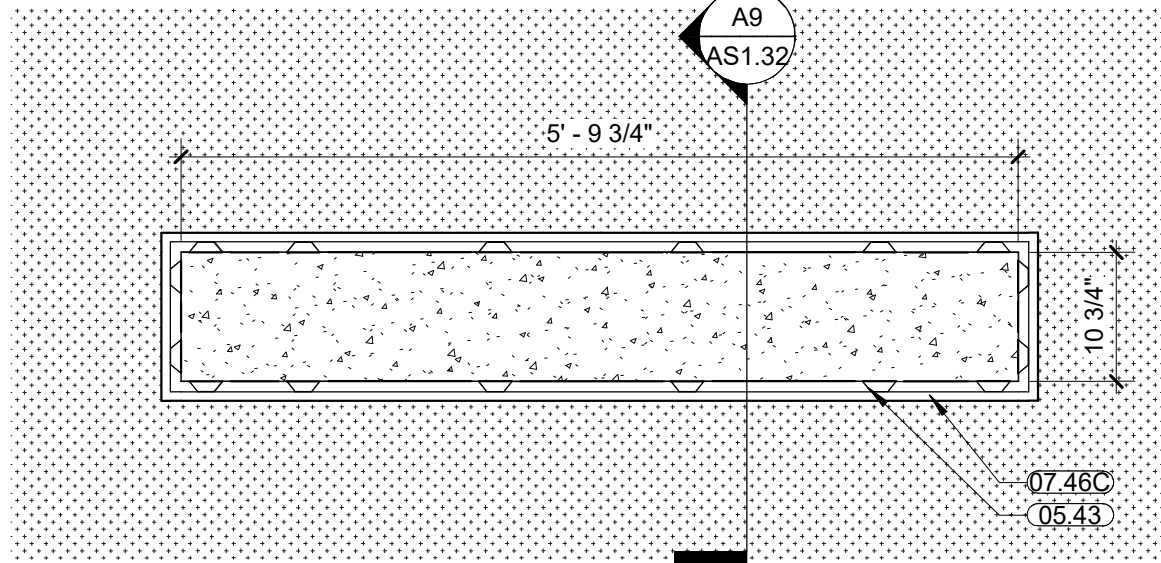
E11 CORNETH SIGN SECTION 2  
3/4" = 1'-0"



