

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, AUGUST 3, 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 <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. All comments must be received by 5:00 p.m. on Tuesday, August 3. 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 - JULY 13, 2021

III. OLD BUSINESS

IV. PUBLIC HEARINGS

PC2021-117 Preliminary Development Plan and Final Development Plan Applications
Meadowbrook Shopping Center
5300 W. 95th Street
Zoning: CP-1
Applicant: Patrick Reuter, Klover Architects

V. NON-PUBLIC HEARINGS

PC2021-116 New Building Signage and Monument Sign Application /
Conditional Use Permit - Drive-up Service (Non-Food and Beverage)
3500 W. 75th Street
Zoning: C-0
Applicant: Ron Shaffer, RLS Architects

PC2021-118 New Monument Sign Application
The Village at Mission
7105 Mission Road
Zoning: R-1B
Applicant: Joe Tindall, GrandMark Signs, LLC

VI. OTHER BUSINESS

VII. ADJOURNMENT

Plans available at City Hall if applicable
Comments can be made by e-mail to
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 JULY 13, 2021

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, July 13, 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: James Breneman, Patrick Lenahan, Melissa Brown, Nancy Wallerstein and Jeffrey Valentino.

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

APPROVAL OF MINUTES

Mrs. Wallerstein moved for the approval of the minutes of the June 1, 2021 regular Planning Commission meeting. Mr. Breneman seconded the motion, which passed 5-0, with Mr. Lenahan in abstention.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2021-114 Site Plan Approval for Fence Exception
7900 Reeds Road
Zoning: R-1A
Applicant: Trevor Clark

Mr. Smith stated that the applicant was requesting to replace an existing non-conforming fence. Specifically, the request was for an exception to the required setback on 79th Street, allowing replacement of a 4' chain-link fence with a 6' wood fence located 2.5' from the property line, rather than 5'.

The property is a corner lot on the southwest corner of 79th Street and Reeds Road. The lot has an "intersection orientation", in which the house faces the corner of 79th and Reeds and both adjacent lot lines function as side lot lines. Houses to the south front on Reeds Road, and the house to the west has a side lot line on 79th Street.

In this situation, the zoning ordinance requires the fence to be set back from the lot line on 79th Street by at least 5'. The proposed location aligns with the existing chain link fence on the property to the west (rear), reflecting an existing continuous fence line along 79th Street. The fence would be approximately 10' to 12' from the curb of 79th Street, with a landscape area between the fence and the curb and a 2.5' landscape area between the fence and sidewalk.

Mr. Smith said that staff recommended approval of the fence site plan with the exception given the following considerations:

1. This is a replacement of an existing non-conforming fence, and it aligns with a similar fence on the property to the west
2. Although the conversion of a 4' chain-link fence to a 6' privacy fence does increase barriers, similar fences could only be possible on a limited stretch of 79th Street due to the pattern of lots and buildings. In all cases, they are typically more than 10' from the curb with detached sidewalks and landscape areas. Further, the side or intersection orientation of most of the houses (i.e. all fenced behind the front building line extended) would result in only limited stretches of the streetscape subject to this condition
3. Both lots on this side of the 79th Street have a similar side yard configuration
4. The proposed fence is located in the rear yard of the lot and entirely behind the front building line on this side
5. The proposed fence will meet all other standards other than the required setback along 79th Street

Mrs. Wallerstein asked about the appearance of the fence in the front yard. Ms. Robichaud stated that the staff report only focused on the side yard because it was the only area that required an exception from the Planning Commission.

Applicant and property owner Trevor Clark was present to discuss the project. He stated that only the fence areas that were not shared with neighboring yards would be replaced. He said that he agreed with the staff considerations.

Mr. Lenahan noted that Mr. Clark had indicated in his application that he believed the new fence would need to be placed 15' farther back in the yard in his application proposal, when in actuality, it would only need to be moved approximately 2.5'. He asked if Mr. Clark would be willing to place the fence at this distance, which would not require an exception. Mr. Clark stated that he would still prefer to install the new fence in the same location as the existing fence since it would align with the neighboring fence to the west.

Mr. Breneman made a motion to approve the site plan as presented. Mr. Valentino seconded the motion, which passed 4-2, with Mr. Lenahan and Ms. Brown in opposition.

PC2021-115 Site Plan Approval for Meadowbrook Park - Phase II Development
9101 Nall Avenue
Zoning: R-1A
Applicant: Brian Garvey, SFS Architecture

Mr. Smith said the applicant was requesting site plan approval for a new playground, shelter, parking area and bathrooms as part of phase II of the overall Meadowbrook redevelopment plan. This improvements would be located in the northwest portion of the park, near Meadowbrook Parkway and Roe Avenue.

The proposed development includes the following specific amenities:

- A picnic shelter matching the design of other shelters located throughout the park
- Accessible restrooms with similar architecture to existing restrooms
- A fenced inclusive playground designed for users of all abilities
- Connections to the existing trail system for the park

The applicant conducted the following meetings as part of the design process for the project (in addition to other meetings as part of the design of Meadowbrook Park and the overall Meadowbrook redevelopment plan):

- Preliminary neighborhood meeting on April 26, 2021
- Conceptual design meeting with design committee (including city staff)
- Design review meeting with JCPRD Board, VanTrust, and immediate neighbors
- Neighborhood open house on May 24, 2021
- City Council presentation on June 7, 2021
- Final neighborhood meeting June 28, 2021

Mr. Smith said that staff recommended approval of the site plan for a playground and associated accessory structures, with a suggestion to consider additional trees near Meadowbrook Parkway.

Mrs. Wallerstein asked for more information about the restroom layout. Mr. Smith noted that the restrooms were single-occupant, and designed to be wheelchair-accessible.

Jim Wilson, Planning and Development Project Manager with the Johnson County Parks and Recreation District, 7900 Renner Road, and Brian Garvey, SFS Architecture, 2100 Central St., Kansas City, MO, were present to discuss the project. Mr. Garvey stated that shade stations would be installed with misters to help keep users cool, in response to concerns shared by Mr. Breneman and Mr. Valentino. Mr. Wilson added that one or two trees could likely be added as part of the project.

Mrs. Wallerstein made a motion to approve the site plan as presented, with the condition that one to two trees be planted near Meadowbrook Parkway if feasible Mr. Breneman seconded the motion, which passed 6-0.

PC2020-119

Revised Site Plan - Homestead Country Club
4100 Homestead Court
Zoning: R-1A
Applicant: Jeff Pflughoft / Dennis Hulsing

Mr. Smith said that the application was a continuation of an application originally submitted and discussed at the November 2020 Planning Commission meeting. At that time, the Commission deferred action on the application until concerns from surrounding neighbors associated with lighting and landscape related to previous plans were addressed. The most recent site plan for the Homestead Country Club was approved in May 2019. The current application proposes making the following changes to that plan:

1. Two new pickleball courts between the clubhouse and the permanent tennis structure
2. Extending the parking area in place of one of the tennis courts on the northwest, leaving one tennis court in the northwest corner
3. Restriping tennis courts on the east end of the courts (closest to the clubhouse and other small courts) for the potential of four portable (removable) pickleball courts

These changes would result in a total of 10 pickleball courts (instead of 4) and 13 tennis courts (instead of 15).

Mr. Smith stated that there had been concerns expressed by surrounding residents regarding the landscape plan, specifically related to buffers and lighting, in the previous submittal. He added that staff felt the applicant had since addressed those concerns, and that approval of the revised site plan was recommended, subject to the following conditions:

1. All conditions of the special use permit approved by the City in 2018 remain in effect, with a particular emphasis on using state of the art sport court lighting to limit glare and prevent spill over light, and a continuing obligation to use lighting fixtures, technology and settings that reduce light impacts on surrounding properties
2. A new drainage permit be reviewed and issued by Public Works for the additional work on the new platform tennis courts
3. The construction details of the added parking area (surface, curbs, drainage, etc.) meet City specifications or occur according to plans otherwise authorized by Public Works
4. The applicant and the City (via Public Works) explore prohibiting parking on one side of Homestead Court, and the applicant specifically implements parking management processes and policies that reduce the practice of parking on

Homestead Court to overflow situations only, and that no members or employees routinely park on the street when other available parking exists

5. The revised court configuration (13 tennis courts and 10 pickleball courts) is approved, provided that pickleball is located in the central-most portions of the court areas near the clubhouse. This is intended to place the more intense activity and potential noise increases that result from pickleball furthest from adjacent residential areas
6. Landscape for the increased 50' of parking lot perimeter on the north boundary be added to meet the ordinance requirement (5 shrubs for 25' of perimeter), or if grade or existing plantings make this impractical, the applicant work with staff to plant additional evergreens or other type of barrier that meets the intent of the standard
7. No other changes to the site are authorized, and any new configuration of the site, to include courts, lighting, traffic and parking control, or other facilities shall require staff review and a revised site plan or amended special use permit

Mrs. Wallerstein asked whether the tennis court at the northwest corner of the site would remain or be converted to a parking lot. Mr. Smith stated that it would remain, and Ms. Robichaud added that the neighbors near that part of the property preferred for it to remain a tennis court rather than a parking lot. Ms. Robichaud also stated that residents had requested a sound test with pickleball players, which was initially performed by the club. She added that City staff had tried to schedule a second sound test but were unable to do so due to scheduling conflicts with residents. She said that there was not a specific decibel limit required for approval during the club's operating hours.

Mr. Valentino asked for more details on how lighting issues were addressed. Ms. Robichaud stated that City staff had gone on-site several times late in the evening to measure light disturbance. She said that the country club had replaced shielding on all exterior lights to ensure they did not shine directly on neighboring homes, and were now in compliance. No additional complaints about lighting had been received from neighbors since the shields were installed.

Dennis Hulsing, owner of Homestead Country Club, 5009 W. 68th St., and Jeff Pflughoft, Purchasing Manager at Homestead Country Club, 117 S.E. Somerset Drive, Lee's Summit, MO, were present to discuss the project and answer questions.

Mr. Breneman asked if the Planning Commission had approved a covered pickleball court on the previous site plan. Ms. Robichaud stated that it had not, and that the club would need to submit a separate application for the structure with elevations in order for them to be considered.

Mr. Lenahan made a motion to approve the revised site plan, with the exception of the proposed covered pickleball structure, which would need to be presented at a future meeting. Mr. Valentino seconded the motion, which passed 5-1, with Mr. Breneman in opposition.

OTHER BUSINESS

Kansas Open Meetings Act (KOMA) Training Video

ADJOURNMENT

Prior to beginning the training video for commission members, the live broadcast was ended at 8:23.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: August 3, 2021, Planning Commission Meeting

Application: PC 2021-117

Request: Revised Preliminary / Final Development Plan – exterior remodel

Action: *A revised preliminary development plan in CP-1 zoning requires the Planning Commission to evaluate the facts of the application, and consider the standards and criteria of the ordinance. If the Commission determines the criteria are met, it may recommend approval to the City Council.*

A final development plan in CP-1 zoning requires the Planning Commission to apply the facts of the application to standards of the ordinance and to the preliminary development plan, and if the final plan is consistent with the preliminary plan, to approve the final development plan.

Property Address: 5300 W 95th Street, Prairie Village, KS

Applicant / Owner: Klover Architects / Meadowbrook Center, LLC

Current Zoning and Land Use: CP-1

Surrounding Zoning and Land Use: **North:** CP-1 Planned Restricted Business– Office
East: CP-1 Planned Restricted Business – Office / Restaurant
South: CP-2 Commercial (Overland Park, KS) – Retail
West: CP-1 Planned Restricted Business - Office / Retail

Legal Description: (meets and bounds)

Property Area: 4.08 acres (177,794.63 sq. ft.)

Related Case Files: n/a

Attachments: Application, site plan, elevations, landscape plan

General Location Map**Aerial Map**

Site



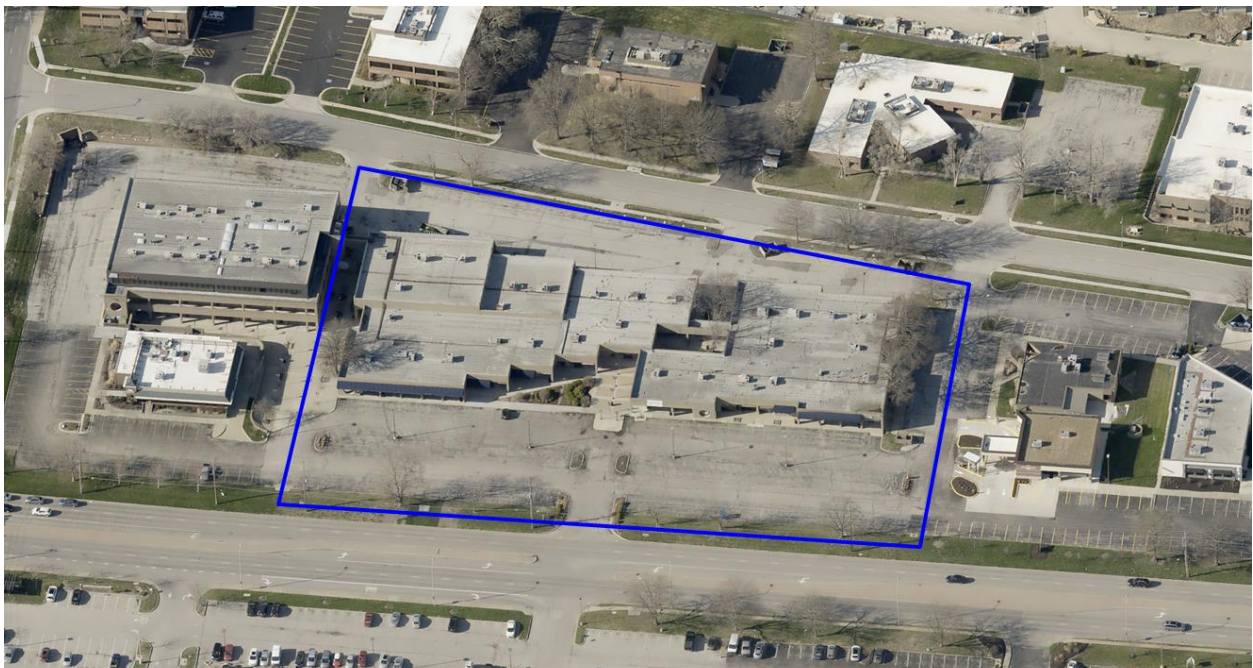
Street View



Street view looking northwest at the building frontage from W. 95th Street



Street view looking southwest at from W. 94th Terrace.



Bird's eye view

Background:

The applicant is requesting approval of a preliminary development plan and a final development plan for a partial tear down of an existing building, construction of a new 2-story building, cosmetic changes to all existing buildings, and associated site improvements. The property is zoned CP-1, Planned Restricted Business. The CP-1 zoning district requires a preliminary development plan, and a final development plan at the time of the initial zoning and construction. Changes to the site that are beyond specifications in the zoning ordinance require a revised preliminary plan be approved in the same manner as the original preliminary development plan. In this case, the applicant is proposing an increase in the floor area that is beyond 10% and an increase in the building height greater than 4 feet or 10% - each requiring a new preliminary development plan [Prairie Village Zoning Ordinance, Section 19.24.040.(c) and (e)]. These changes are associated with the new two-story building that will replace the northeast corner of the existing building on the west half of the site. The front portion of this building and the existing building on the east half of the site will remain and be refaced.

The primary use for the new building will be a child care center, and the remaining tenant spaces will be unchanged as to the general uses (retail, service and office uses).

The specific changes proposed in the preliminary development plan include:

- A new building in the north central portion of the existing building footprints. Building H is a 2-story, 14,000 s.f. building proposed for daycare.
- A replacement of the northwest portion of the existing building with an 8,445 s.f. playground.
- Reconfiguration of the courtyard space associated with new Building H and the remaining Building B on the east of the site and Building A on the south west side of the site.
- Removal of the building-front parking on the north side of new Building H (approximately 13 spaces).
- On-street parking and curb and sidewalk reconfiguration on the north side of West 94th Terrace, abutting the site (21 spaces).
- Cosmetic changes to the facades of the existing remaining buildings.

Due to the small changes to the overall plan, and primarily cosmetic changes to the existing buildings and site, the preliminary development plan and final development plan are combined for the purposes of this review. The submittal requirements satisfy the requirements for each application.

The applicant held a neighborhood meeting on July 22, 2021 in accordance with the City's Resident Participation Policy, and will provide background on the meeting to supplement the application.

ANALYSIS – PRELIMINARY DEVELOPMENT PLAN:

In considering a revised preliminary development plan for CP-1 zoning, the Planning Commission must consider the same criteria for the initial preliminary development plan. As a "planned zoning" application, preliminary development plans are considered according to factors commonly referred to as the "Golden" factors, which are incorporated into the City's Zoning Ordinance [19.52.030]. The factors include, but are not limited to the following:

1. The character of the neighborhood;

The general character of this area is commercial on both sides of 95th street, including a mix of office, retail and restaurant uses, in a conventional automobile oriented commercial corridor layout with moderate sized parking areas and some drive-thru services. Property immediately to the south is low-scale office uses, with a series of 1- and 2-story office buildings on the north side of West 94th Terrace. These uses then transition to the edge of the Meadowbrook redevelopment, including senior housing, single-family housing, two-family housing, and parks and open space.

Beyond the immediate vicinity of this 4-block stretch of commercial corridor is predominantly single-family residential, with some instances of small-scale multi-family projects.

2. The zoning and uses of property nearby;

North: CP-1 Planned Restricted Business - Office

East: CP-1 Planned Restricted Business – Office / Retail / Services

South: CP-1 Planned Restricted Business – Office

West: CP-1 Planned Restricted Business – Office / Restaurant

All of the property in the immediate vicinity along this corridor is zoned for commercial or office uses, and this specific site is part of a larger shopping center on the northeast corner of W. 85th Street and Nall that is zoned CP-1 – Planned Restricted Business. Beyond this area to the north and east is the recent Meadowbrook redevelopment, zoned MXD and R-1A, including a mix-density housing, a small mixed-use center, and parks and open spaces.

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

The existing buildings were constructed in 1976 and have been used in a similar capacity for at least that time. The property is experiencing some degree of vacancy and similar scaled centers in the 95th Street corridor have been remodeled or received cosmetic upgrades in recent years. However, the nature of the 95th and Nall traffic patterns and street designs make this area appropriate for a commercial node with designed transitions to adjacent residential neighborhoods.

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

The properties to the north, south and east are developed for business uses and the proposed changes to this property will not detrimentally affect them. The proposed uses and buildings are a similar scale and intensity to those existing and previously on the property.

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

The site includes a number of commercial tenant spaces and has been occupied at least since 1976, when this structure was originally built. The site has been occupied and used in this capacity throughout this time, other than ordinary tenant turnover and the above anecdotal observation of recent increase in tenant space vacancy or turnover.

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

The proposed plan is a cosmetic upgrade to the current site and will at least maintain the property's current position in the area for the foreseeable future. As a continuation of the existing use and development pattern, there are not any significant negative effects on adjacent areas or the public health, safety and welfare. Although the Comprehensive Plan identifies this entire area for more substantial redevelopment that could tie into the Meadowbrook redevelopment plan and benefit the broader area, that is not proposed with this application.

7. City staff recommendations;

Staff recommends approval of this plan subject to comments on the final development plan criteria, and the specific conditions listed below in the staff report.

8. Conformance with the Comprehensive Plan;

Village Vision 2.0 identifies this area as a Village Center and a potential site for redevelopment to create a more mixed-use and pedestrian-oriented destination, connected to Meadowbrook Park and the recent Meadowbrook redevelopment. This plan represents only modest improvements to the commercial center, but these changes represent policies from the plan for reinvestment in existing commercial centers to strengthen their presence in the community. While this plan does

not reflect the full long-range vision for the area, it supports other policies in the plan and does not conflict with the plan with respect to other surrounding areas.

9. Approval of the Preliminary and Final Development Plan.

All planned zoning is conditioned on an approved preliminary development plan, and subsequent final development plan that is consistent with the preliminary plan. This application satisfies the requirements for each plan based on the extent of changes proposed and the level of information submitted for these changes. The preliminary and final development plans are based on the relevant base zoning district standards (C-1 in this case), but may establish more-specific parameters to coordinate future development and consider deviations based on the plan. Review of preliminary and final development plans generally follows the same criteria as the site plan, except where specific modifications are proposed according to the preliminary plan. [Section 19.24.015].

A. Generally.

- 1. The plan meets all applicable standards**
- 2. The plan implements any specific principles or policies of the comprehensive plan that are applicable to the area or specific project.**
- 3. The plan does not present any other apparent risks to the public health, safety, or welfare of the community.**

The property is zoned CP-1, Planned Restricted Business. This district has the following development standards, unless more specifically modified by the preliminary development plan:

- Setbacks:
 - 15' front yard [19.18.025]
 - 0' side yard, unless abutting lessor districts [19.18.030]
 - 0' rear yard, unless abutting lessor districts. [19.18.035]
- Height: 35' / 2.5 stories [19.18.015]

All existing and proposed buildings will meet the C-1 development standards, and all proposed uses are permitted in the C-1 zoning district. The development plan does not propose any specific additions, alterations, or subtractions from the C-1 standards. (See criteria 8 above for specific information on the Comprehensive Plan). The access, function, intensity, and operation of the site will remain substantially similar to the existing conditions, and the development plan does not present any apparent risks to the public health, safety, or welfare of the community.

B. Site Design and Engineering.

- 1. The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.**
- 2. The plan provides or has existing capacity for utilities to serve the proposed development.**
- 3. The plan provides adequate stormwater runoff.**
- 4. The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.**

There is no change to the access and circulation for the site, which is part of a larger commercial area with shared parking facilities. As an infill and rehabilitation of an existing building the site has adequate capacity for utilities, and no significant grading that would impact off-site conditions is proposed.

The location and configuration of new Building H will remove approximately 13 on-site parking spaces. Despite this, the site remains adequately parked according to the zoning ordinance.

There will remain approximately 400 parking spaces (28 accessible spaces) for approximately 105,000 square feet of commercial areas. The zoning ordinance requires between 2.5 and 4 spaces per 1,000 square feet of business and commercial uses. The site includes approximately 3.8 parking spaces per 1,000 square feet and is in range of the ordinance requirement for parking for a blended parking rate.

Additionally, the applicant is proposing 21 additional on-street parking spaces on the south side of West 94th Street on the north side of the project. Planning staff is in support of these proposed parking areas provided appropriate streetscape (sidewalks and street trees) are maintained and Public Works reviews and approves of the parking and specific construction plans. The site is part of a larger commercial development with shared parking and cross access easements, so we do not feel this on-street parking is essential, but can contribute to any overflow parking in the area, and begin to implement some of the larger and longer-term changes to this area identified in the plan. Additionally, 94th Terrace has had recent basic improvements to the streetscape, which would be reconstructed if the on-street parking is included as proposed. Planning staff would recommend three options, dependent on coordination with Public Works:

1. Implement the on-street parking by striping within the current street configuration, leaving the curbs and sidewalks as is; retain the existing street trees proposed to be removed; and supplement with 3 to 5 additional street trees in the existing landscape area.
2. Implement the on-street parking by striping, leaving the curb as is; reconstruct the sidewalk to provide a wider landscape median; and plant new street trees within this widened median between the two access points.
3. Forego on-street parking at this time, or until coordination can occur with future larger-scale redevelopment of the area.

Most of the proposed plan involves potential work on areas that are already impervious surfaces. To satisfy drainage requirements the applicant will need to demonstrate that there will be no net increase in impervious areas and that runoff and drainage will not otherwise increase as a result of the work. These items can be assessed by Public Works with a drainage permit prior to the issuance of final building permits.

C. Building Design.

1. **The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.**
2. **The selection and application of materials will promote proper maintenance and quality appearances over time.**
3. **The architectural design reflects a consistent theme and design approach. Specifically, the scale, proportion, forms and features, and selection and allocation of materials reflect a coordinated, unified whole.**
4. **The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, and materials of adjacent buildings inform choices on the proposed building.**

The majority of the existing buildings will remain and there are only cosmetic changes proposed. The new Building H will share a similar orientation to adjacent areas as the previous building. It includes an additional story but is consistent with other 2-story buildings in the vicinity.

The proposed cosmetic modifications are in keeping with the neighborhood context. While painted brick is a potential maintenance issue, it is common for the area, as is the proposed EIFS. The stone accents are an appropriate upgrade to the building's façade. The new building is proposed as a combination of brick, cast stone, and Hardie panel, painted or colored to match the other light gray / dark gray / beige color scheme of the cosmetic improvements to the existing buildings. There is some concern about the size of some of Hardie panels indicated, but this might be a drafting error where the joints were not shown. Overall, the building design is an improvement to the existing center.

D. Landscape Design.

1. **The plan creates an attractive aesthetic environment and improves relationships to the streetscape and adjacent properties.**

2. The plan enhances the environmental and ecological functions of un-built portions of the site.
3. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building.

The landscape ordinance applies to all applications requiring site plan review [19.47.010.(b)] For infill development, it is reasonable to apply the standards to the portion of the property where work is being done, and to the extent the standards can be applied within existing site and building configurations. For this project, this affects primarily the parking and streetscape landscape requirements of the required landscape section [19.47.020]. (The foundation and buffer planting requirements are not applicable due to the layout of the existing buildings and context of the site). Overall, the standards should apply to the mid-portion of this site along both 94th Terrace and 95th Street.

	Required	Planned
Street Trees		
W. 94 th Terrace	19	19 (but see options related to on-street parking discussion above)
W. 95 th Street	13	5 (existing)
Parking Perimeter		
North Lot (W. 94 th Street side)	Trees (see street trees) 96 shrubs	0 106 shrubs
South Lot (W. 95 th Street side)	Trees (see street trees) 85 shrubs	0 0 shrubs (but several existing associated with entry landscape)
Parking Interior	n/a – not reconfiguring internal parking lots	
Foundation	n/a – not reconfiguring buildings and perimeter landscape	
Buffer	n/a – buffer requirements do not apply to this site	

Based on staff review, the landscape plan is missing the following elements required by the ordinance (these primarily result from not addressing the 95th Street side of the landscape plan):

- 8 additional street trees on 95th street (assuming the 5 existing are preserved)
- Approximately 65 to 70 shrubs along the 95th street parking frontage (counting the existing shrubs associated with the entry)
- Landscaping around the four trash enclosure areas on the W. 94th Terrace side (recommend some shrubs or low perennials to soften existing concrete enclosure walls.

Recommendation:

Staff recommends approval of the revised preliminary development plan and final development plan subject to the following:

1. Prior to building permits, the landscape plan be amended and approved by staff with the following changes:
 - a. The street trees on W. 94th Terrace be coordinated with the options and direction on on-street parking in condition 2 below.
 - b. Additional shrubs or perennial plants be allocated to the four trash enclosure areas on W. 94th Terrace.
 - c. 8 street trees (or acceptable alternates) be added to the 95th Street frontage, along with preserving the 5 existing street trees.

- d. Approximately 65 to 70 shrubs be added to the parking perimeter along 95th Street, along with preserving the existing shrubs at the entry.
 2. On-street parking on W. 94th Terrace is subject to further review and approval by Public Works, and 3 alternative options should be considered:
 - a. Use striping for on-street parking on the south side within existing curb and sidewalk configurations and supplement with additional street trees;
 - b. Use striping for on-street parking on the south side within the existing curb configuration, but relocate the sidewalk with a wider landscape median and plant new street trees; or
 - c. Forego on-street parking at this time.
 3. Public works approves any required drainage study and/or a drainage permit in association with the work prior to building permits being issued.
 4. Signs included in this plan are conceptual; any future signs are subject to sign permits and otherwise need to meet City sign standards applicable to this property.
 5. The Planning Commission approval of the Final Development plan is conditioned upon the subsequent final approval of the revised Preliminary Development Plan by the City Council.
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CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.:
Filing Fee:
Deposit:
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: Klover Architects Phone Number: 913.649.8181

Address: 8813 Penrose Lane Ste 400, Lenexa, KS 66219 E-Mail: HCpermitting@klover.net

Owner: Meadowbrook Center, LLC Phone Number: 816.268.2434

Address: 3705 W 95th st, Overland Park, KS Zip: 66206

Location of Property: Northeast corner of 95th and Nall

Legal Description: See attached

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

Preliminary Development Plan and Preliminary Plat for remodel of Meadowbrook shopping center

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 Preliminary Development Plan and Preliminary Plat.

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

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

Applicant's Signature/Date

Owner's Signature/Date

7/9/21



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.:
Filing Fee:
Deposit:
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: Klover Architects Phone Number: 913.649.8181

Address: 8813 Penrose Lane Ste 400, Lenexa, KS 66219 E-Mail: HCpermitting@klover.net

Owner: Meadowbrook Center, LLC Phone Number: 816.268.2434

Address: 3705 W 95th st, Overland Park, KS Zip: 66206

Location of Property: Northeast corner of 95th and Nall

Legal Description: See attached

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

Final Development Plan for remodel of Meadowbrook shopping center

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 Final Development Plan.

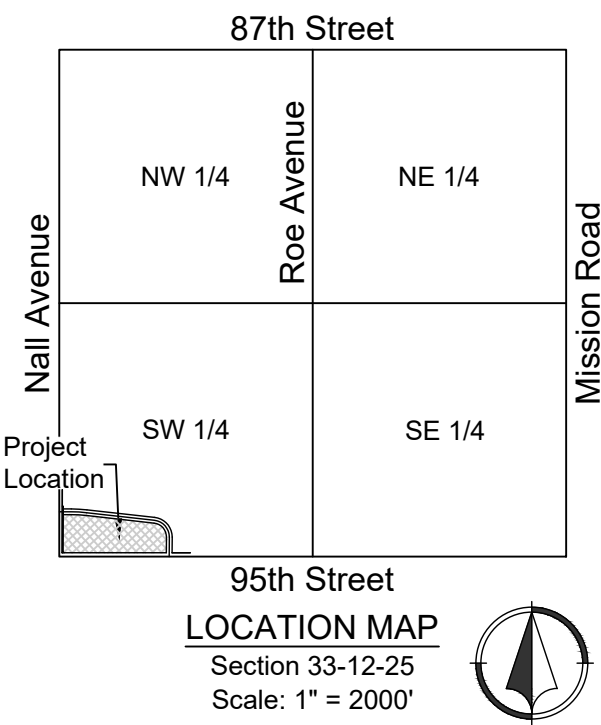
As a result of the filing of said application, CITY may incur certain expenses, such as publication
costs, consulting fees, attorney fees and court reporter fees.

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

Applicant's Signature/Date

Owner's Signature/Date

7/9/21



Preliminary, Final Development Plans & Preliminary Plat

MEADOW BROOK SHOPPING CENTER

Prairie Village, Johnson County, Kansas

Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Condition
C03	General Layout
C04	Site Utility Plan
L01	Landscape Plan
L02	Landscape Notes and Details

DESCRIPTION (Per Provided Title Commitment)

TRACT 1:

All that part of the Southwest 1/4 of Section 33, Township 12 South, Range 25 East in the City of Prairie Village, Johnson County, Kansas, being more particularly described as follows: Commencing at the Southeast corner of said Southwest 1/4, thence South 89°04'10" West along the South line of said Southwest 1/4, a distance of 2375.36 feet; thence North 0°00'00" West, a distance of 123.30 feet to the true point of beginning of the tract of land to be herein described; thence continuing North 0°00'00" West, a distance of 50.68 feet; thence along a curve to the left tangent to the last described course, having a radius of 50.00 feet, a central angle of 48°58'13", an arc distance of 42.73 feet to a point on the Easterly face of an existing wall; thence Southerly along said Easterly face, along a curve to the right, having an initial tangent of South 14°45'01" East, a radius of 12.00 feet, a central angle of 5°52'57", an arc distance of 7.12 feet; thence South 83°24'24" East, continuing along said Easterly face a distance of 13.16 feet; thence South 0°02'43" East, continuing along said Easterly face, a distance of 60.67 feet; thence Southerly continuing along said Easterly face, along a curve to the left tangent to the last described course, having a radius of 10.72 feet, a central angle of 13°05'17", an arc distance of 6.20 feet; thence Southeasterly continuing along said Easterly face and its Easterly prolongation along a curve to the left tangent to the last described course, having a radius of 17.04 feet, a central angle of 52°52'20", an arc distance of 15.73 feet to the point of beginning.

TRACT 2:

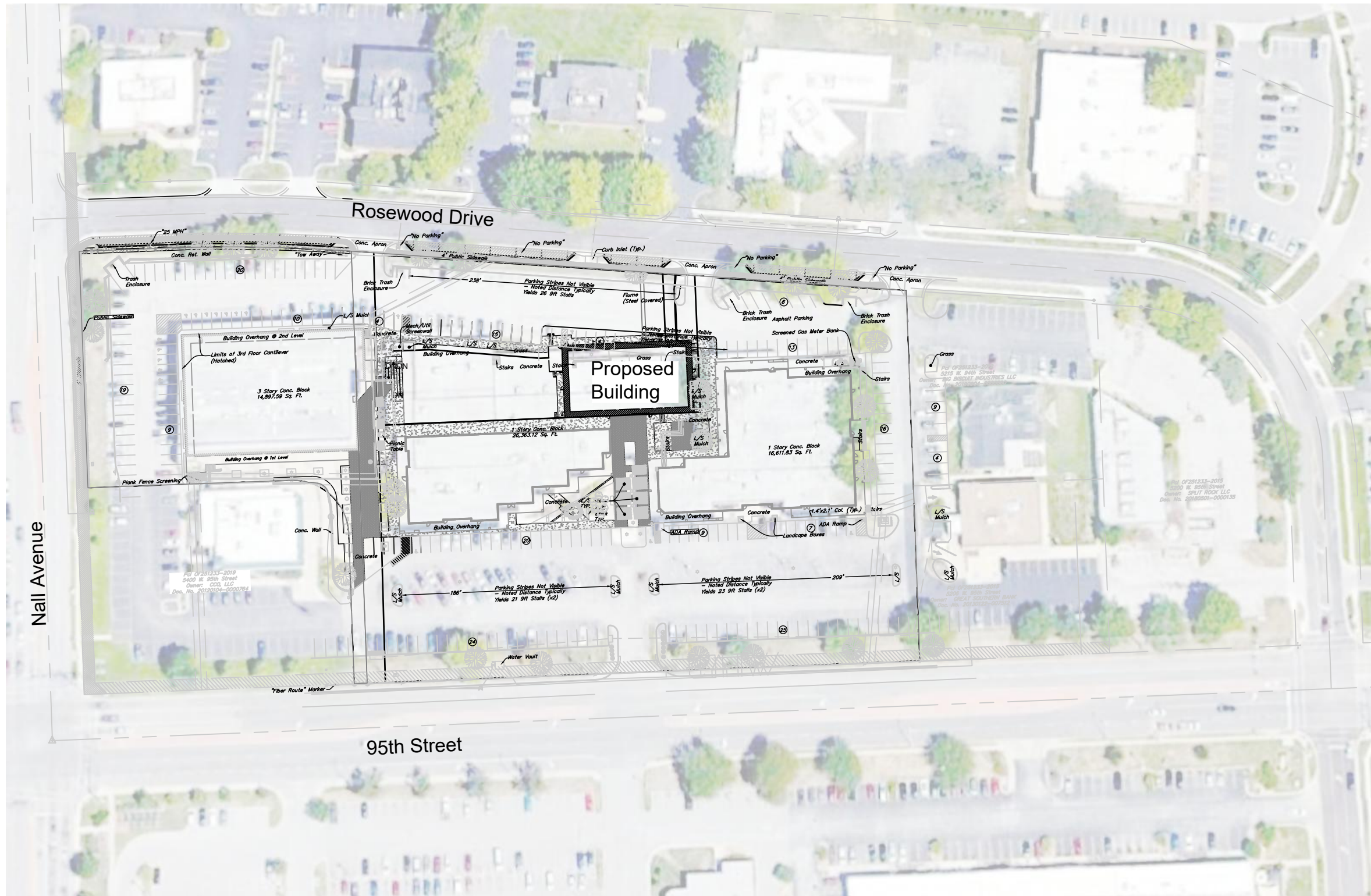
All that part of the Southwest 1/4 of Section 33, Township 12 South, Range 25 East in the City of Prairie Village, Johnson County, Kansas being more particularly described as follows: Commencing at the Southeast corner of said Southwest 1/4, thence South 89 degrees, 47 minutes, 09 seconds West along the south line of said Southwest 1/4, said South line also being the centerline of 95 Street, as now established, a distance of 2,363.78 feet; thence due North to a point on the North right of way line of said 95th Street, a distance of 40.00 feet, said point also being the true point of beginning of the following described tract; thence South 89 degrees, 47 minutes, 09 seconds West along said North right of way, a distance of 11.58 feet; thence due North 133.98 feet to a point of curvature; thence Northwesterly on a curve to the left having a radius of 50.00 feet, tangent to the last described course, a distance of 78.54 feet; thence due West 181.85 feet to a point on the East right of way line of Nall Avenue, as now established; thence due North along said East right of way line, 211.76 feet to a point on the South right of way line of 94th Street Terrace, as now established; thence due East along said South right of way line, 62.39 feet to a point of curvature; thence Southeasterly along said South right of way line on a curve to the right, having a radius of 1,470.00 feet, tangent to the last described course, a distance of 158.21 feet; thence South 83 degrees, 50 minutes, 00 seconds East along said South right of way line, 2.54 feet; thence due South, 356.92 feet to the true point of beginning.

EXCEPT:

All that part of the Southwest 1/4 of Section 33, Township 12 South, Range 25 East in the City of Prairie Village, Johnson County, Kansas, being more particularly described as follows: Commencing at the Southeast corner of said Southwest 1/4, thence South 89°47'09" West along the South line of said Southwest 1/4, a distance of 2375.36 feet; thence North 0°00'00" West, a distance of 123.30 feet; thence along a curve to the left tangent to the last described course, having a radius of 50.00 feet, a central angle of 48°58'13", an arc distance of 42.73 feet to a point on the Easterly face of an existing wall and the true point of beginning of the tract of land to be herein described; thence along a curve to the left tangent to the last described course, having a radius of 50.00 feet, a central angle of 22°59'23", an arc distance of 18.77 feet to a point on the Northerly face of an existing wall; thence Easterly along said Northerly face, along a curve to the right, having an initial tangent bearing of South 86°58'43" East, a radius of 62.88 feet, a central angle of 7°07'07", an arc distance of 7.81 feet; thence continuing along said Northerly face, along a curve to the right, tangent to the last described course, having a radius of 12.00 feet, a central angle of 64°16'34", an arc distance of 13.46 feet to the point of beginning.

TRACT 3:

All that part of the Southwest Quarter of Section 33, Township 12, Range 25, in the City of Prairie Village, Johnson County, Kansas, more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence South 89°47'09" West along the South line of said Southwest Quarter, said line also being the centerline of 95th Street as now established, 1968.78 feet; thence due North to a point on the North right of way of said 95th Street, 40.00 feet; said point also being the true point of beginning of the following described tract; thence South 89°47'09" West along said North right of way line 465.00 feet; thence due North 356.92 feet to a point on the South right of way line of 94th Street Terrace as now established; thence South 83°50'00" East along said South right of way line 497.88 feet; thence due South 331.59 feet to the true point of beginning.