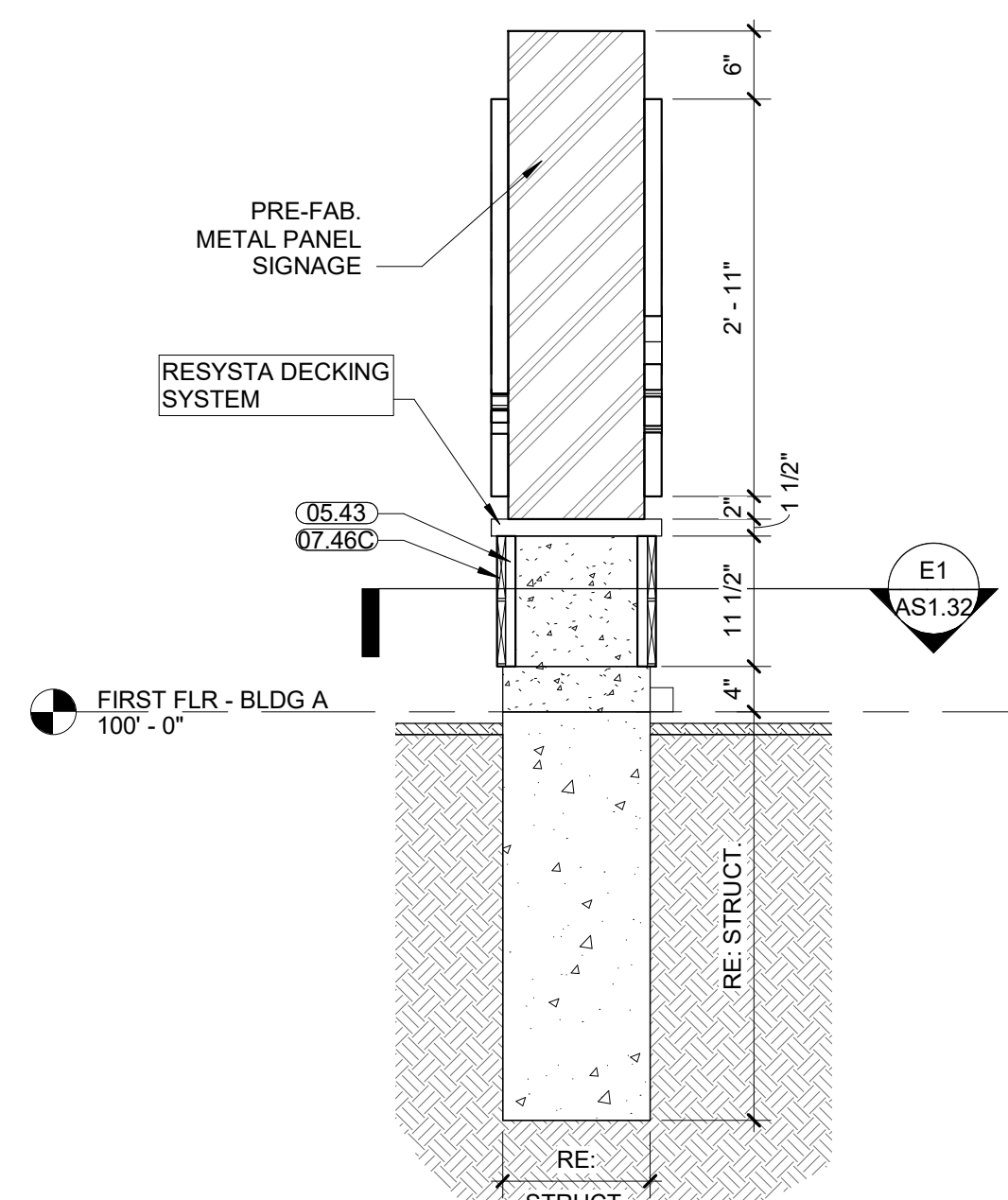
E9 CORNETH SIGN SECTION 1  
3/4" = 1'-0"