FLOOD PLAIN NOTE

Tract lies entirely within Zone X. Areas determined to be outside

of the 0.2% chance annual floodplain, based on Firm 20091C0054G,

Effective 08/03/2009

EVERGY (Formerly KCP&L)
P.O. Box 219330
Kansas City, MO 64121-9330
PHONE: 913.681.7420 , 888.471.5275

KANSAS GAS SERVICE
11401 W. 89TH
OVERLAND PARK, KS 66214
ATTN: TONY CELLITTI
PHONE:913.599.8981
FAX: 913.599.8989
tcellitti@ong.com

WATER ONE
10747 RENNER BLVD
LENEXA, KS 66219
ATTN: CARLA HUSSEY
PHONE:913.895.5700
FAX: 913.895.1827
chussey@waterone.org

CITY OF PRAIRIE VILLAGE
7700 MISSION
PRAIRIE VILLAGE, KS 66215
PHONE:913.385.4642



JOHNSON COUNTY STEWATER
11811 S. SUNSET DRIVE
SUITE 2500
OLATHE, KS 66061
CELL: 913.715.8500
FAX: 913.715.8501
INSPECTIONS: 913.715.8520

AT&T
9444 NALL AVENUE
OVERLAND PARK, KS 66207
ATTN: MIKE PEARSON
PHONE:913.383.6995
FAX: 913.383.4849
rp5951@att.com

SPECTRUM
P.O. BOX 25567
OVERLAND PARK, KS 66225
ATTN: STEVE BAXTER
PHONE:913.451.5858
FAX: 913.451.7652
steve.baxter@twcable.com

GOOGLE FIBER
ATTN: BEN MCCLELLAN
PHONE:870.323.3026
kc-google-uc@google.com

LEGEND

————	Existing Section Line	————	Proposed Right-of-Way
-----	Existing Right-of-Way Line	————	Proposed Property Line
————	Existing Lot Line	————	Proposed Lot Line
-----	Existing Easement Line	-----	Proposed Easement
————	Existing Curb & Gutter	————	Proposed Curb & Gutter
————	Existing Sidewalk	————	Proposed Sidewalk
————	Existing Storm Sewer	————	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
-----	Existing Waterline	A	Proposed Fire Hydrant
-----	Existing Gas Main	-----	Proposed Waterline
————	Existing Sanitary Sewer	————	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
— — —	Existing Contour Major	————	Proposed Contour Major
— — —	Existing Contour Minor	————	Proposed Contour Minor
— — —	Existing Underground Power Line	=====	Future Curb and Gutter

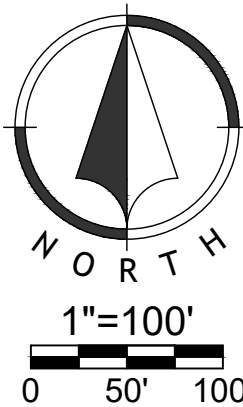
ARCHITECT
Klover Architects
Patrick Reuter, RA
8813 Penrose Lane, Suite 400
Lenexa, Kansas 66219
913.649.1275

DEVELOPER

The RH Johnson Company
Eric Gonsler
4520 Madison Ave, Suite 300
Kansas City, Mo. 64111

CONSULTANT

Dustin Burton
Renaissance Infrastructure
Consulting
1815 McGee St., Suite 200,
Kansas City, MO., 64108
816.800.0950



Preliminary, Final Development Plans &
Preliminary Plat

21-0177

MEADOW BROOK SHOPPING CENTER
Overland Park, Johnson County, Kansas

Title Sheet

NO.	DATE	REVISION
07/09/2021		Original Submittal

DRAWN BY	CHECKED BY
TA	DJB

Renaissance
Infrastructure
Consulting

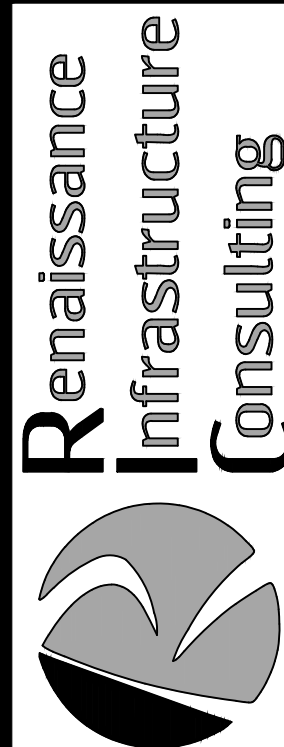
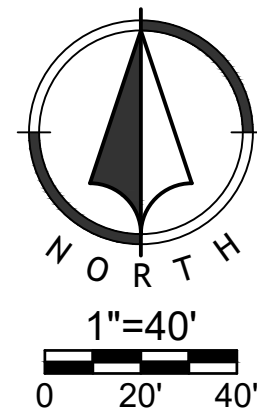
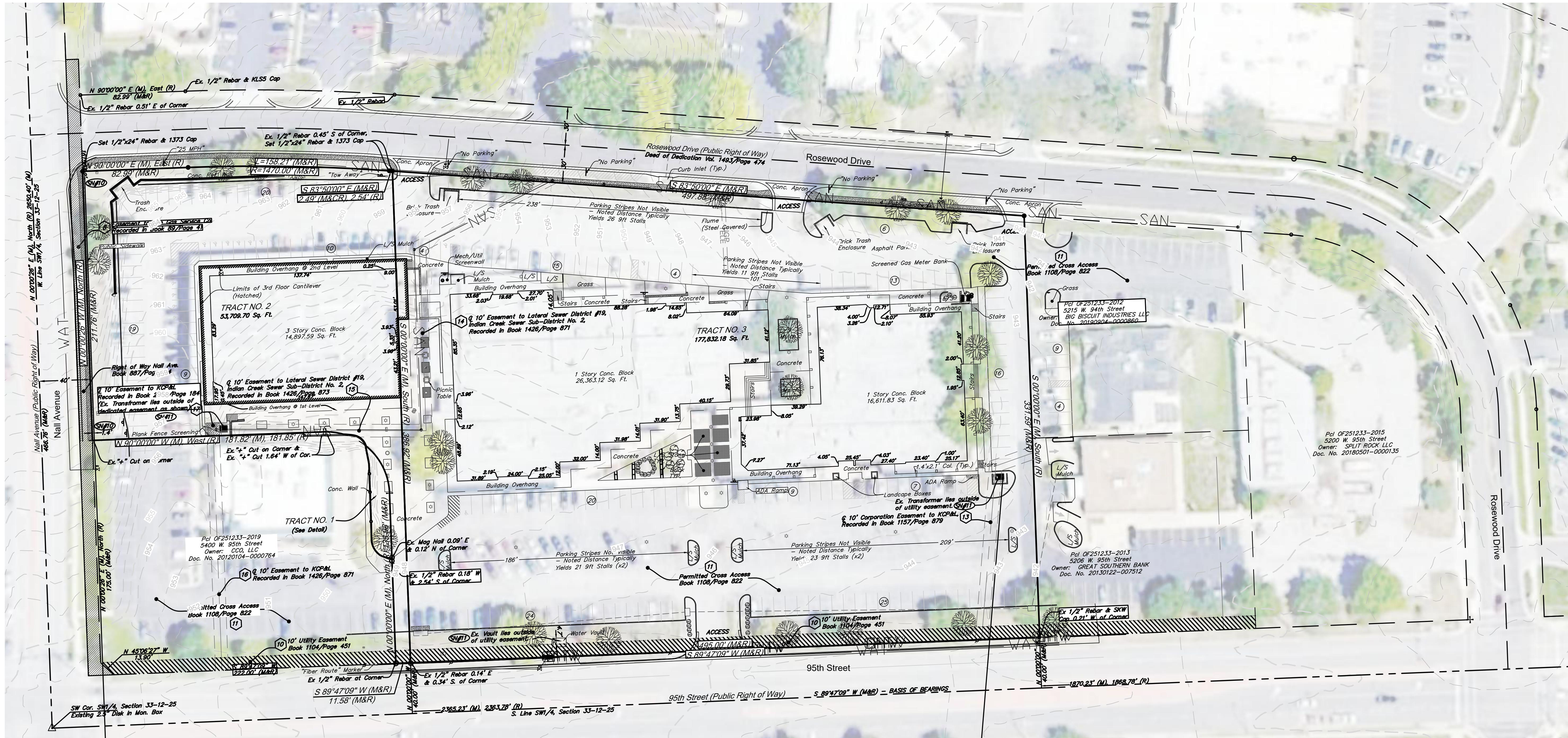
1815 MCGEE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108

816.800.0950
WWW.RIC-CONSULT.COM

KS Certificate of Authority

E-1814

Sheet
C01



1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
www.RIC-CONSULT.COM
B16-800-0950

KS Certificate of Authority E-1814

Preliminary, Final Development Plans &
Preliminary Plat

21-0177
MEADOW BROOK SHOPPING CENTER
Overland Park, Johnson County, Kansas

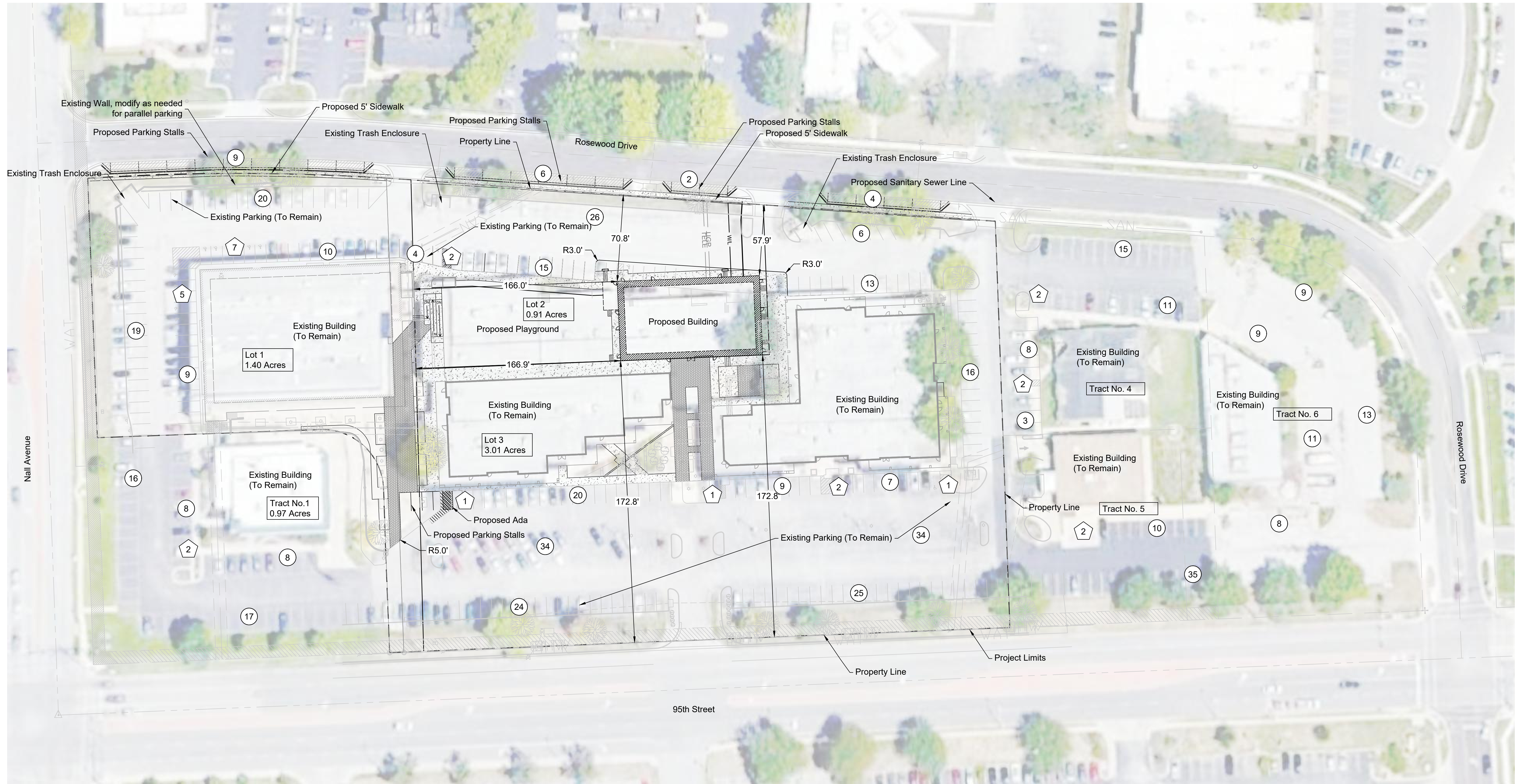
Existing Condition

NO.	DATE	REVISION
07/09/2021		Original Submittal

DRAWN BY	CHECKED BY
TA	DJB

Sheet
C02

tadams
Jul 09, 2021 1:12:11pm
Z:\RRC Design\2021\21-0177\DWG\Sheets\PD\21-0177 PDP-GEN-LAY-01.dwg



SITE DATA TABLE

PAVEMENT LEGEND



4" PC Sidewalk



Sidewalk Brick Pavers

Lot 1:

Area: 1.40 Acres
Building Area: 42,221 SF
Parking Provided: 50 Stalls
1 Stalls ADA

Lot 2:

Area: 0.91 Acres
Building Area: 14,000 SF
Parking Provided: 58 Stalls
12 Stalls ADA

Lot 3:

Area: 3.01 Acres
Building Area: 27,320 SF
Parking Provided: 233 Stalls
7 Stalls ADA

Rosewood Drive:

Parallel Parking Provided: 21 Stalls

Tract 4

Area: 0.65 Acres
Building Area: 4,492 SF
Parking Provided: 37 Stalls
4 Stalls ADA

Tract 5

Area: 0.62 Acres
Building Area: 3966.00 SF
Parking Provided: 27 Stalls
2 Stalls ADA

Tract 1

Area: 0.97 Acres
Building Area: 6025.00 SF
Parking Provided: 49 Stalls
2 Stalls ADA

Tract 6

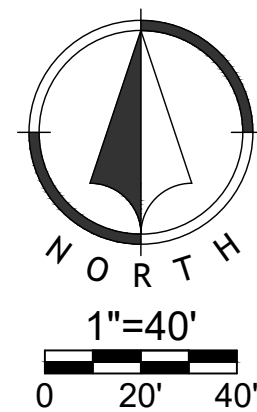
Area: 1.07 Acres
Building Area: 6025.00 SF
Parking Provided: 67 Stalls

Parking Count Legend

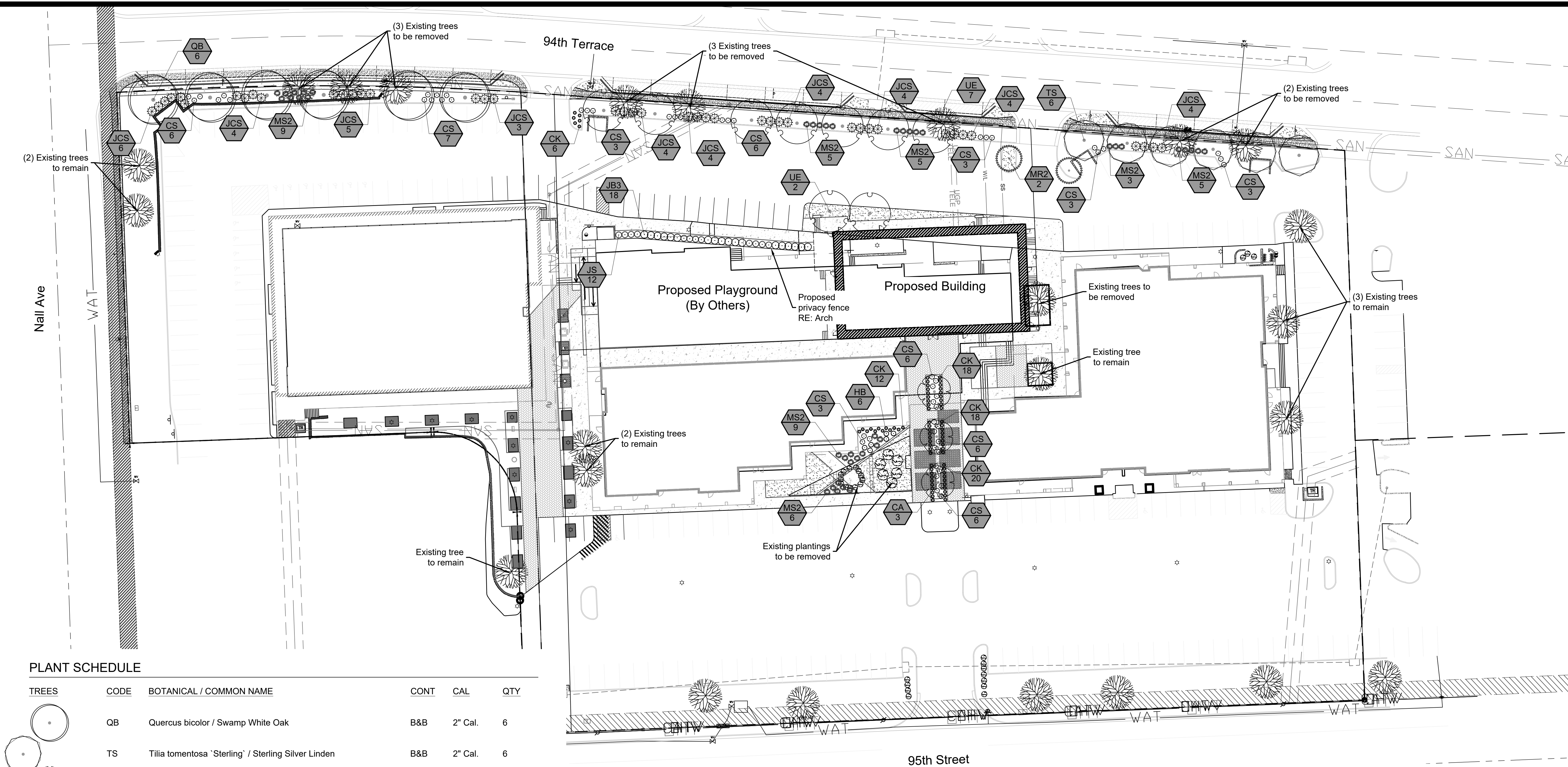
ADA Stall Count



Standard Stall Count



alemlen
Jul 09, 2021 1:36pm
C:\Users\alemlen\appdata\local\temp\AcPublish_27152\21-0177 LNDPDP.dwg



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	QB	Quercus bicolor / Swamp White Oak	B&B	2" Cal.	6
	TS	Tilia tomentosa 'Sterling' / Sterling Silver Linden	B&B	2" Cal.	6
	UE	Ulmus propinqua 'JFS-Bieberich' TM / Emerald Sunshine Elm	B&B	2" Cal.	9
ORNAMENTAL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	CA	Cercis reniformis Oklahoma / Oklahoma Redbud	B&B		3
	MR2	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B&B	1.5" Cal.	2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 Gal.		74
	CS	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	5 Gal.		52
	HB	Hydrangea paniculata 'Bobo' / Bobo Hydrangea	5 Gal.		6
	JB3	Juniperus chinensis 'Blue Point' / Blue Point Juniper	5 Gal.		18
	JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.		42
	JS	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5 Gal.		12
	MS2	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 Gal.		42

LANDSCAPE CALCULATIONS
Streetscape and Frontage
Required: 1 Tree / 40' of Lot Frontage

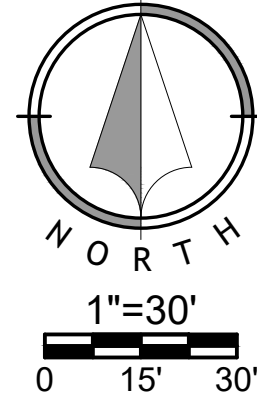
94th Terrace: 742' = 19 Trees
Provided: 19 Trees

Foundation
Existing foundation plantings to remain where possible. Additional foundation plantings provided throughout new plaza planting beds.

Parking
Required: 1 Tree / 40' Parking Perimeter
1 Tree / 40 Spaces
5 Shrubs / 25' Parking Perimeter

North Parking Perimeter: 527' = 13 Perimeter Trees
(Frontage trees count toward requirement) + 106 Shrubs
Interior Parking: 405 Spaces = 9 Trees (7 Existing) + 2 Orn. Trees

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	3,030 sf



NO.	DATE	REVISION
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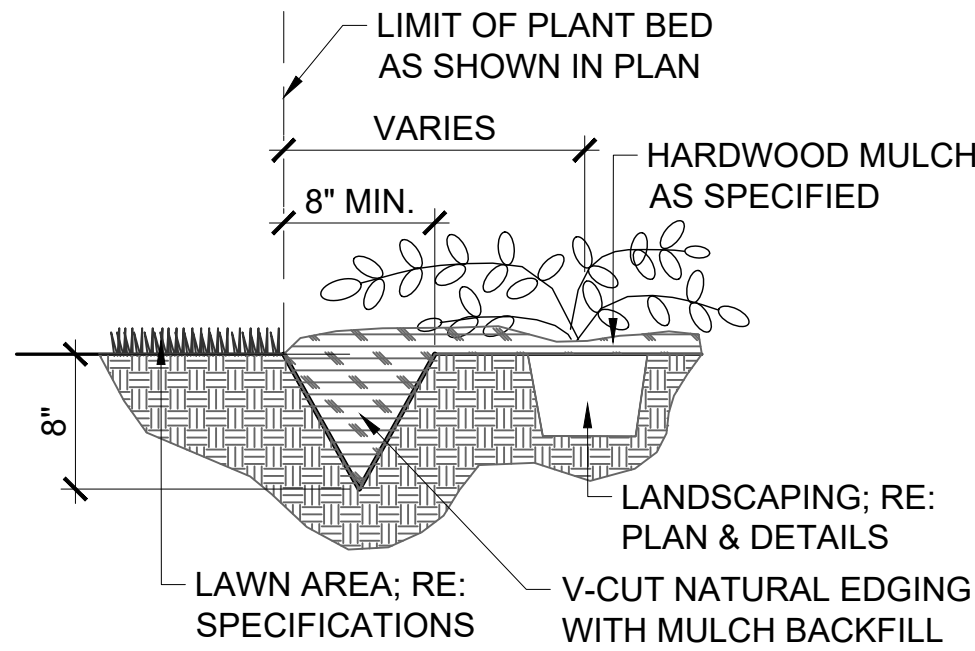
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AL	AG