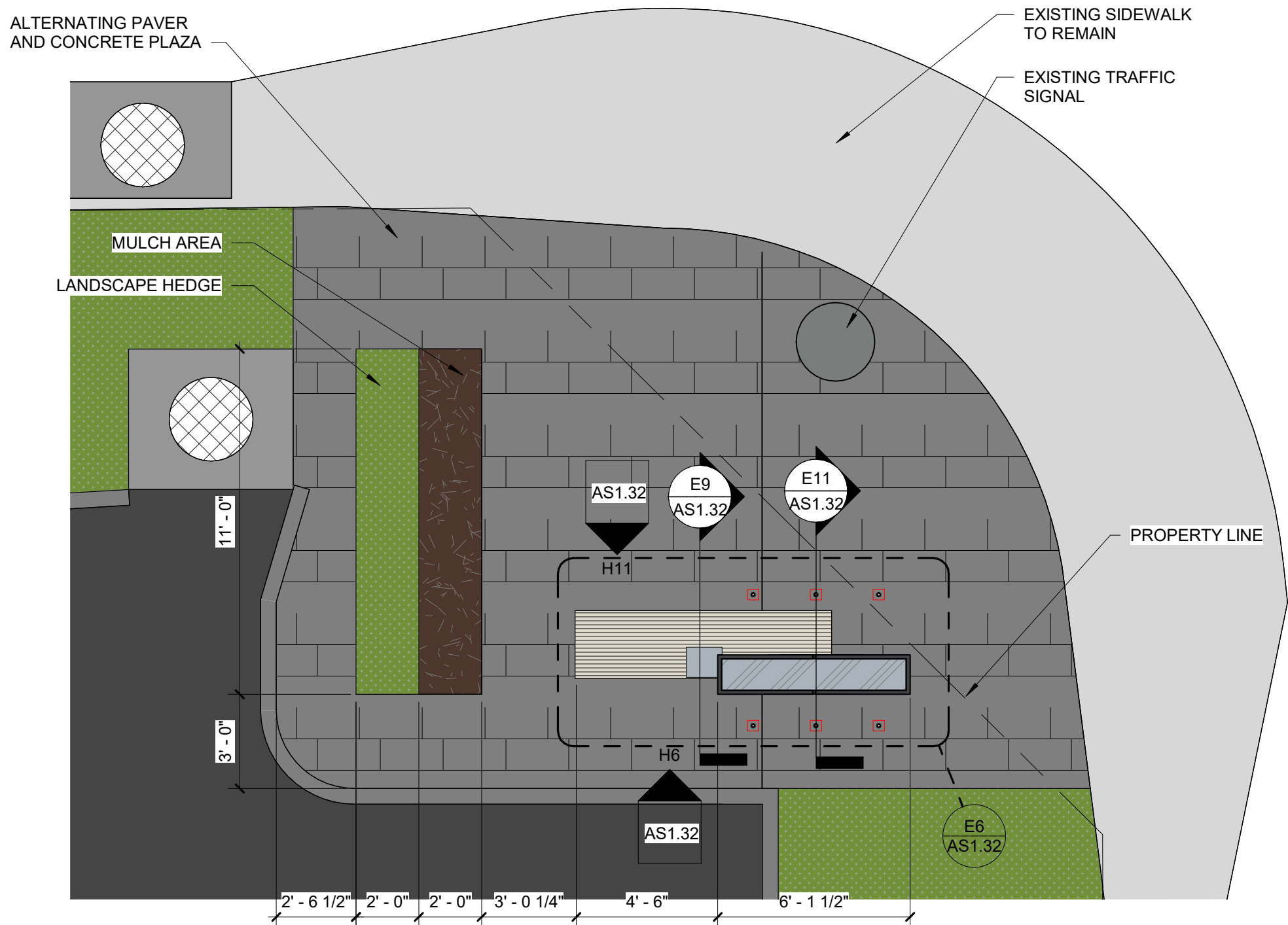
E6 CORNETH SIGN - PLAN  
3/4" = 1'-0"



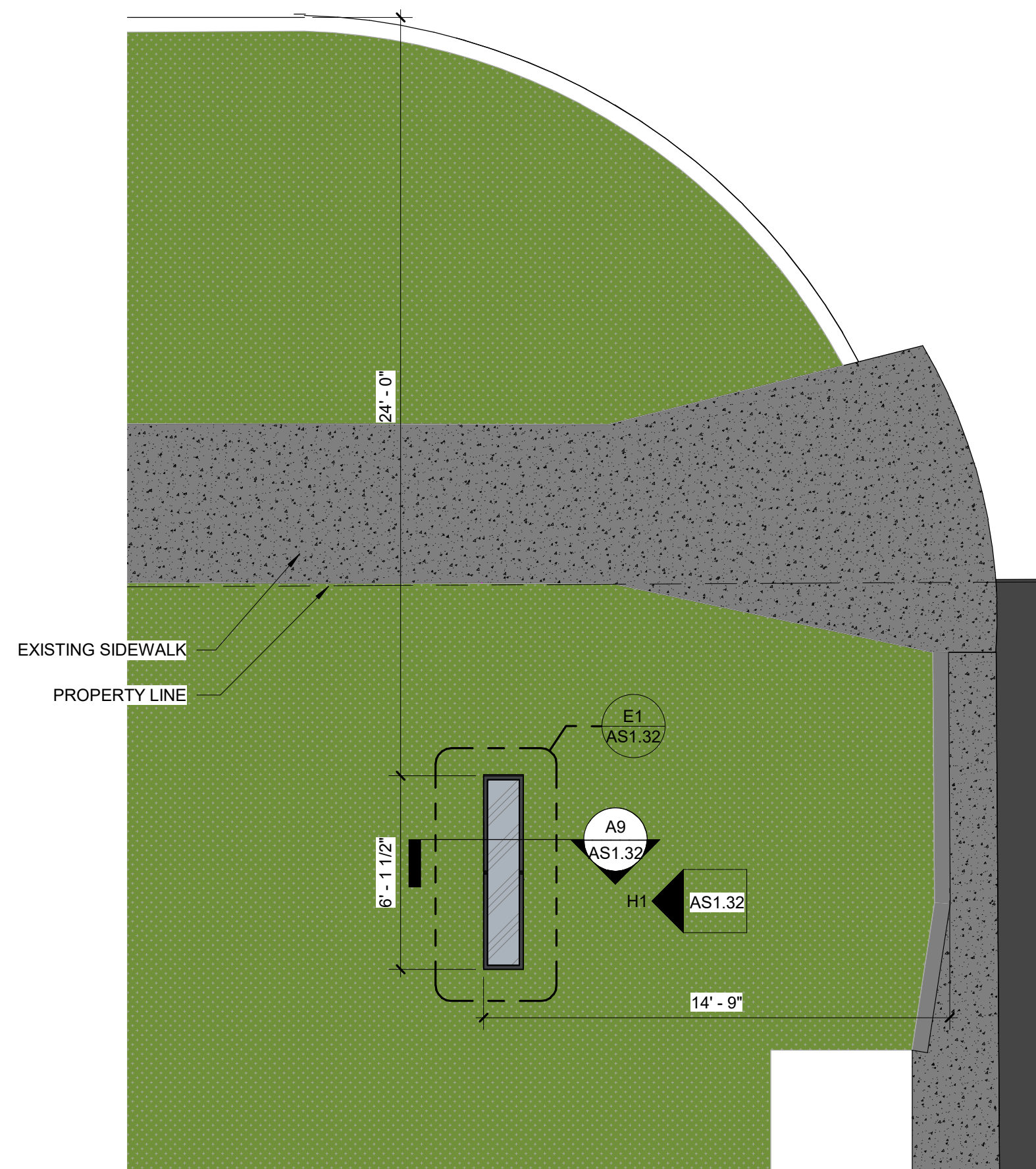
E1 83RD ST MONUMENT SIGN PLAN  
3/4" = 1'-0"



A9 83RD ST SIGN SECTION 2  
3/4" = 1'-0"



A6 CORNETH SIGN  
1/4" = 1'-0"



A1 83RD ST MONUMENT SIGN  
1/4" = 1'-0"







## MONUMENT & ELEVATION

## LOCATIONS 2 of 7

REPLACE EXISTING  
MONUMENT SIGN

### MONUMENT #1

PROPOSED  
MONUMENT SIGN

### CORNER MONUMENT #2

EXISTING TO REMAIN  
4,050 GSF

BUILDING A  
ADDITIONAL  
10,010 GSF

BUILDING A EAST ELEVATION  
PAGE 6 of 7

BUILDING B&C NORTH ELEVATION  
PAGE 5 of 7

BUILDING B  
6,350 GSF

BUILDING C  
9,100 GSF

EXISTING TO REMAIN  
28,340 GSF  
RETAIL / RESTAURANT

THIS TRACT NOT IN SCOPE

UNPLATTED



“thoughtfully designed, appropriately located, and proportionate to the individual architectural façade on which it is placed”

#### TENANT SIGN GUIDELINES

one (1) illuminated sign at each of the Tenant's exterior facades within designated area

- business name, as registered with the Kansas Secretary of State
- logo in the tenants preferred font style

constructed

- reverse channel halo lit letters and/or logos with led or approved equal module lighting

owner approval

- Sign returns and trim cap colors are subject to final approval of the Landlord
- In-line tenants requesting to replace existing in-line sign panels with new routed aluminum sign panels and utilizing existing lighting will be considered on a case by case basis

size

- five percent (5%) of the total area of the facade upon which it is placed and shall not exceed 50 square feet.
- The width of the sign shall not exceed eighty percent (80%) of the Tenant's storefront.

location

- wall mounted signs must be located within designate area on elevations provided.