LANDSCAPE NOTES

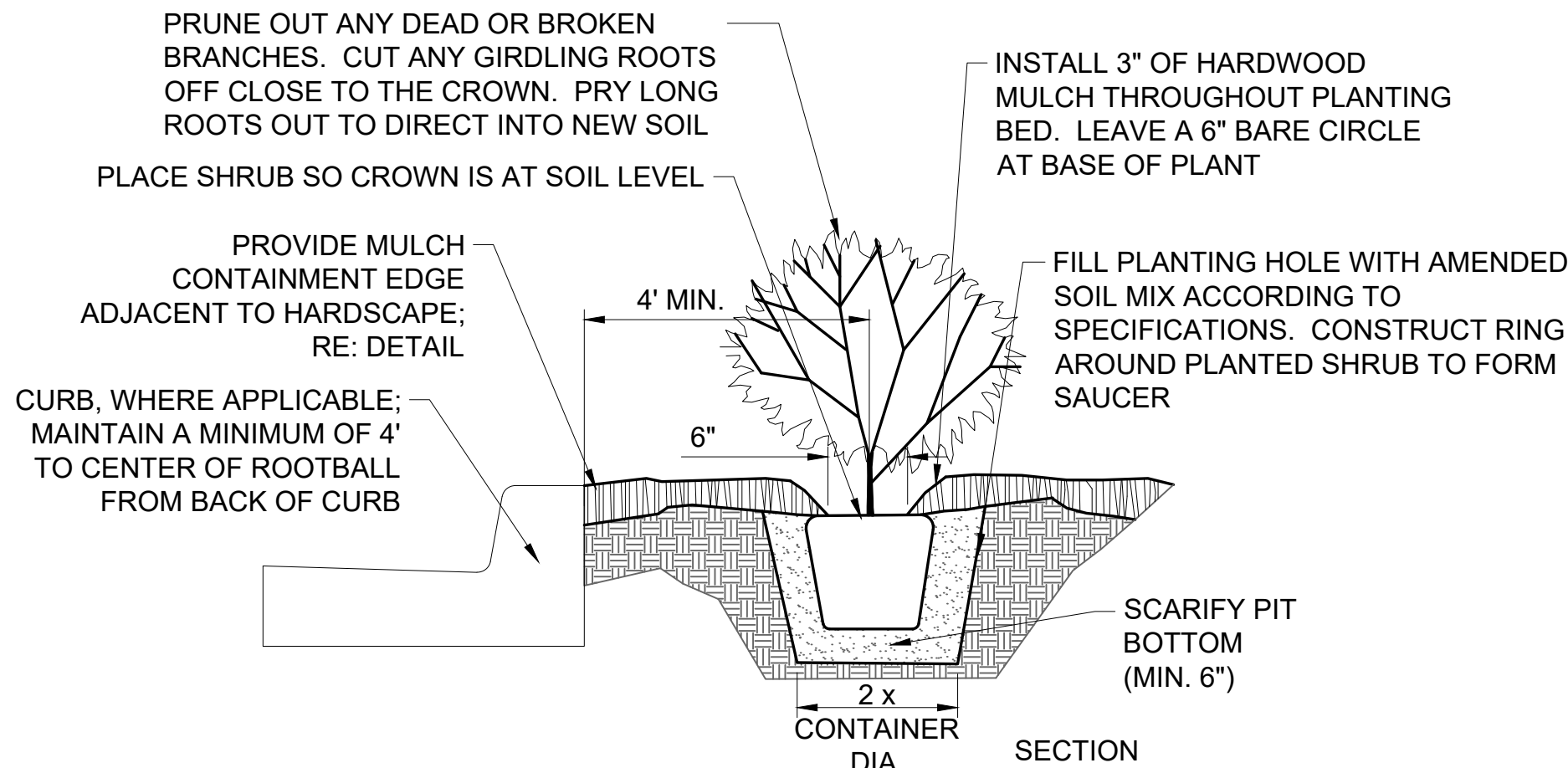
1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
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.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

NOTES:

1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



V-CUT NATURAL EDGE DETAIL - NTS



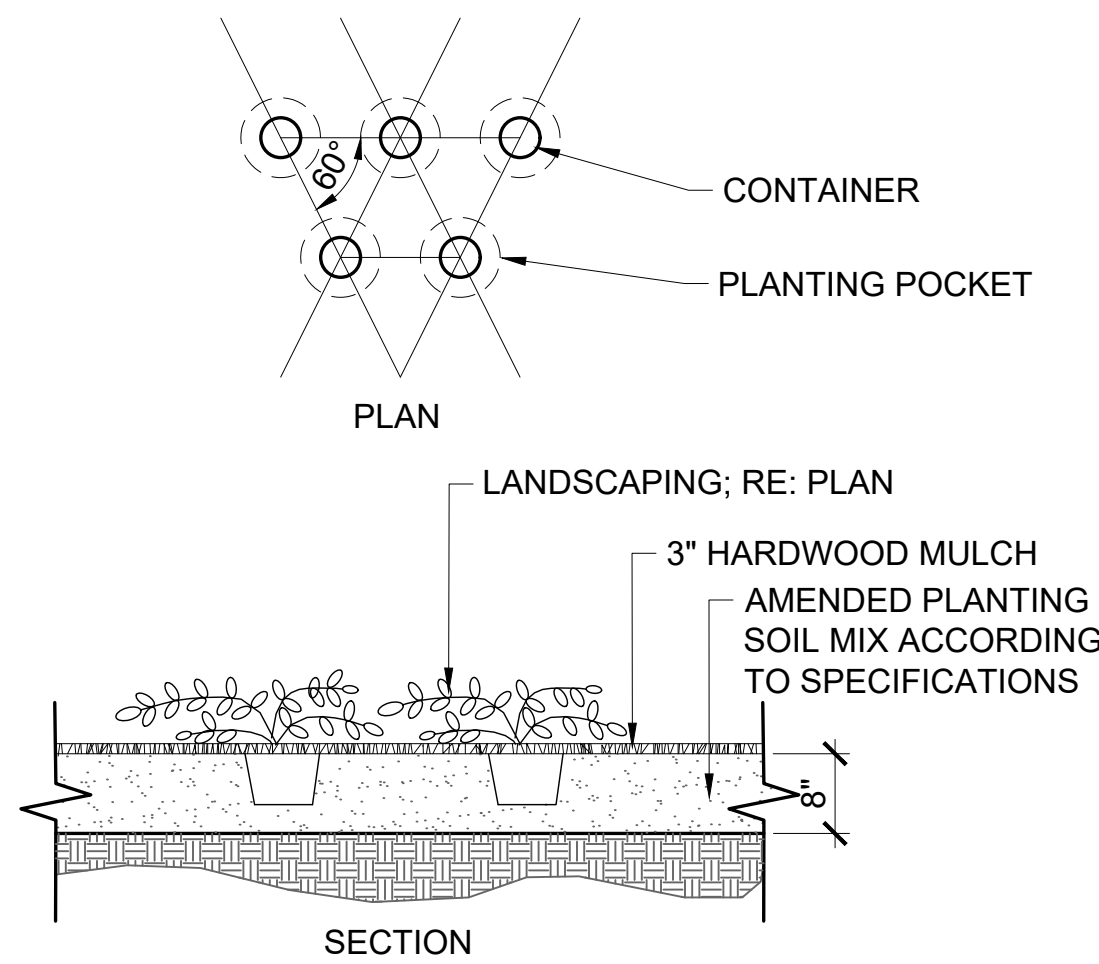
NOTES:

1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS



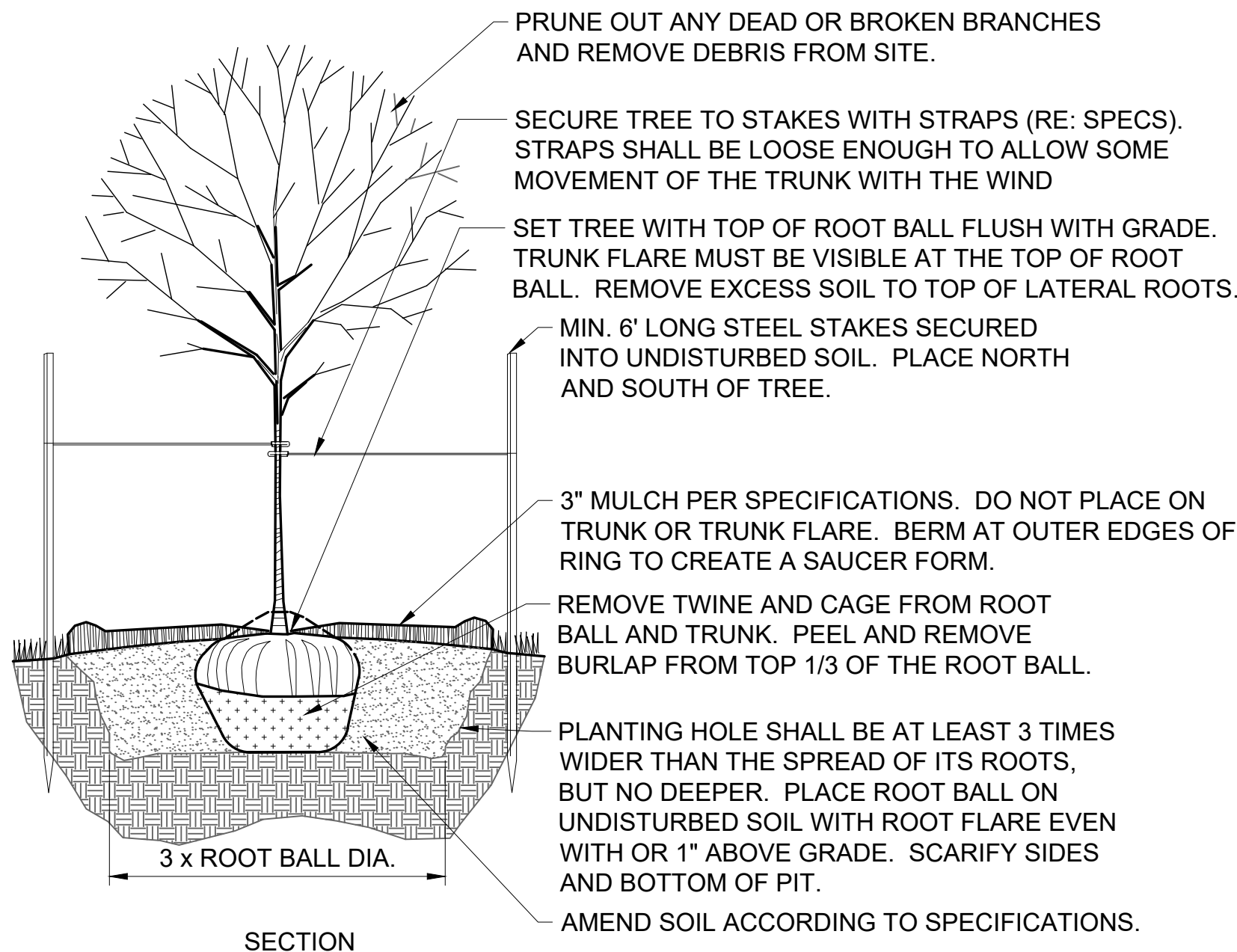
TYPICAL UTILITY BOX SCREENING DETAILS - NTS



CONTAINER PLANTING DETAIL - NTS

NOTES:

1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



DECIDUOUS TREE PLANTING DETAIL - NTS

NO.	DATE	REVISION
	07/09/2021	Original Submittal

DRAWN BY	CHECKED BY
AL	AG



RETAIL CONCEPT RENDER, FACING NORTH EAST

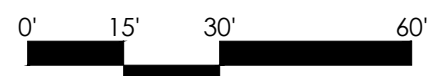
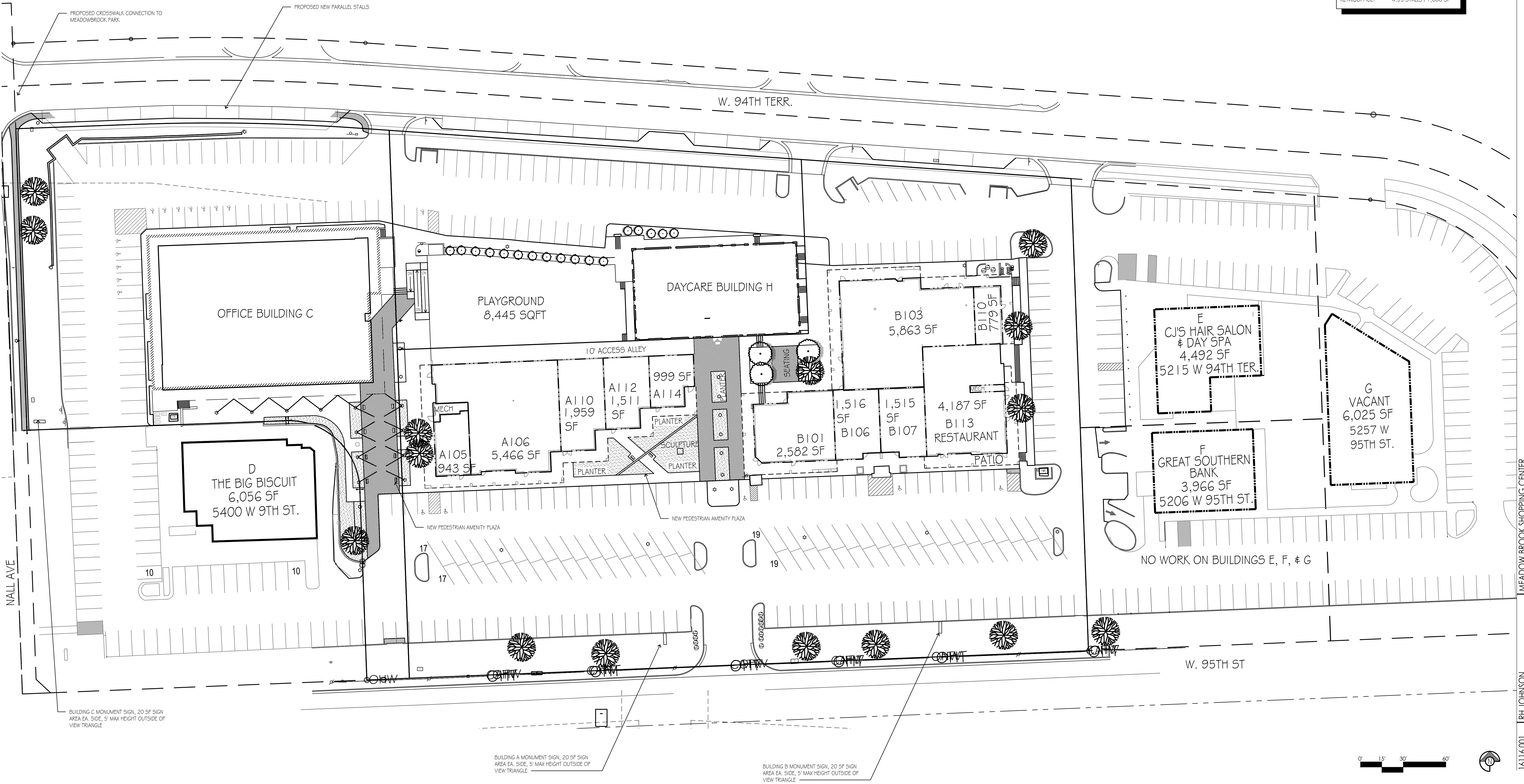


RETAIL CONCEPT RENDER, FACING NORTH



RETAIL CONCEPT RENDER, FACING SOUTH WEST

SITE DATA TABLE	
BUILDINGS A & B RETAIL/REST:	27,320 SF
BUILDING C OFFICE:	42,221 SF
BUILDING D RESTAURANT:	6,056 SF
BUILDINGS E, F, G RETAIL / REST:	14,483 SF
BUILDING H DAYCARE:	14,000 SF
TOTAL SF:	104,080 SF
TOTAL STALLS REQ: RET/OFFICE STALLS (4 / 1,000):	417
SURFACE STALLS PROVIDED:	530
RETAIL/OFFICE:	4.95 STALLS / 1,000 SF



AS100 - SITE PLAN

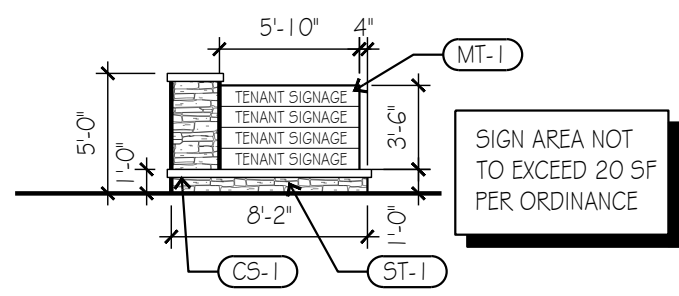
SCALE: 1" = 30'

MEADOW BROOK SHOPPING CENTER |

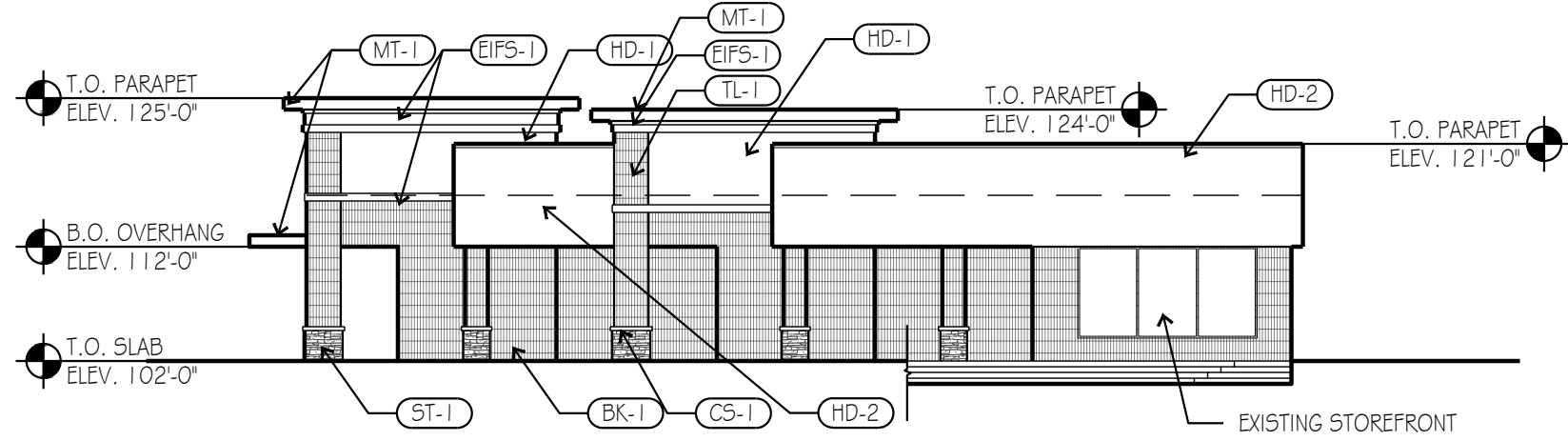
RH JOHNSON | 07.09.2021

FINISH SCHEDULE			
SYMBOL	MATERIAL	MANUFACTURER	COLOR
CS-1	CAST STONE	TBD	BEIGE
BK-1	BRICK	EXISTING TO BE PAINTED	LIGHT GRAY
BK-2	BRICK	TBD	LIGHT GRAY
EIFS-1	EIFS	TBD	LIGHT GRAY
HD-1	HARDIE REVEAL PANEL	TBD	LIGHT GRAY
HD-2	HARDIE REVEAL PANEL	TBD	DARK GRAY
MT-1	ALUMINUM	TBD	LIGHT GRAY
SF-1	ALUMINUM FRAME GLAZING	TBD	DARK BRONZE SPANDREL
SF-2	ALUMINUM FRAME GLAZING	TBD	DARK BRONZE
ST-1	STONE VENEER	TBD	MEDIUM GRAY MIX DRY STACK
TL-1	TILE VENEER	TBD	LIGHT GRAY
WD-1	COMPOSITE WOOD	TBD	LIGHT BEIGE

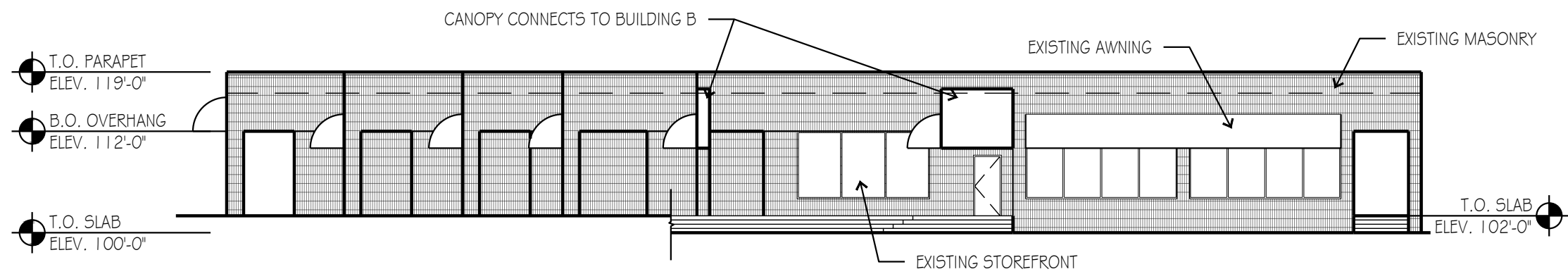
TENANT WALL SIGNS SHOWN FOR REFERENCE ONLY. ALL TENANT WALL SIGNS NOT TO EXCEED 5% OF THE FACADE ON WHICH THEY ARE PLACED, BUT NO MORE THAN 50 SF PER SIGN. ALL SIGNS TO BE LOCATED IN SIGN BAND OR ON TOWER ELEMENTS AS APPLICABLE.



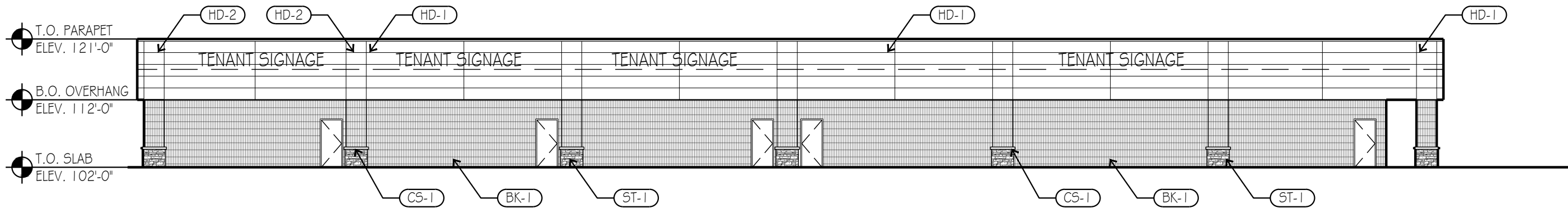
PROPOSED MONUMENT SIGN ELEVATION 13
SCALE: 1/8" = 1'-0"



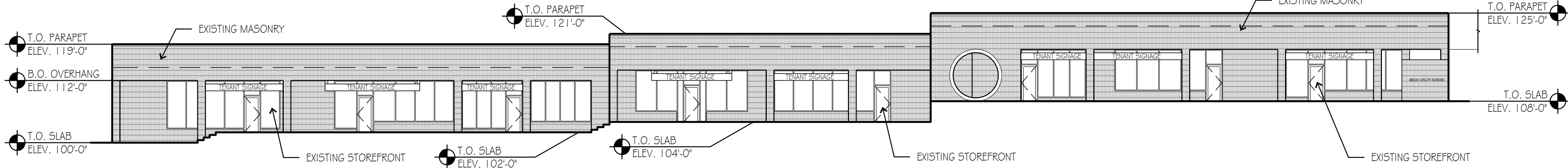
PROPOSED EAST ELEVATION 12
SCALE: 1/16" = 1'-0"



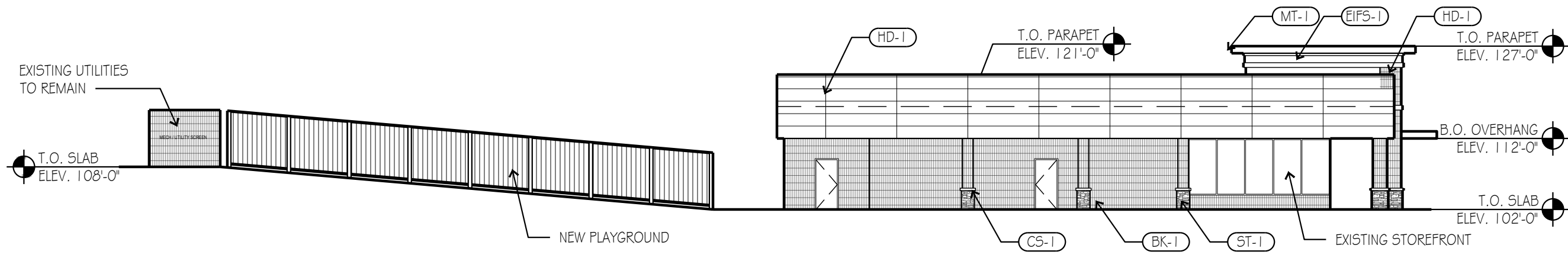
EXISTING EAST ELEVATION 11
SCALE: 1/16" = 1'-0"



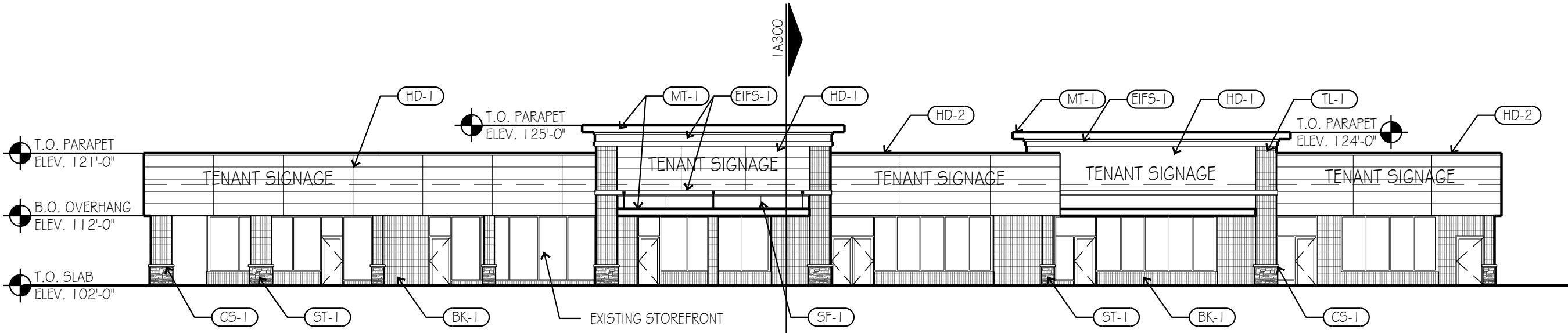
PROPOSED NORTH ELEVATION 4
SCALE: 1/16" = 1'-0"



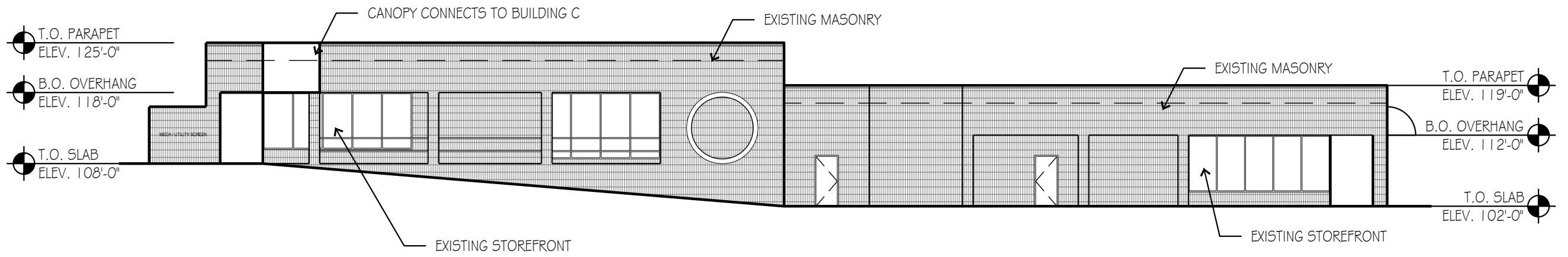
EXISTING NORTH ELEVATION 3
SCALE: 1/16" = 1'-0"



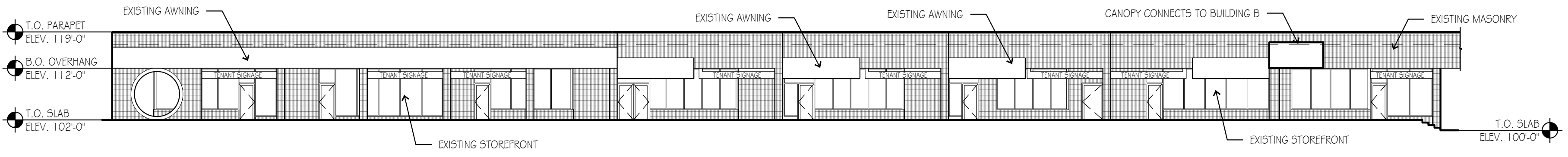
PROPOSED WEST ELEVATION 10
SCALE: 1/16" = 1'-0"



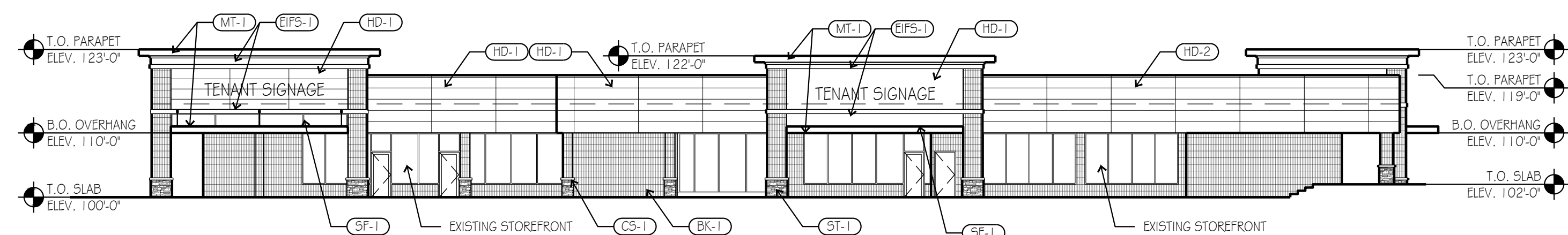
PROPOSED SOUTH ELEVATION 2
SCALE: 1/16" = 1'-0"



EXISTING WEST ELEVATION 9
SCALE: 1/16" = 1'-0"



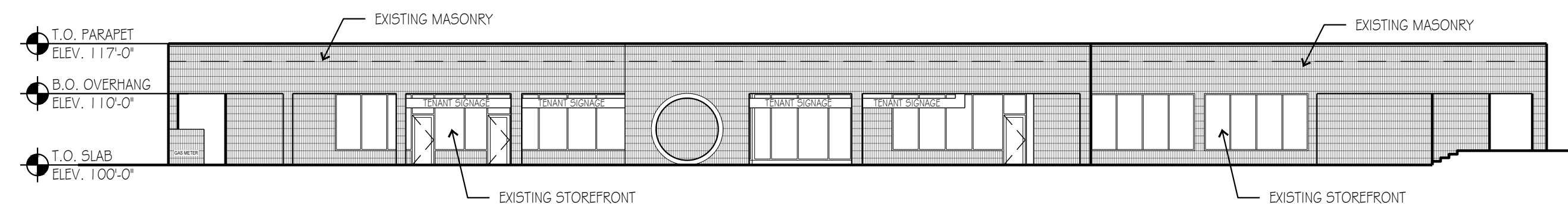
EXISTING SOUTH ELEVATION 1
SCALE: 1/16" = 1'-0"



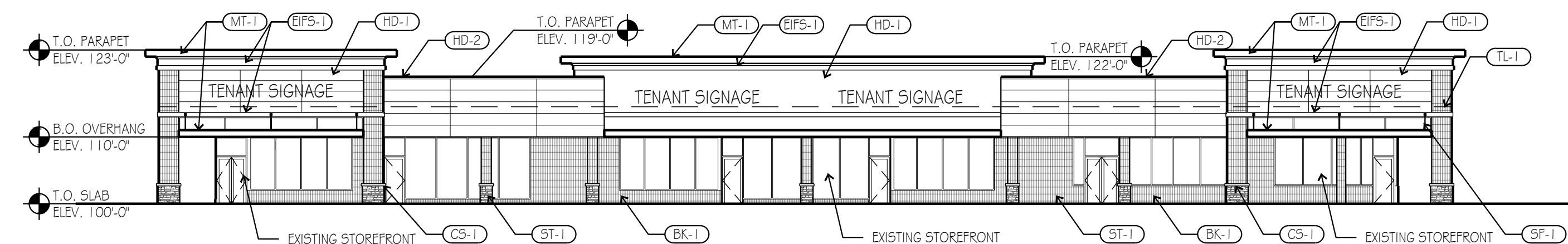
PROPOSED NORTH ELEVATION

SCALE: 1/16" = 1'-0"

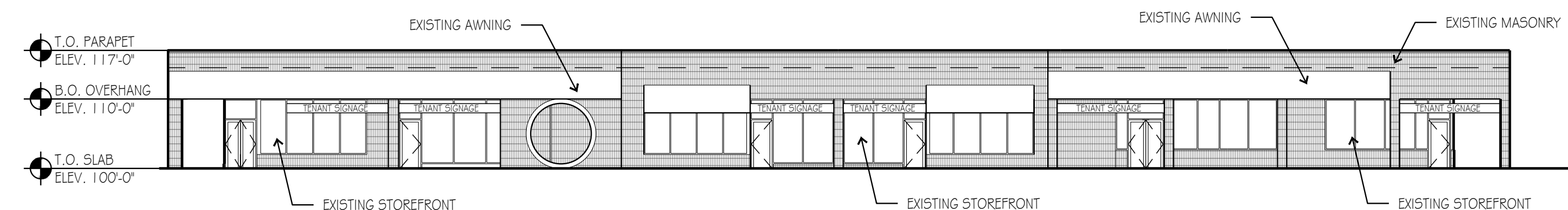
4



EXISTING NORTH ELEVATION (3)



PROPOSED SOUTH ELEVATION (2)



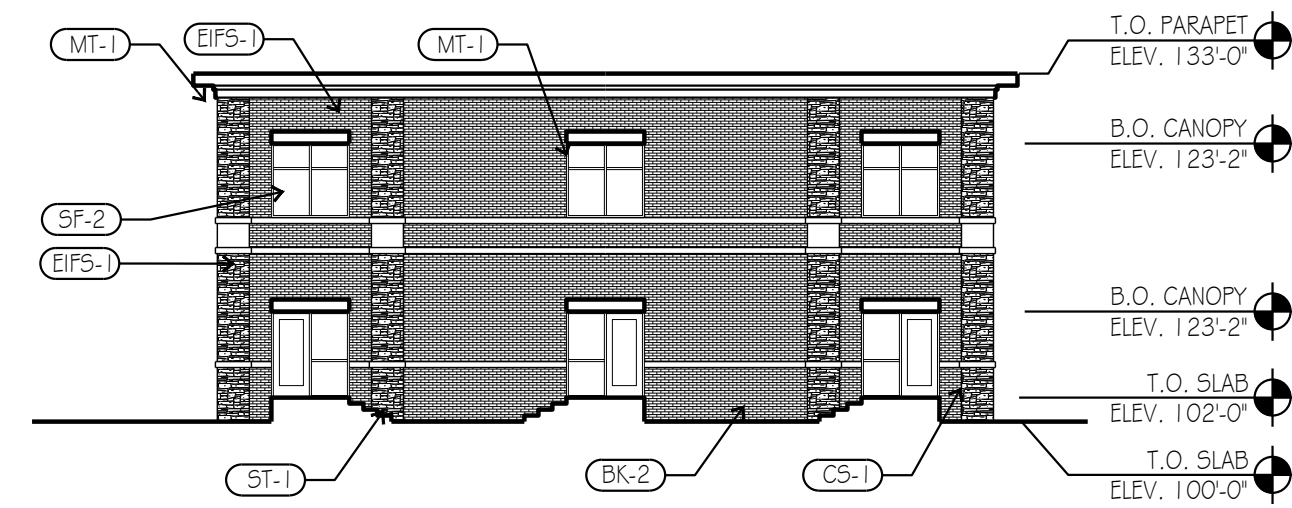
EXISTING SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

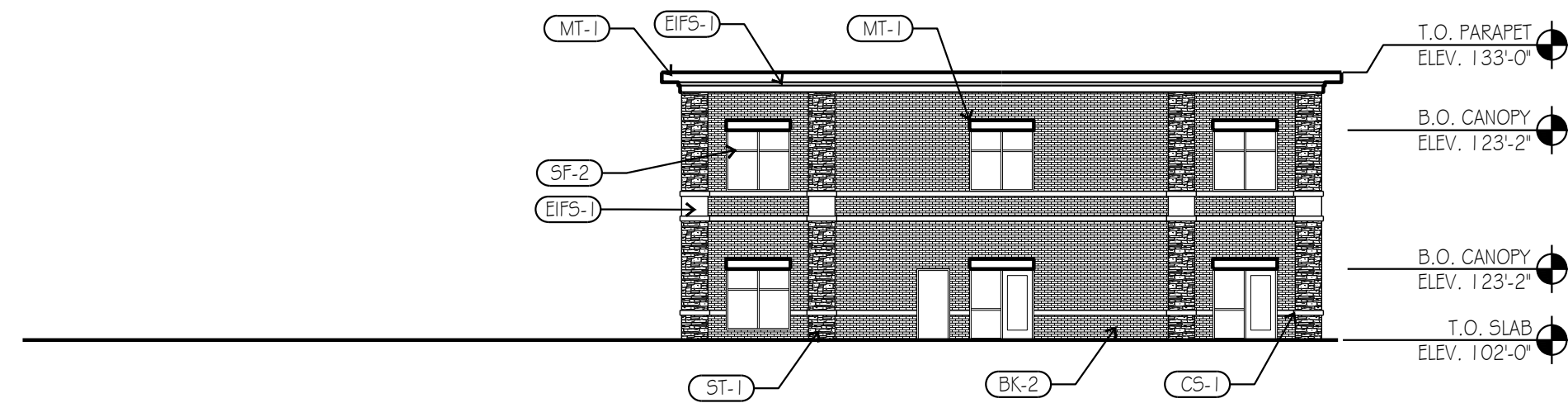
A201 - BUILDING B

SCALE: 1/16" = 1'-0"

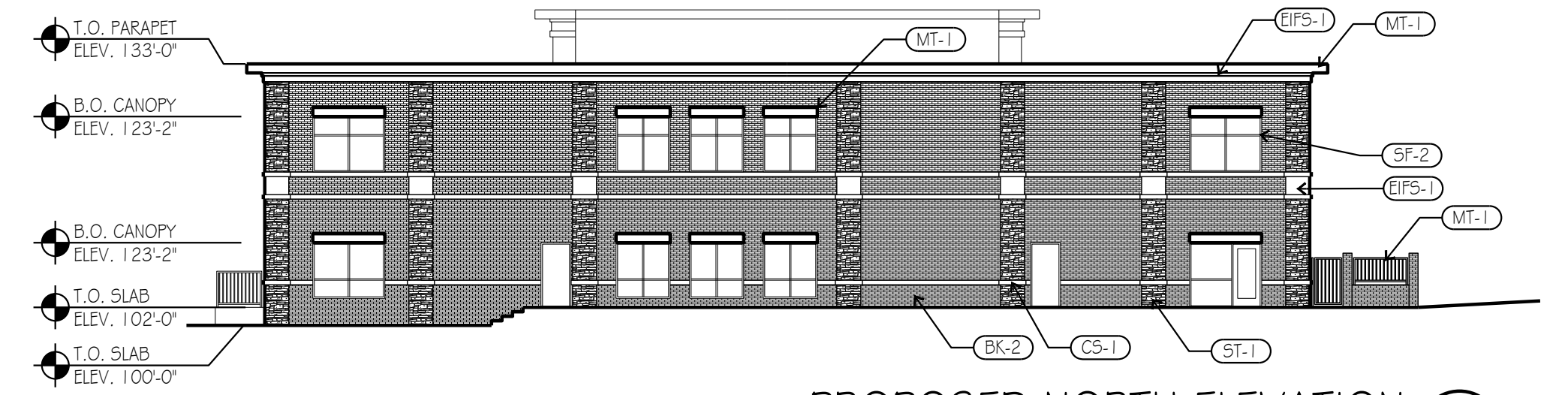
RH JOHNSON	07.09.21
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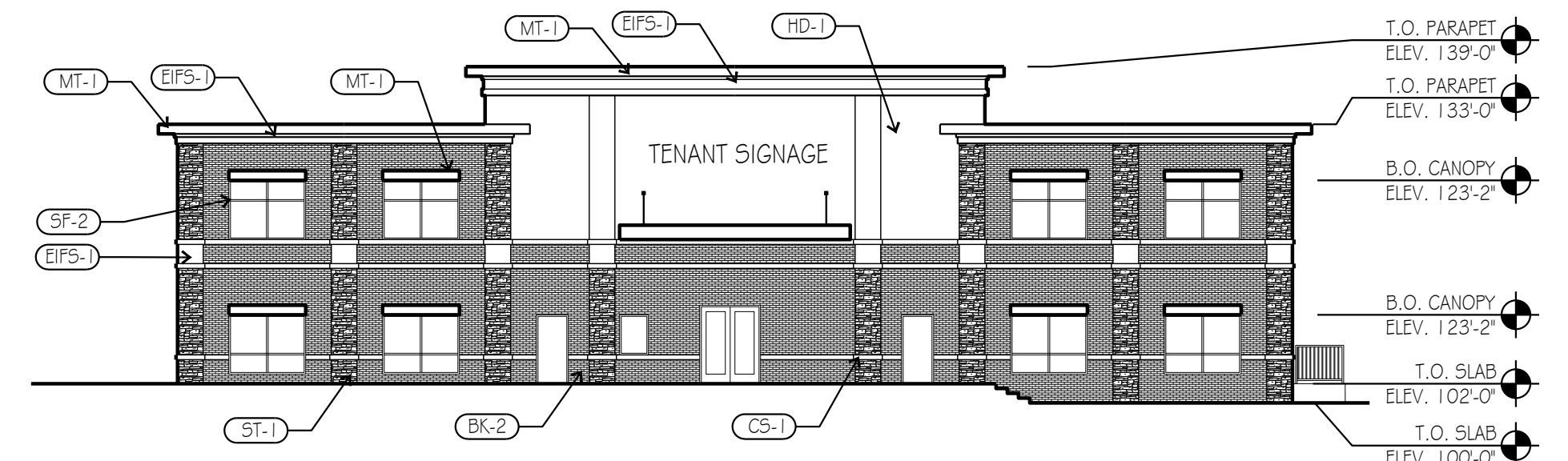
PROPOSED EAST ELEVATION 10
SCALE: 1/16" = 1'-0"



PROPOSED WEST ELEVATION 9
SCALE: 1/16" = 1'-0"



PROPOSED NORTH ELEVATION 4
SCALE: 1/16" = 1'-0"



PROPOSED SOUTH ELEVATION 3
SCALE: 1/16" = 1'-0"