#### ADDITIONAL SIGN GUIDELINES

under canopy pedestrian sign

- Each tenant will be allowed one (1) non illuminated double faced projecting under canopy pedestrian sign located at public entrance to the Tenant's space as defined within this document and mounted at 8'4" clearance above grade.

window signs

- Usage of vinyl window graphics, window signs (neon or otherwise) shall be allowed, contingent upon the Landlord's approval. Maximum signage area is limited to 10% of window area.

temporary signs or banner

- Temporary signs or banners must be reviewed and approved by Landlord and will be regulated by City of Prairie Village sign codes. Landlord limits temporary signs to 20 sq ft and a maximum of 30 days during a 12 month period per Tenant to promote in store products and services..

merchant event sign

- Landlord will have, at their discretion, up to one (1) merchant event sign. The overall height of the merchant event sign is five (5) feet and the display area is 48"x72". Content of the merchant event sign is subject to the approval of Landlord.

leasing information signs

- Landlord will have, at their discretion, up to two (2) leasing information signs. The size shall not exceed five (5) feet in height. The design and location to be approved by the City of Prairie Village Planning Staff. Individual vacant Tenant spaces may have "Space Available" banners. Leasing information signs are subject to the approval of Landlord.

poster boxes, menu board signs, directional signs, promotional signs,

- are subject to the approval of Landlord.



## SIGNAGE MAINTENANCE, REPAIRS AND REMOVALS

- Tenant shall be solely responsible for the repair and maintenance of all structural and electrical elements of their signage and agrees to keep signage in good repair at all times during the Lease Term and all option periods. Failure to do so will result in the Landlord making arrangements for such needed repairs to be made and charged back to the tenant.
- Tenant shall be responsible for the cost of repairs of any and all damage to in-place construction caused by the installation of any sign. Such repairs will be done by Landlord and back charged to Tenant.
- Upon the permanent closing of a store, the Tenant shall be responsible for the removal of signage from the building. All repairs, patching of holes or repainting of surfaces due to Tenant's signage will be done by Landlord and back charged to Tenant.
- Landlord, at their option, may use Tenant's Security Deposit funds to pay for any signage repairs or sign installation or removal repairs that may be necessary.

## APPROVAL PROCESS

- Prior to the submission of a sign permit application to the City of Prairie Village or the production of any sign or installation, the proposed signage must first be approved in writing by Landlord's Authorized Agent. Signs must comply with criteria and all building, fire, electrical and other applicable codes.
- For the Landlord's review of signage, Tenants shall provide the Landlord with two (2) copies of the building elevation drawing, showing the following specifications: (a) proposed sign location, (b) layout, (c) dimensions of business façade/wall and signage, (d) colors, (e) materials, (f) finishes and (g) section through sign showing construction and installation details.
- When applying for permits with the City, please include a copy of the Landlord's written approval with your permit application. The Tenant is responsible for obtaining and making payment for all sign permits.
- The Landlord reserves the right at any time to modify the sign criteria in any manner whatsoever, and Tenant agrees to abide fully and timely with any and all such modifications.

## GENERAL SIGN SPECIFICATIONS

- Halo illuminated reverse channel letters shall be fabricated of aluminum with a clear Lexan backing, a minimum depth of 3" and white LED or approved equal illumination. Other halo illumination colors may be allowed on an individual basis only with prior approval by the Landlord and City. Signage to be mounted 1/2" off the fascia.
- All mounting attachments shall be sleeved and painted to match the background panel coloring on which it is attached. Metal letters shall be fabricated using full welded construction, with all welds ground smooth so as not to be visible. All penetrations of the building structure that are required for sign installation must be neatly sealed in watertight condition and match the façade.
- Junction boxes, wires, transformers, conduits, supports, any visible fasteners and other equipment shall be concealed from public view.
- Clear Plexiglas faces are not allowed. Exposed bulbs or exposed neon signs are not allowed.
- ALL LED COMPONENTS MUST BE CLASS 2 LOW VOLTAGE, MUST MEET ALL APPLICABLE ELECTRICAL AND BUILDING CODES AND MUST HAVE A UL LABEL.