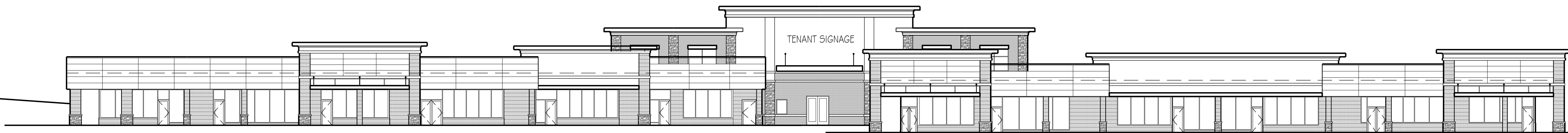
RE: A200 FOR MATERIAL SCHEDULE

A202 - BUILDING H

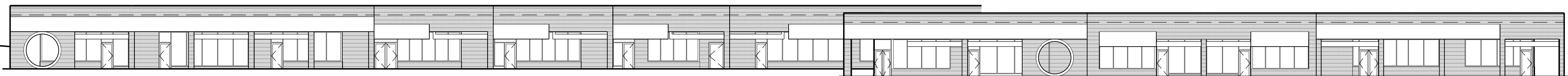
SCALE: 1/16" = 1'-0"

MEADOW BROOK SHOPPING CENTER |

RH JOHNSON | 07.09.21



PROPOSED SOUTH ELEVATION ②
SCALE: 1/16" = 1'-0"



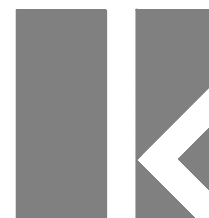
EXISTING SOUTH ELEVATION ①
SCALE: 1/16" = 1'-0"

A203 - OVERALL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

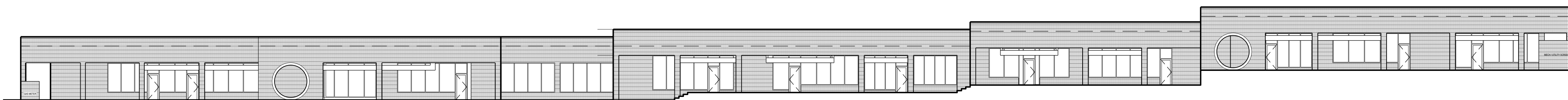
MEADOW BROOK SHOPPING CENTER |

RH JOHNSON | 07.09.21





PROPOSED SOUTH ELEVATION ②
SCALE: 1/16" = 1'-0"



EXISTING SOUTH ELEVATION ①
SCALE: 1/16" = 1'-0"

A204 - OVERALL NORTH ELEVATION

SCALE: 1/16" = 1'-0"

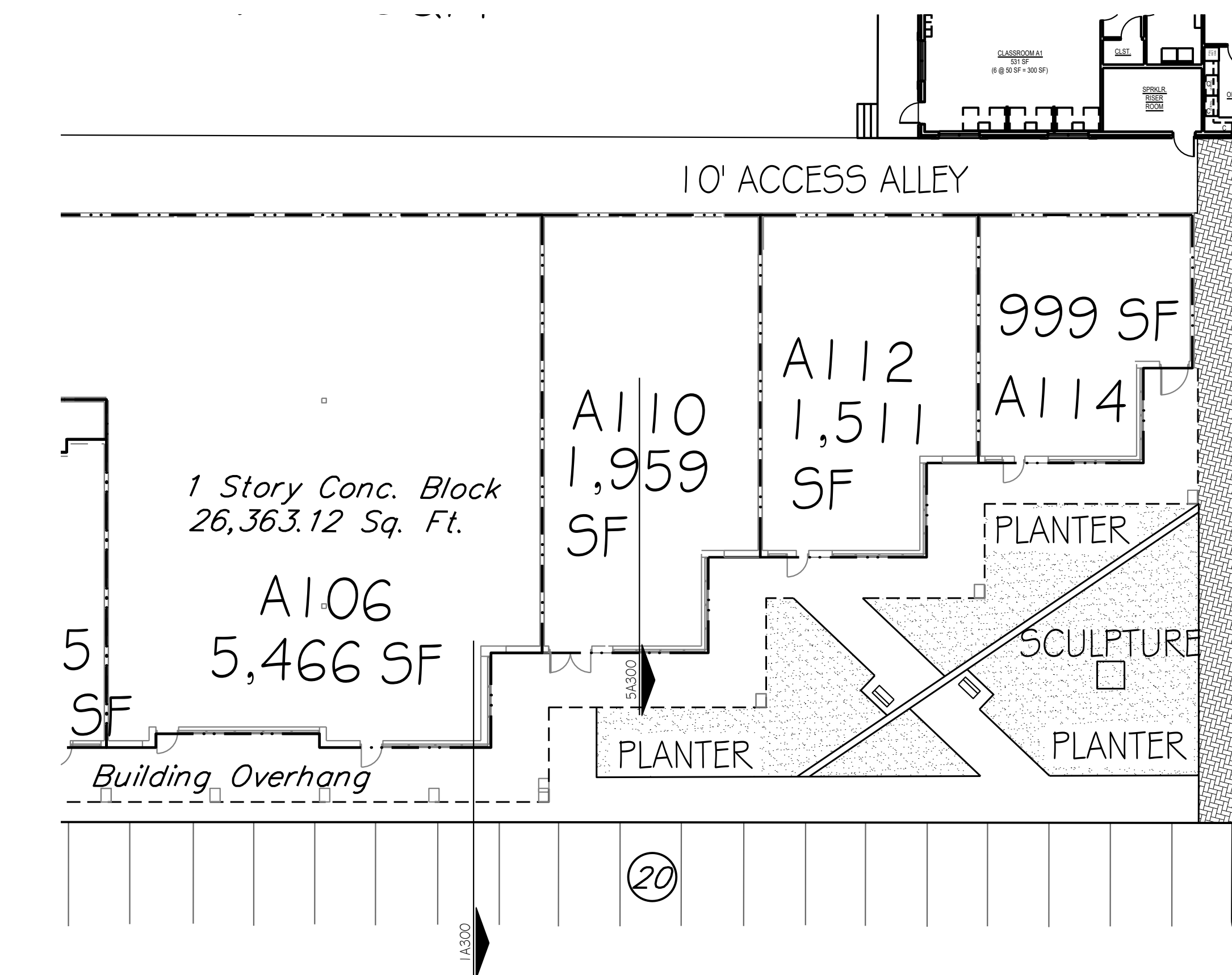
MEADOW BROOK SHOPPING CENTER |

RH JOHNSON | 07.09.21

MEADOW BROOK SHOPPING CENTER

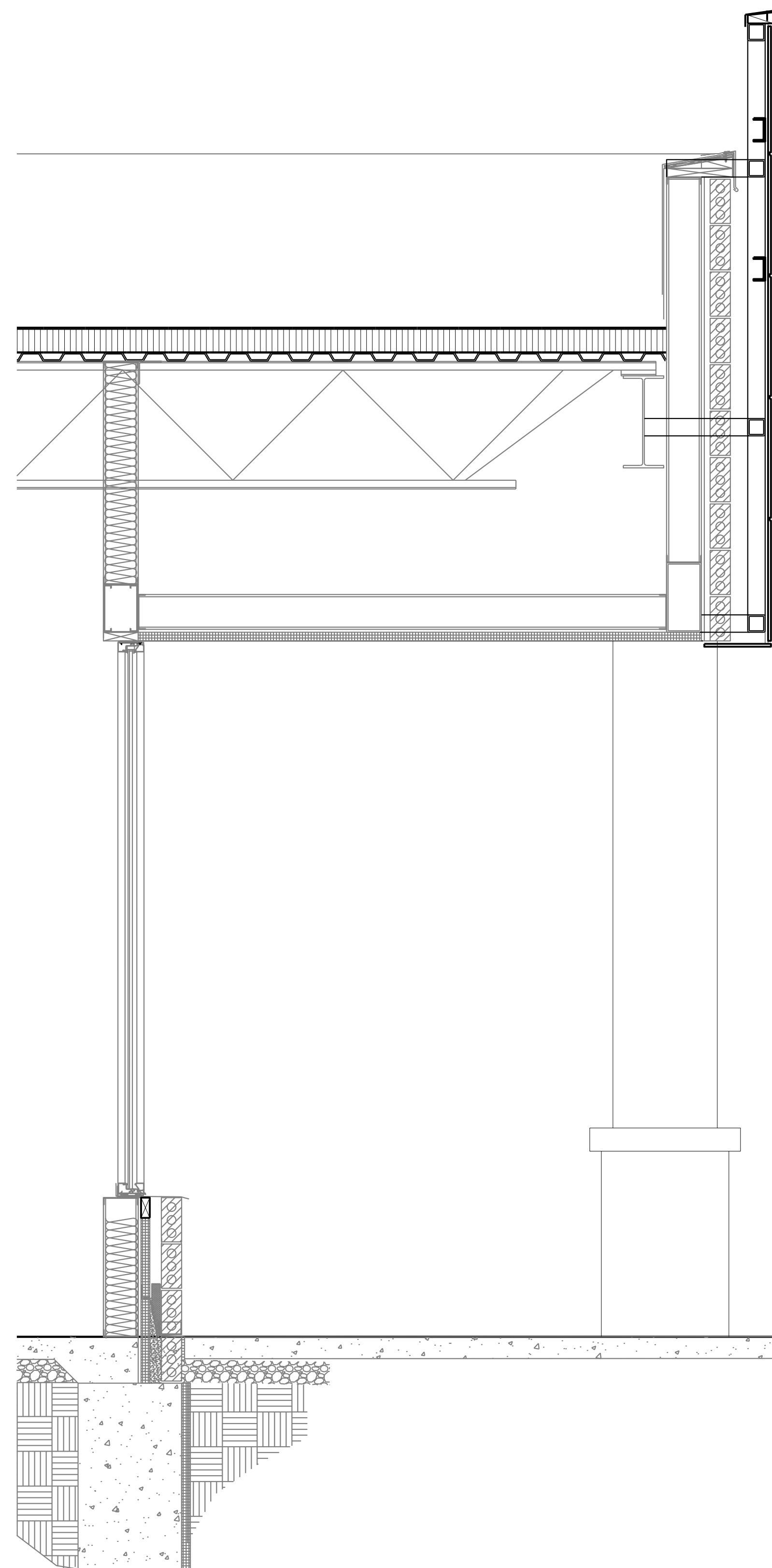
16116.001 | RH JOHNSON



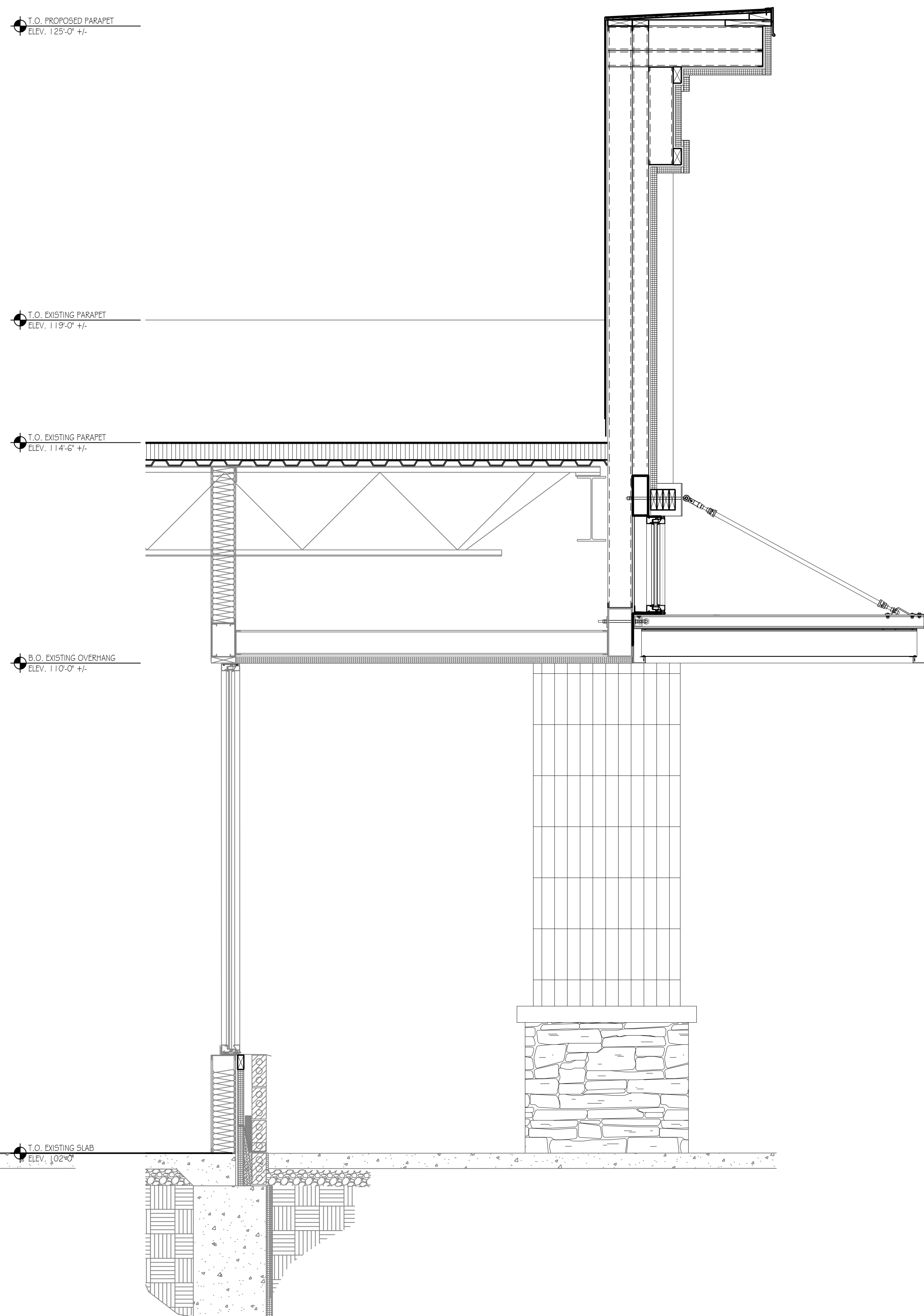


PROPOSED BUILDING A PLAN

SCALE: 1/16" = 1'-0"



SCALE: 3/4" = 1'-0"



SCALE: $3/4" = 1'-0"$

SCALE: 1/16" = 1'-0"

VICTOR  STANLEY®

Create a timeless moment.®

FIBERGLASS PLANTERS



FIBERGLASS COLLECTION

PLANTERS

Victor Stanley's Fiberglass collection planters are attractive, lightweight and convenient alternatives to concrete or steel. Their texture and appearance can mimic stone, concrete or metal, allowing them to aesthetically fit into any setting or design. The lightweight nature of the Fiberglass collection is ideal for a wide range of projects, whether they're installed on the ground, balcony or rooftop.

The Fiberglass collection is waterproof and comes with pre-drilled drainage holes to keep plantings evenly watered and to prevent damage from freezing in cold climates. Their convenience and low-weight allow you to add vibrant plantings to any project.

STANDARD

Handmade using applied layers of glass-fiber reinforced thermosetting resin. Seamless construction. Drain holes standard with all fiberglass planters. Textured finishes are available in matte, grain, coarse, metallic and hammered.

ZEN

Flared rim. Tapered body. Narrow base. All dimensions are approximate.

Zen-2418R: 40 lb (18 kg), 24 in (610 mm) diameter, 18.75 in (476 mm) height.

Zen-3026R: 50 lb (23 kg), 30 in (762 mm) diameter, 26.25 in (667 mm) height.

Zen-3831R: 60 lb (27 kg), 38.5 in (978 mm) diameter, 31.5 in (800 mm) height.

Zen-4843R: 70 lb (32 kg), 48 in (1219 mm) diameter, 42.5 in (1080 mm) height.

OPTIONS

Fire-retardant resin. False bottom. Center hole for surface mount (anchor bolt not included).



Zen

TERRACE

Round fiberglass planters feature a classic silhouette with a banded crown and base.

All dimensions are approximate.

Terrace-3025R: 40 lb (18 kg), 30 in (762 mm) diameter, 25 in (635 mm) height.

Terrace-3526R: 95 lb (43 kg), 35 in (889 mm) diameter, 26.5 in (673 mm) height.

Terrace-4128R: 100 lb (45 kg), 41 in (1041 mm) diameter, 28 in (711 mm) height.

OPTIONS

Fire-retardant resin. False bottom. Center hole for surface mount (anchor bolt not included).



Terrace

Fiberglass products are manufactured by a local trusted facility for Victor Stanley. See product specifications for further details. Victor Stanley reserves the right to change its standard finishes at any time. The swatches are close approximations of actual fiberglass finishes. Actual coarse texture not simulated. Contact us for coarse samples. Custom colors and textures are available. Contact us for details.

URBAN

Round: Round fiberglass planters feature a simple geometric silhouette and black recessed base. Urban round planters range from 25 lb (11 kg), 24 to 96 in (610 to 2438 mm) diameter and up to 42 in (1067 mm) high. All dimensions are approximate. Call for shorter or intermediate heights.

Square: Square fiberglass planters feature a simple geometric silhouette and black recessed base. Urban square planters range from 25 lb (11 kg), 24 to 96 in (610 to 2438 mm) wide and up to 42 in (1067 mm) high. All dimensions are approximate. Call for shorter or intermediate heights.

Long: Rectangular fiberglass planters feature a simple geometric silhouette and black recessed base. Urban long planters range from 45 lb (20 kg), 12 x 48 in (305 x 1219 mm) to 220 lb (100 kg), 48 x 72 in (1219 x 1829 mm) and up to 39 in (991 mm) high. All dimensions are approximate. Call for shorter or intermediate heights.

OPTIONS

Fire-retardant resin. Colored base. False bottom. Center hole for surface mount (anchor bolt not included).



Urban Round



Urban Square



Urban Long

STANDARD FIBERGLASS COLOR SAMPLES



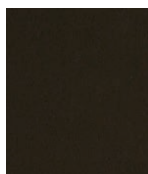
Black Matte



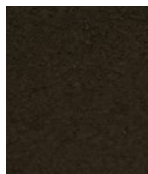
Black Grain



Titanium Metallic



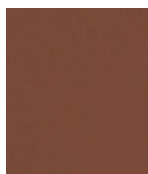
Espresso Matte



Espresso Grain



Bronze Metallic



Ginger Matte



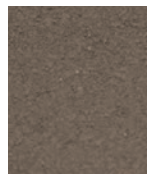
Ginger Grain



Warm Silver Metallic



Pebble Matte



Pebble Grain



Silver Metallic



Sandal Matte



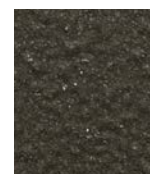
Sandal Grain



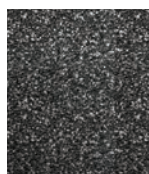
Mushroom Matte



Mushroom Grain



Titanium Hammered



Avenue Coarse



River Bed Coarse



Sand Coarse



Fawn Coarse



Heather Coarse

Displays and printers can vary. Contact us for actual color and texture samples.

IRONSITES® COLLECTION



SD-42 and S-20. National Harbor, Maryland, USA.

THE ORIGINAL IRONSITES® FLARED RECEPTACLES

From Classic to Post-Modern, this collection provides design that transcends period styling. A family of products designed to fit into almost every landscape theme from the very simple to the most ornate. The quality and aesthetic appeal of Ironsites® products contribute to the ongoing beautification of the public areas they occupy.

The Ironsites® premier line of site furnishings includes litter receptacles, recycling stations, benches, ash urns, planters, and tree guards.

- S-35 LITTER RECEPTACLE** 24 gal (90 L).
S-42 LITTER RECEPTACLE 36 gal (136 L).
S-424 LITTER RECEPTACLE 36 gal (136 L).

Standard tapered formed lid. Black plastic liner. Four leveling feet.
 Bottom recessed pedestal.

OPTIONS: Dome lid (ashtrays available). Convex lid (self-close door available). Rain bonnet lid (ashtrays available). Recycle lids (pages 105, 108). Half-Moon liners for S-42, S-424. Galvanized steel liner (powder coat available). Custom decals and plaques.

- S-45 LITTER RECEPTACLE** 45 gal (170 L).
S-535 CENTER-POST LITTER RECEPTACLE 24 gal (90 L).
 Standard tapered formed lid. Black plastic liner. Four leveling feet on S-45. Bottom recessed pedestal.
 OPTIONS: Surface mount for S-535. In-ground mount for S-535. Dome lid (ashtrays available). Convex lid (self-close door available). Rain bonnet lid (ashtrays available). Recycle lids (pages 105, 108). Half-Moon liners for S-45. Custom decals and plaques.

- SD-35 SIDE-DOOR LITTER RECEPTACLE** 24 gal (90 L).
SD-42 SIDE-DOOR LITTER RECEPTACLE 36 gal (136 L).
 Standard tapered formed lid. Black plastic liner. Latch. Five leveling feet. Bottom recessed pedestal.
 OPTIONS: Keyed lock, US Patent 6,339,944 B1. Dome lid (ashtrays available). Convex lid (self-close door available). Rain bonnet lid (ashtrays available). Recycle lids (pages 105, 108). Half-Moon liners for SD-42. Galvanized steel liner (powder coat available). Custom decals and plaques.



S-45. Optional dome lid. Dubai Mall, Dubai, UAE.



S-535. Helsinki, Finland.

S-535	S-35	SD-35	S-42	SD-42	SD-242	S-424	S-45
25 in w	25 in w	28 in w	28 in w	28 in w	28 x 53 in w	28 in w	28 in w
(635 mm) w	(635 mm) w	(711 mm) w	(711 mm) w	(711 mm) w	(711 x 1346 mm) w	(711 mm) w	(711 mm) w
31 in (787 mm) h	32.25 in h	36.75 in h	38.75 in h	41.75 in h	42 in h	34.5 in h	40.75 in h
(819 mm) h	(819 mm) h	(933 mm) h	(984 mm) h	(1060 mm) h	(1067 mm) h	(876 mm) h	(1035 mm) h

Overall dimensions w=width h=height



SD-42

THE INDUSTRY STANDARD WORLDWIDE

A Victor Stanley design against which every imitation should be measured. The iconic Ironsites® receptacles are a marvel of detail and structural integrity.

EXCLUSIVE SIDE-DOOR FEATURES:

Door Hinges

Composed of embedded precision stainless-steel pivot pins and oil-impregnated bronze bushings for reliable all-weather durability year after year (diagram page 105).

Side Door

Provides easy access and utility (no lifting of heavy full liners).

Latch or Keyed Lock

Standard latch closure or optional patented keyed lock, US Patent 6,339,944 B1. Our keyed lock is a unique design with a custom key to prevent tampering and residential trash.



SD-42.

Adjustable leveling feet and anchor bolt hole.



Latch open.



Latch closed.



Keyed lock open.

Ironsites® Receptacles Around the World



1. S-42 litter receptacles, FRST-6 tables with FRB-6 benches.
University of East London, England.
2. SD-42 litter receptacle with optional dome lid.
University of British Columbia, Canada.
3. S-42 litter receptacles.
Alamo Plaza, San Antonio, Texas, USA.
4. SD-42 side-door litter receptacle.
Washington Nationals Stadium, Washington, D.C., USA.
5. SD-35 side-door litter receptacle.
Tivoli Gardens, Copenhagen, Denmark.
6. SD-42 side-door litter receptacles.
Miami Beach, Florida, USA.



We export to over twenty-five countries worldwide.



3



4



5



6



US Patents D710,624 S;
D711,175 S; other
patents pending.

The perfect escape since 1962.

For over 50 years, Victor Stanley has designed, engineered, and manufactured timeless site furnishings so you can bring communities to life. Our new Perenne collection (patented) embodies elements in nature and classical settee furniture design while remaining slim, open, functional, and timeless.

VICTOR  STANLEY®

Create a timeless moment.®

Designed, engineered, and manufactured with the same attention to detail, quality, and durability that the design community has come to expect from Victor Stanley. The Perenne collection features clean lines, natural proportions, and slim profiles. The Freesia bench (patented) embodies elements in nature and classical settee furniture design while remaining open and functional. It's just one more way Victor Stanley helps you create the perfect setting for timeless moments.

FREESIA BENCH

4 or 6 ft (1.2 or 1.8 m) length.

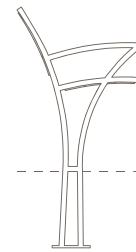
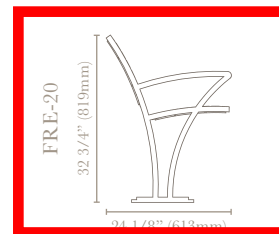
Model FRE-20: with end armrests.*

Model FRE-20NA: without armrests.*

OPTIONS

Horizontal steel slat seating. Wood slat seating. Surface mount.

In-ground mount. Intermediate armrests.



In-ground mount.

FREESIA BACKLESS BENCH

4 or 6 ft (1.2 or 1.8 m) length.

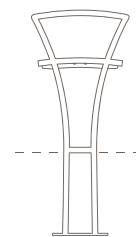
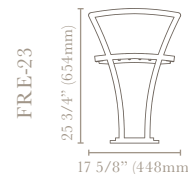
Model FRE-23: with end armrests.*

Model FRE-23NA: without armrests.

OPTIONS

Horizontal steel slat seating. Wood slat seating. Surface mount.

In-ground mount. Intermediate armrests.



In-ground mount.

FREESIA BIKE RACK

Frame constructed of 1 x 1 in (25.4 x 25.4 mm) solid steel.

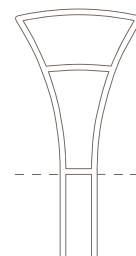
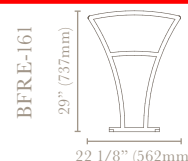
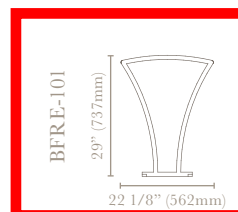
Capacity: 2 bikes.

Model BFRE-101: single arch.*

Model BFRE-161: single arch with cross bar.*

OPTIONS

Surface mount. In-ground mount.



In-ground mount.

*Covered by one or more of the following: US Patents D710,624 S; D710,626 S; D711,175 S; D711,176 S; D726,473 S; D726,474 S; D727,669 S; D722,921 S; D735,091 S. Canada Reg. Des. 152499; 153910; 153911.

See product specifications for further details. Drawings are not to scale. Our TGIC powder-coating averages 8-10 mils (200-250 microns) thick and is applied in-house to ensure the highest level of quality. Offered in 12 standard and metallic colors, plus a full range of RAL colors with available color matching. Additional cost may apply.



Wood slat seating.
Patented.*



Steel slat seating.
Optional yellow green.
Patented.*



Wood slat seating.



In-ground mount.
Patented.*



Surface mount.
Patented.*

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Steel slat seating.
Patent pending.



US Patent D710,122 S; D711,174 S;
Canada © 152498; 153909.

Waiting since 1962.

For over 56 years, Victor Stanley has designed, engineered, and manufactured timeless site furnishings so you can bring communities to life. Our Perenne collection embodies elements in nature and classical settee furniture design while remaining slim, open, functional, and timeless.

VICTOR  STANLEY®

Create a timeless moment.®

Designed, engineered, and manufactured with the same attention to detail, quality, and durability that the design community has come to expect from Victor Stanley. The Perenne collection features clean lines, natural proportions, and slim profiles. The Lily bench (patented) embodies elements in nature and classical settee furniture design while remaining open and functional. It's just one more way Victor Stanley helps you create the perfect setting for timeless moments.

LILY BENCH**

2, 4 or 6 ft (.61, 1.2 or 1.8 m) length. Surface mount.

Model LIL-20: with pointed armrests.

Model LIL-20CA: with curved armrests.

Model LIL-20NA: without armrests.

OPTIONS

Horizontal steel slats. Wood slats. Perforated steel. Intermediate armrests (bolt-on) for horizontal steel or wood slat seating.

LILY BACKLESS BENCH

2, 4 or 6 ft (.61, 1.2 or 1.8 m) length. Surface mount.

Model LIL-23: backless with pointed armrests.

Model LIL-23CA: backless with curved armrests.

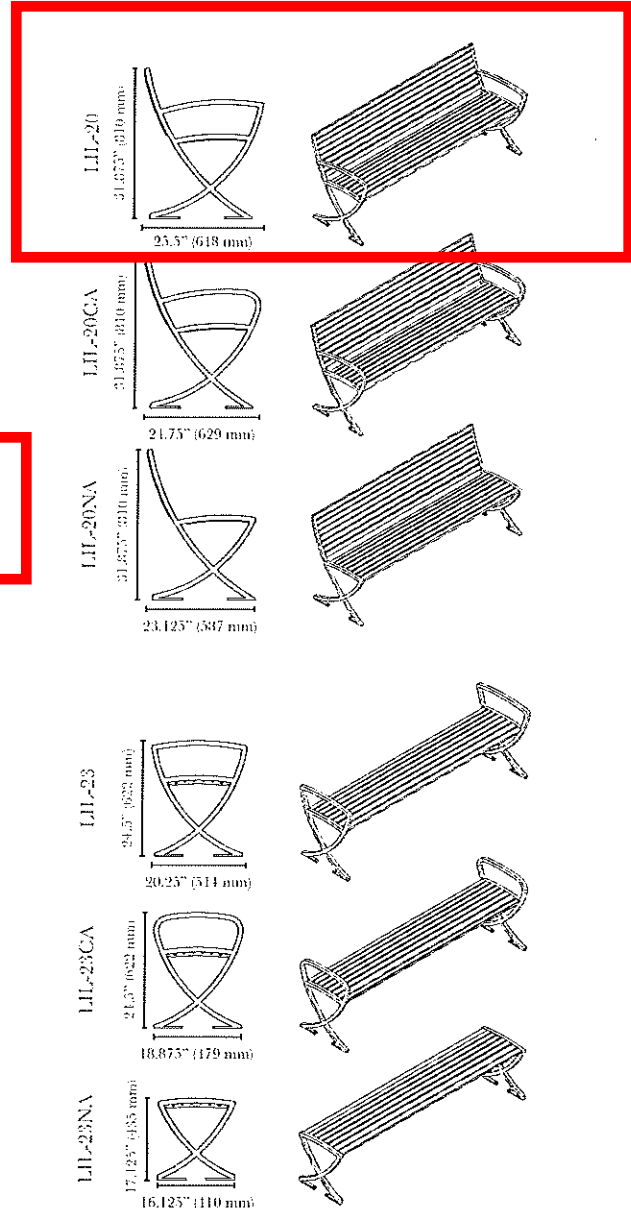
Model LIL-23NA: backless without armrests.

OPTIONS

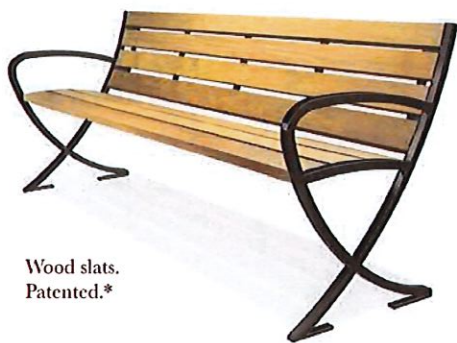
Horizontal steel slats. Wood slats. Perforated steel. Intermediate armrests (bolt-on) for horizontal steel or wood slat seating.

**Natural wood colors will vary. Weathering may occur on site which will alter the color of the wood over time.*

***One or more of the following apply: US Patents D710,122 S; D711,174 S; Canada © 153909; 152498.*



See product specifications for further details. Drawings are not to scale. Our TGIC powder-coating averages 8-10 mils (200-250 microns) thick and is applied in-house to ensure the highest level of quality. Offered in 12 standard and metallic colors, plus a full range of RAL colors with available color matching. Additional cost may apply.



Wood slats.
Patented.*



Perforated steel.
Patented.



Steel slats.



Perforated steel.



Wood slats.*

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Steel slat seating.
Patented.

PERENNE COLLECTION

LILY

July 23, 2021

VIA EMAIL

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

RE: Meadowbrook Shopping Center – Interact meeting notes and attendance

Adam,

This letter is intended to provide the attendance record and meeting questions and notes from the Interact Meeting held on Thursday, July 22, 2021 at 6:00pm. Questions are in **bold** and responses follow in *italics*.

Attendance record:

- Eric Gonsher, RH Johnson
- Brock Walpert, RH Johnson
- Patrick Reuter, Klover Architects
- Mark Clar, Wells Fargo Lot
- David

Question & Answer:

Mark Clar: How will this project affect the shopping center across the street? It's dated. Have the center Owner's/Developers reached out to you?

A: That center's ownership has not reached out to us. We assume once they see the improvements we are making, they will want to make similar updates.

Mark Clar: Have you had any pushback from surrounding businesses/neighbors?

A: No we haven't, fortunately we have only received support.

Mark Clar: When will work begin?

A: Work will probably begin second quarter of next year.

This concludes our recap of the Interact meeting. Please feel free to give us a call should you have any further questions or concerns.

Sincerely,



Patrick Reuter
Senior Design Manager

CC:

Attachments:

Klover project #: 20065.001

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: August 3, 2021, Planning Commission Meeting

Application: PC 2021-116

Request: Conditional Use Permit – Drive-up service (non food & beverage);
Site Plan – monument sign and multi-tenant building sign plan

Action: *A Conditional Use Permit requires the Planning Commission to evaluate the facts and circumstances of a specific request and determine if those facts meet the criteria necessary for approval.*

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. Monument signs and multi-tenant building sign plans have specific approval and exception criteria.

Property Address: 3500 W. 75th

Applicant: Ron Shaffer, RLS Architects / Landmark National Bank

Current Zoning and Land Use: C-0 Commercial Office District – Multi-tenant Office Building

Surrounding Zoning and Land Use: **North:** R-1B – Single-family Residential – Single-family dwellings
East: R-1B – Single-family Residential – Single-family dwellings
South: C-O Office Building District – Office Building; and R-1A Single-family Residential – Single-family dwellings
West: C-O Office Building District – Office Building

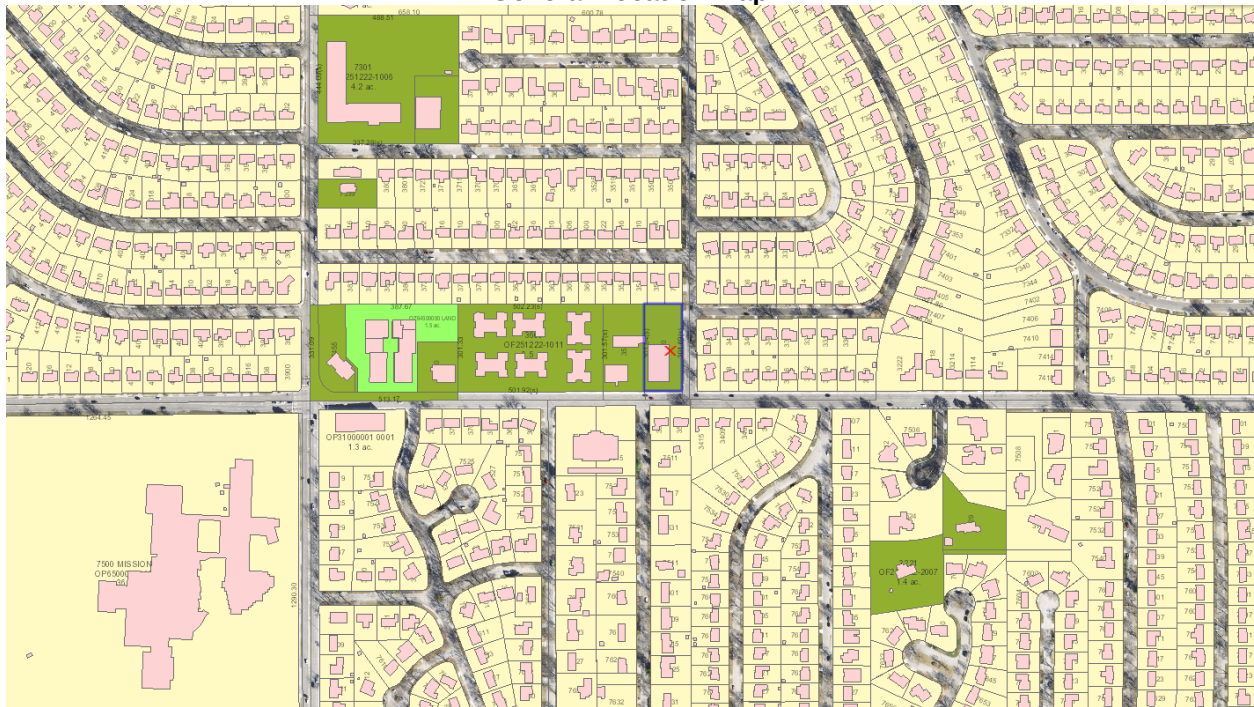
Legal Description: 22-12-25 TR A E 180' SE1/4 SE1/4 SW1/4 NW1/4 EX E 25' IN ST
1.17 AC M/L PVC 604

Property Area: .9 acres (39,340.83 s.f.)

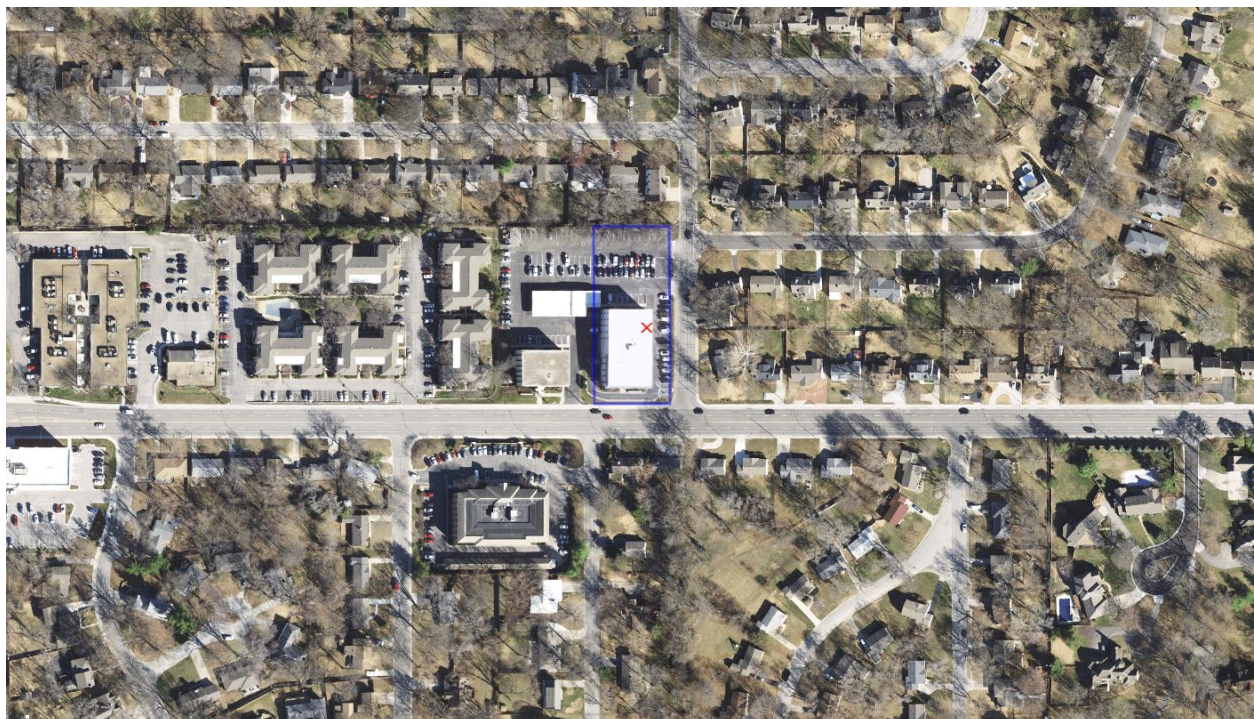
Related Case Files: PC 2017-108 – Approval of Sign Standards
PC 2014-101 – Approval of Monument Sign
PC 2013-125 – Sign Standards

Attachments: Application, site plan and elevations

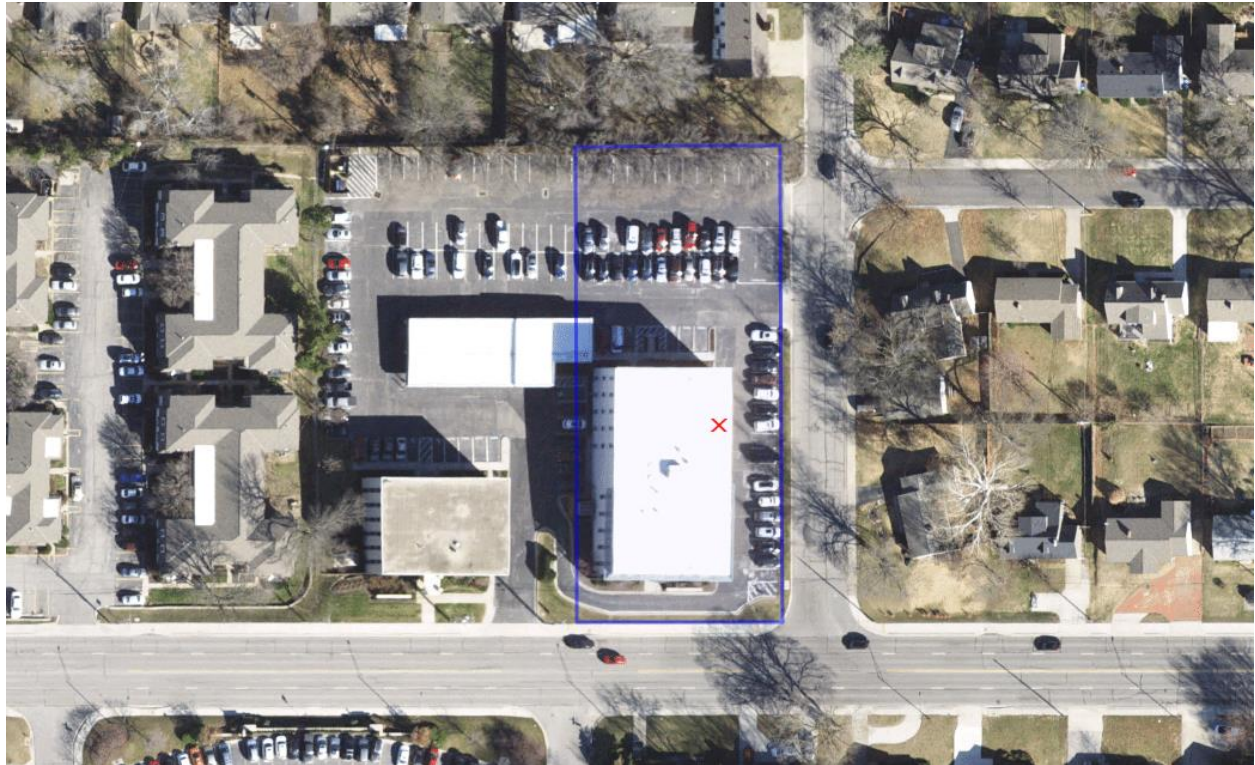
General Location Map



Aerial Map



Site



Street Views



Street view looking north on W. 75th Street



Street west on Windsor (drive up service to at northeast corner of lot).