ACCEPTABLE EXAMPLE



UNACCEPTABLE EXAMPLE



Any raceway or mounting plate should be part of the overall sign similar to "dirty dog". Not a means to connecting lettered in a paint to match wall surface efficiency like "it's my party".



DESIGNATED AREA

location

- wall mounted - located within and attached to provided backing shown as designated area.
- wood slats - vertically centered top to bottom of wood slats.

construction

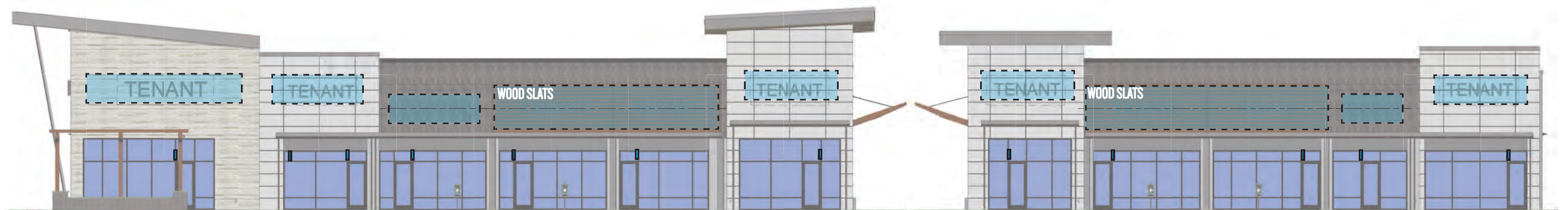
- reverse channel halo lit letters / logos
- led or approved equal module lighting
- no raceway when mounted unless part of the sign design (see example)
- raceway allowed behind slatted storefront.

EXTERIOR ELEVATION MATERIALS

|  |                                                                                                 |
|--|-------------------------------------------------------------------------------------------------|
|  | EIFS 1 - SCORED DRYVIT #627A TWILIGHT GREY                                                      |
|  | EIFS 2 DRYVIT #632A GRAY SMOKE                                                                  |
|  | EIFS 3 DRYVIT #634A GRANITE GREY                                                                |
|  | EIFS 4 DRYVIT #423B RUSSET                                                                      |
|  | INTERLAM ART DIFFUSION WP4 TEXTURED MDF PANEL (MOIST RES.) - PAINT TO MATCH SHINGLES            |
|  | BURNISHED BLOCK - NETTLETON CONCRETE - BLUE CHIP - 12"x24"                                      |
|  | HEAVY TIMBER STAIN -                                                                            |
|  | ASPHALT SHINGLES GAF TIMBERLINE HD - CHARCOAL                                                   |
|  | WOOD LIKE SIDING - HORIZ. RESYSTA RESP3423412 THREE COLOR BLEND C08 - 30%, C23 - 60%, C24 - 10% |
|  | WOOD LIKE SIDING - VERT. RESYSTA RESP3423412 THREE COLOR BLEND C08 - 30%, C23 - 60%, C24 - 10%  |

CONTACT:  
SPECIALTY WOOD PRODUCTS  
GREG MARTINSON  
Cell: 720-641-7803  
E-mail: gmartinson@swp.net

ALPOLIC/PE METAL PANEL  
CLR CLEAR ANODIZED





ACCEPTABLE EXAMPLE



UNACCEPTABLE EXAMPLE



Any raceway or mounting plate should be part of the overall sign similar to “dirty dog”. Not a means to connecting lettered in a paint to match wall surface efficiency like “it’s my party”.



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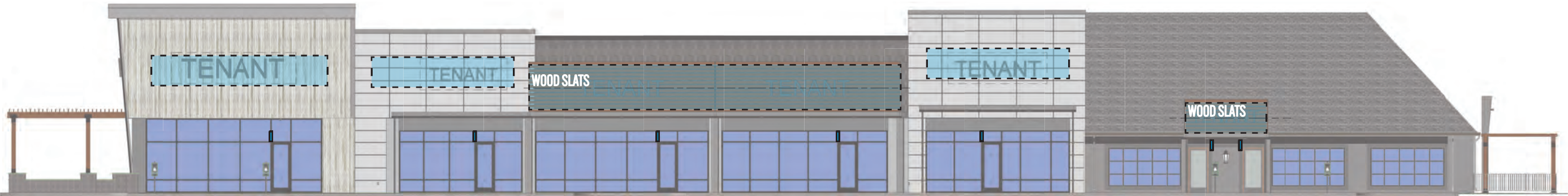
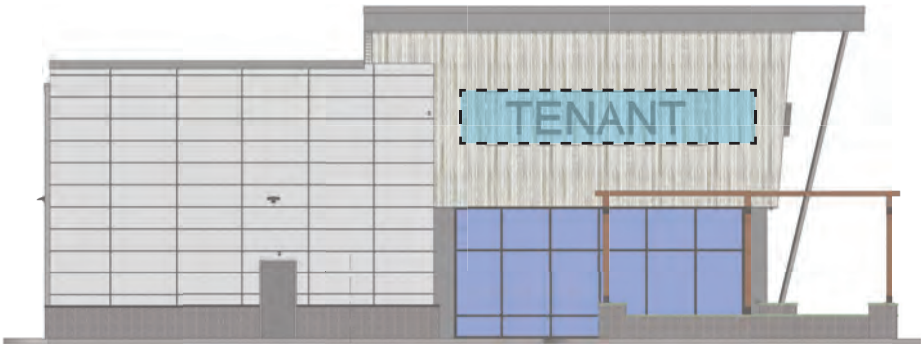
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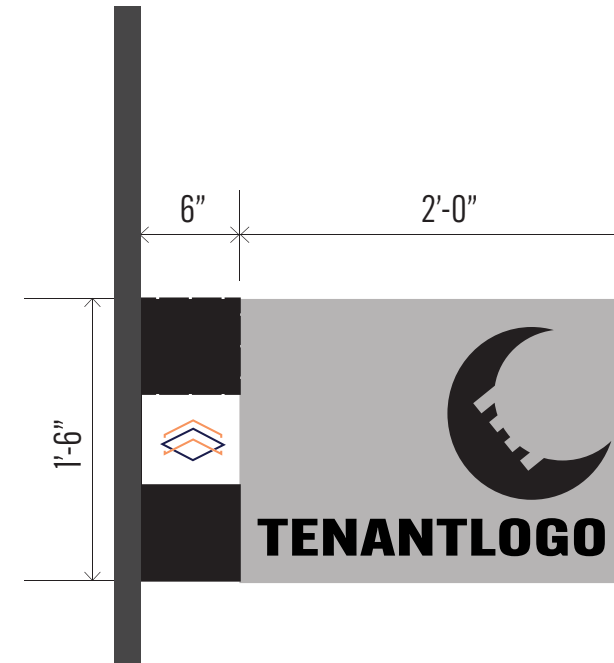
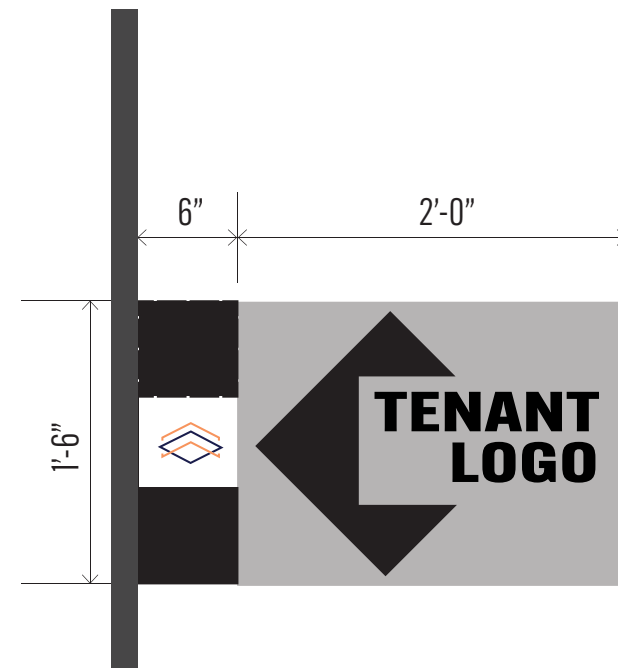
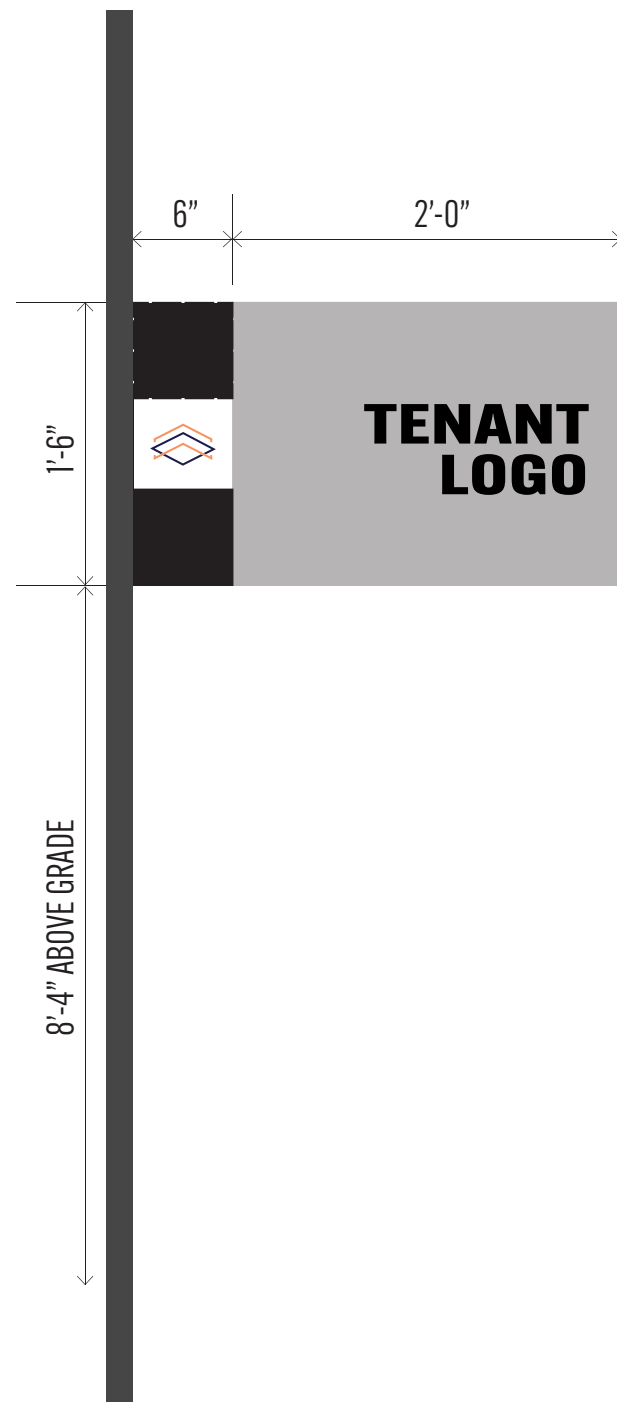
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Cell: 720-641-7803  
E-mail: gmartinson@swp.net







#### DESIGNATED AREA

##### location

- Attached to vertical mullion adjacent to tenant entrance above door
- see elevations for suggested locations

##### construction

- bracket provided by owner - black aluminum concealed fastener with logo within clear acrylic panels.
- non illuminated field plate to match Eifs 1 dryvit #627A "Twilight grey"
- 1/4" black raised lettering/logo on both sides in font "Gotham Black" or approved font by owner.