Bird's eye view

Background:

The applicant is requesting the following:

1. A revision to previously approved sign standards for a multitenant office building, for the addition of a wall sign;
2. A new monument sign; and
3. A conditional use permit for a drive-up automated teller machine.

The sign standards for this building were originally approved by the Planning Commission in November 2013, and a monument sign was approved by the Planning Commission in January 2014. The monument sign was similar to the one placed on a companion building located immediately to the west. An amendment to the sign standards for the building was approved by the Planning Commission in June 2017, to locate a sign on the top of the front façade. No building signs had been placed on the building under the previous sign plan prior to June 2017, but the monument signs were built.

The Prairie Village sign ordinance requires Planning Commission approval of multi-tenant sign plans [19.48.070.d] and monument signs [19.48.070.a.], and allows the Planning Commission to approve conditional use permits for non-food and beverage drive up services.

The application proposes the following:

1. A new 50 square feet wall sign on the south end of the east elevation at about the mid-point of the building (between the windows of the first and second story).
2. An additional monument sign on the southeast corner of the lot (corner of Windsor and West 75th Street), located approximately 9 feet from each property line and surrounded by a landscape
3. A drive up service area for an ATM on the northeast corner of the lot. This would replace 6 parking spaces, and include:
 - a. A 6' x 10' canopy, approximately 11' high
 - b. An ATM located under the canopy.
 - c. Replacement of 6 parking spaces to locate the facility and configure the access lane;
 - d. A 1' 8" façade on the canopy incorporating backlit signs on all sides.
 - e. The structure would be 5 feet from the current curb line of the parking and approximately 10 feet from the north property line.

The applicant held a neighborhood meeting on July 22, 2021, in accordance with the City's Resident Participation Policy, and will provide background on the meeting to supplement the application.

Zoning Requirements – CUP for Drive-up Service (Non-food and beverage):

The property is zoned C-O Commercial Office District. The zoning ordinance allows accessory drive-up service areas for non-food and beverage businesses, but requires a Conditional Use Permit, reviewed by the Planning Commission. The permit application is accompanied by a site plan.

Conditional Use Permit. According to Section 19.30.030 of the Prairie Village Zoning Regulations, the Planning Commission shall consider the following factors to review a conditional use permit.

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

The C-O district provides for low-intensity and small-scale commercial and office uses as a transition to residential areas. Office and service uses such as banks are permitted in this district, and accessory drive-up service uses are frequently associated with this use (and other uses permitted in the C-O district). There are no alterations proposed to the existing building; however, the application does propose constructing an accessory structure (service kiosk) with the use. The C-O district requires the following general setbacks:

- 35' rear [19.16.030]
- 10' to 20' side, depending on the height (10' for one-story) [19.16.025]
- 15' street side. [19.16.025]
- *The zoning ordinance also allows accessory structures and uses that exceed 10' in height to be located in the setback, provided they are setback at least one-third its height. [19.34.040]*

The proposed structure is approximately 10' from the nearest property line and over 20' from the street side lot line, and is approximately 11' high. It therefore meets all setbacks required for accessory structures in the C-O district.

- B. The proposed conditional use meets any specific standards or limitations for the particular use listed in this ordinance.

Drive up services have specific standards that are listed below.

- C. The proposed conditional use meets all of the site plan review criteria in 19.32.030.

There are no alterations proposed to the principal building and only minimal changes to the proposed site. The plans propose an accessory structure – a service kiosk and canopy – in place of 6 existing parking spaces. The plans show a lexan (acrylic) back light panels on for the canopy, but do not include colors or material for the other components of the structure. These changes do not significantly impact the site plan criteria in 19.32.030 with respect to the overall site, other than specifically noted in criteria D. immediately below.

- D. The proposed conditional use at the specified location is adequately planned, designed, located, and limited to not cause any impacts on the character of the area, the public streetscape, or adjacent property, different from any other permitted use.

This site abuts a residential lot near the proposed kiosk. While it is an appropriate location on the site for this accessory facility (in relation to the use, parking, and streetscape), impacts on residential property will need to be minimized and mitigated. In particular, the lighting of the canopy structure on all sides and potential noise from the facility are a concern. There is currently a 6 feet solid privacy fence and a mature tree line along the property at this location. While this can provide adequate screening for the ATM and ground-level activity, the canopy structure will be prominent. At a minimum there should not be any acrylic back-lit signs on the north and west sides of the canopy nearest the residential property, and any lighting of signs on the understorey of the kiosk should be limited. Additionally, planting of tall, narrow evergreen trees may be necessary in the landscape area between the fence and the canopy that should extend to at least the height of the canopy structure. Further, the use of any audio prompts or service elements should be prohibited so that noise does not impact the residential use.

While the accessory for drive-up services, is consistent with the scale and use on this property, the location at a sensitive boarder will require additional mitigation and design changes from the submitted plan to comply with these criteria.

- E. In meeting these criteria, the Planning Commission may place additional conditions that it deems appropriate to ensure that the criteria are met based on the particular context, site, or plan.

See staff recommendations below.

Section 19.30.050.C also has the following specific criteria for drive-up service areas:

1. The service area and any circulation or stacking areas are designed and located in a way that minimizes impacts on any adjacent residential uses. This may include locating the service area at a remote part of the site, using enhanced screening and buffering of service areas, limiting the hours of operation and anticipated peak times of the operations, or demonstrating other operational or technical controls that will clearly meet the City's noise ordinance standards.

The drive-up service proposed is generally appropriate considering the orientation of this site, and current access and circulation patterns. However, the proximity to residential property may require additional mitigating designs including: eliminating any signs or lighting on the north and west edges of the canopy; limiting all lighting and signs on the structure; specifically

indicating materials and colors that can blend in with the landscape; increasing a tall evergreen landscape barrier between the structure and the fence; and/or reducing the height and profile of the canopy.

2. The access and circulation does not present any disruption to surrounding traffic patterns in the street, any pedestrian access points to the site, or along the streetscape beyond ordinary vehicular access.

The location is remote considering overall circulation and layout of the site. Other than unanticipated and unusually busy times, this location would not have a significant impact on the overall parking and circulation on the site. Cars waiting for service could obstruct parking spaces on the north edge of the site, but the occurrence of this may be rare or brief and considering the remoteness of these spaces and overall demand for parking on this site, it should be a manageable situation. The loss of parking spaces to locate the kiosk is not crucial as the site is served by a large joint parking area for multiple buildings that exceeds the ordinance requirements, and the building and uses do not generate any unusual parking demands. The location in a larger parking area allows options for if the service area experiences larger-than-expected traffic at any point.

Public Works has reviewed the plan and does not have any access, circulation of public safety concerns.

3. No food or beverage services are permitted. Drive-through retail food and beverage services require a special use permit according to the procedures and criteria in Section 19.28.

The proposal is for an automated teller machine with no retail food or beverages.

Building Sign / Multi-tenant Building Sign Plan Criteria:

The Prairie Village zoning ordinance requires multi-tenant buildings and sites to provide sign plans approved by the Planning Commission [19.48.070.d]. Signs on multi-tenant buildings are generally permitted subject to the general sign standards with the following distinctions to be noted in a sign plan:

- (1) Sign plans are to be approved by the Planning Commission.
- (2) Sign plans shall coordinate all signs on the building but allow sufficient flexibility for replacement and change of tenants.
- (3) The wall sign allowance for the building (generally 5% / 50 s.f. and 1 per wall), may be apportioned to multiple tenants in limited circumstances.
- (4) Monument signs shall meet the building and site standards, but space within the signs may be apportioned to multiple tenants.
- (5) The Planning commission shall consider the intent of the sign ordinance and design guidelines included in the ordinance when evaluating sign plans or considering any deviations from the standards. [19.48.070(d)].

This property had a building-specific sign plan approved in June 2017. The sign plan included the following relevant provisions:

- Two signs max on the north and south facades;
- Signs limited to dark bronze cutout letters;
- Letter sizes shall not exceed 18" (Note: Planning Commission approved this as a 14" letter height but that letters that extended above or below lines, such as a "p" or "d" could extend the sign height to 18");
- 30 square feet sign limit per sign, but signs on any wall would be limited to 5% or 5 square feet.
- Backlighting of letters is optional.

The proposed sign does not meet the size limits per sign (30 s.f. limit), though it does meet the overall wall limits (5% / 50 s.f.). It also does not meet the requirement for dark bronze cutout letters, and letter sizes. Therefore, the applicant is requesting an amendment to the sign plan to include the proposed sign.

The criteria for the sign plan review is to coordinate multiple signs on a building [19.48.070.(d).(1).] The design guidelines also provide several options to consider for coordinating signs, while still allowing flexibility for tenant changes within the plans and for individual business identification. Those include:

- (1) The same fonts (color, scale and style)
- (2) Same background (materials and color)
- (3) The same casing or framing
- (4) Consistent scale, orientation or shape.
- (5) Other elements of the sign plan. [19.48.080.(d)]

The proposed sign is on a different wall; however, it is distinct from the current sign plan and the existing sign in each of the 4 elements above, and no alternative coordinating elements are specified.

MONUMENT SIGN CRITERIA

Monument signs require approval by the Planning Commission and have the following specific standards for non-residential uses or multi-family projects in residential districts: [19.48.040 (monument signs in non-residential zoning) and 19.48.070.a]

- 1 per street frontage
- 20 square feet max
- 5' high max
- 3' setback from all property lines or 12' from street, whichever is greater, with associated landscape
- Base on at least 75% of plan, and materials that complement the building or other site elements.

The applicant has proposed a stucco sign band with total exterior dimensions of 17 square feet, incorporated into a brick, ceramic tile and cap stone structure. The overall structure height is 5 feet high by 10 feet long (widest base), and 4 feet wide (widest base). The sign is proposed to be located at least 9 feet from each corner lot line and includes at least 3 feet of landscape area on all sides. The location of this sign would need to be verified, so that it also meet any sight clearance distances required by the City Code [See City Code, 13-2A03]

The proposed monument sign meets the general standards for monument signs, except that the site already includes a monument sign that is proposed to remain. The existing monument sign is located on a wall at the building frontage, and includes two separate 20 square feet sign panels. These signs address 75th street. The proposed sign is located at the corner of 75th Street and Windsor. Although the sign ordinance allows non-residential property to have 1 monument sign per lot frontage, it is staff's interpretation that this requires the signs to be located and orient to two separate frontages. In this case, the application is proposing to retain the two existing signs on the low wall, and a new monument sign on the corner of 75th Street. The ordinance does permit the Planning Commission to grant exceptions through the site plan process, if they find that it better meets the following intent of the sign ordinance [19.48.010(a)]:

- (1) Create an attractive aesthetic environment in the city.
- (2) Enhance the quality and civic design of the community through the visual priority of buildings, open spaces, streetscapes, landscape, and other investments in the public realm.
- (3) Preserve the unique character of distinct areas by ensuring signs contribute to an appropriate sense of place.
- (4) Ensure safety of pedestrians, motorists or other users of the public rights-of-way with proper location, construction, design, operation and maintenance of signs.
- (5) Promote economic viability by assuring that the city is a visually pleasant place to visit, conduct business, and live.
- (6) Provide effective and efficient identification and communication for businesses, institutions, and other community destinations without excessive competition for visual attention.
- (7) Protect property values and investments by minimizing adverse effects of signs on adjacent property, such as light trespass, obstructing views and access, or visual clutter and blight.

- (8) Ensure that the constitutionally guaranteed right of free speech is protected through reasonable standards for signs as a way of public communication

Recommendation – Conditional Use Permit for Drive Up Service:

The location and accessory use for a drive-up service is appropriate at this location. However, staff has several recommendations that should be addressed before the Planning Commission would approve this conditional use permit. Most of these deal with the relationship to residential property, and could be addressed by the applicant submitting additional design details and specifications for the proposal:

1. No backlit lighting should be allowed on the north and west edges of the canopy, and any material on these sides should be neutral or muted earth tones that blend in with the landscape to minimize impacts on residential property.
2. Any lighting of signs on the south and east edges of the canopy, and any under-lighting of the canopy should be limited to only lighting that is sufficient for security. No light spill or glare should occur beyond the immediate service area.
3. The north edge should include a dense evergreen screen between the kiosk/canopy and the fence. The screen should be at least as high as the canopy.
4. No audio service prompts should be permitted, and noise shall otherwise be mitigated through either the technology or design of the canopy.
5. Materials and colors of the canopy should be specified – particularly as it relates to the residential property and minimizing impacts on residential property. A combination of muted colors, complimentary materials, landscape, and/or a lower-profile canopy should be considered.

Recommendation – Revised Multi-tenant Building Sign Plan

Staff's interpretation of the proposed sign is:

- a. It does not meet the current sign plan for this building in the following ways:
 1. It does not use dark bronze cut out letters, with limited letter sizes
 2. It exceeds the 30 square feet per sign limit (though it does meet the overall sign size)
- b. It does not meet the criteria for an amendment to the sign plan because the proposed sign does not use the recommended guidelines for coordinating multiple signs on a building, and further does not propose other strategies to coordinate this sign with the existing sign or any future or replacement signs on the building.

Recommendation – Monument Sign

Staff's interpretation of the sign standards is that the monument sign in the proposed location does not meet the "1 per lot frontage" allowance of the ordinance, considering that there are two 20 square foot signs on a wall facing 75th Street, and the proposed sign orients to 75th Street. However, all other aspects of the monument sign meet the ordinance standards. The Planning Commission may approve the monument sign as an exception through the site plan process if it determines that the plan meets the intent of the ordinance. If the Planning Commission elects to approve this sign, staff would recommend that the location be verified to be out of the sight distance required by Section 13-2A03 of the City Code prior to any sign permits being issued.



CITY OF PRAIRIE VILLAGE

The Star of Kansas

APP: 0026358
Cust# 000655

Planning Commission Application

For Office Use Only	
Case No.:	PC 2021-116
Filing Fee:	100.00
Deposit:	500.00
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: RON SHAFFER, AIA
DBA RLS ARCHITECTS Phone Number: 913.384.0134
4011 HOMESTEAD DRIVE
Address: PRAIRIE VILLAGE, KS 66208 E-Mail: RLSARCH@AOL.COM
W. JEFFREY PHILLIPS O 913.239.2807
Owner: LANDMARK NATIONAL BANK Phone Number: C 913.909.7950
3500 WEST 75TH, SUITE 110
Address: PRAIRIE VILLAGE, KS Zip: 66208

Location of Property: AS LISTED ABOVE

Legal Description: 22-12-25 TR A E 180' SE 1/4 SE 1/4 SW 1/4 NW 1/4 EX E 25' IN ST 1.17 AC
M/L PVC 604

Applicant requests consideration of the following: (Describe proposal/request in
detail) INSTALLATION OF BANK BUILDING SIGNAGE, CORNER
MONUMENT SIGN & ATM KIOSK AND CANOPY

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 INSTALLATION OF BANK SIGNAGE & ATM.

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

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

Applicant's Signature/Date

JULY 9, 2021

Owner's Signature/Date

JULY 9, 2021

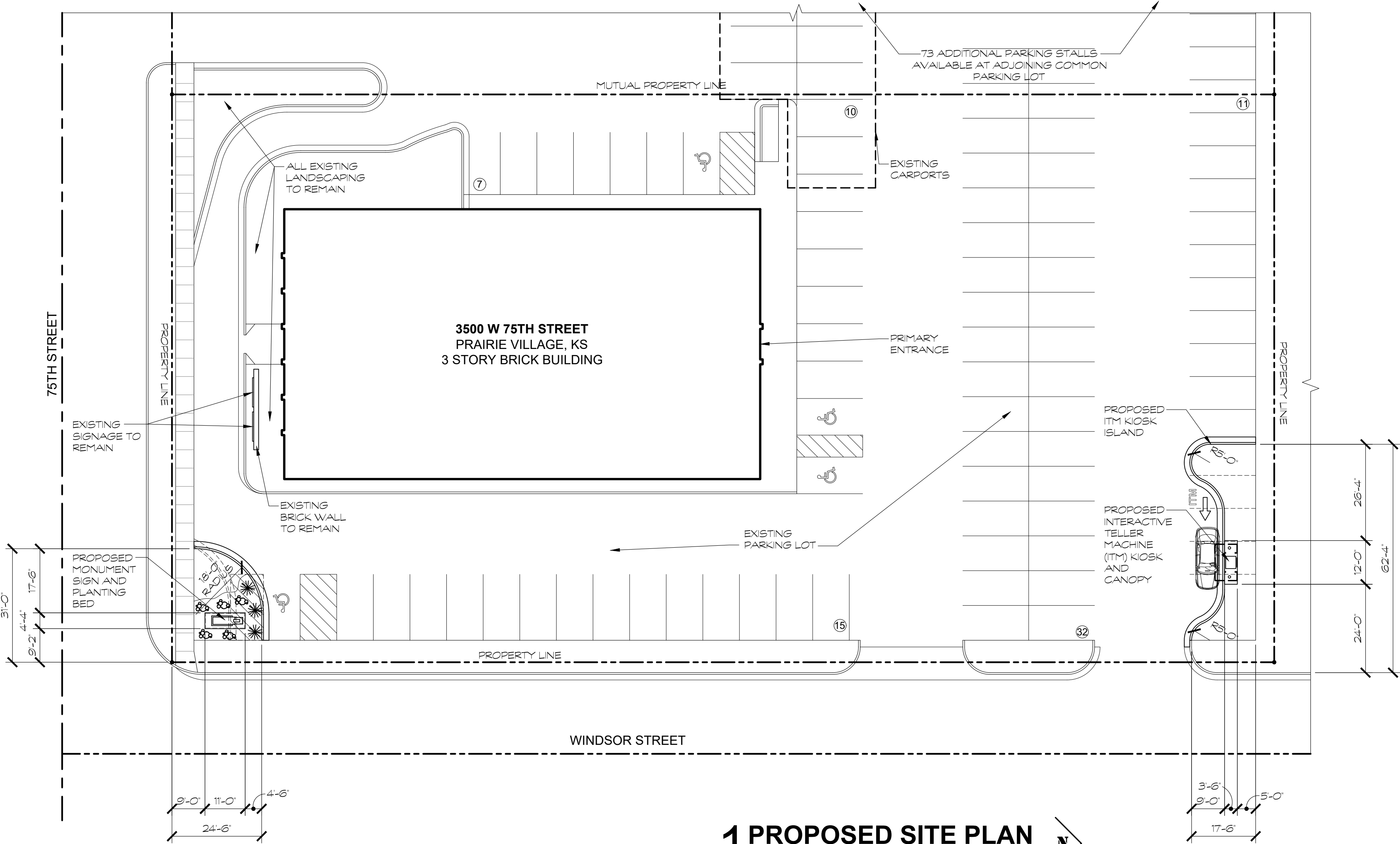
PROPOSED SITE PLAN NOTES:

PARKING STALLS	71
ACCESSIBLE STALLS	4
TOTAL PARKING STALLS (THIS SITE)	75
ADJACENT SITE PARKING STALLS	73
TOTAL PARKING STALLS (BOTH SITES)	148
REQUIRED PARKING STALLS	131

LANDSCAPE LEGEND:

-  - NEW MAIDEN GRASS
-  - NEW RED DRIFT ROSE

NOTE:
FIELD VERIFY LOCATION AND CONDITION OF ALL EXISTING LANDSCAPING. LANDSCAPE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL EXISTING LANDSCAPE AS REQUIRED. COORDINATE FINAL LOCATIONS WITH OWNER.



1 PROPOSED SITE PLAN
1" = 20'-0"



REVIEW SET
NOT FOR
CONSTRUCTION


RLS ARCHITECTS
4011 HOMESTEAD DRIVE
PRAIRIE VILLAGE, KS 66208
913.384.0134
rlsarch@aol.com

SIGNAGE AND ITM KIOSK FOR:
LANDMARK NATIONAL BANK
75TH & WINDSOR
3500 W 75TH STREET
PRAIRIE VILLAGE, KANSAS 66208

JOB NUMBER:

DATE: JULY 9, 2021

REVISIONS:

DRAWN BY:

PROPOSED
SITE PLAN

A100

REVIEW SET
NOT FOR
CONSTRUCTION



RLS ARCHITECTS
4011 HOMESTEAD DRIVE
PRAIRIE VILLAGE, KS 66208
913.384.0134
rlsarch@aol.com

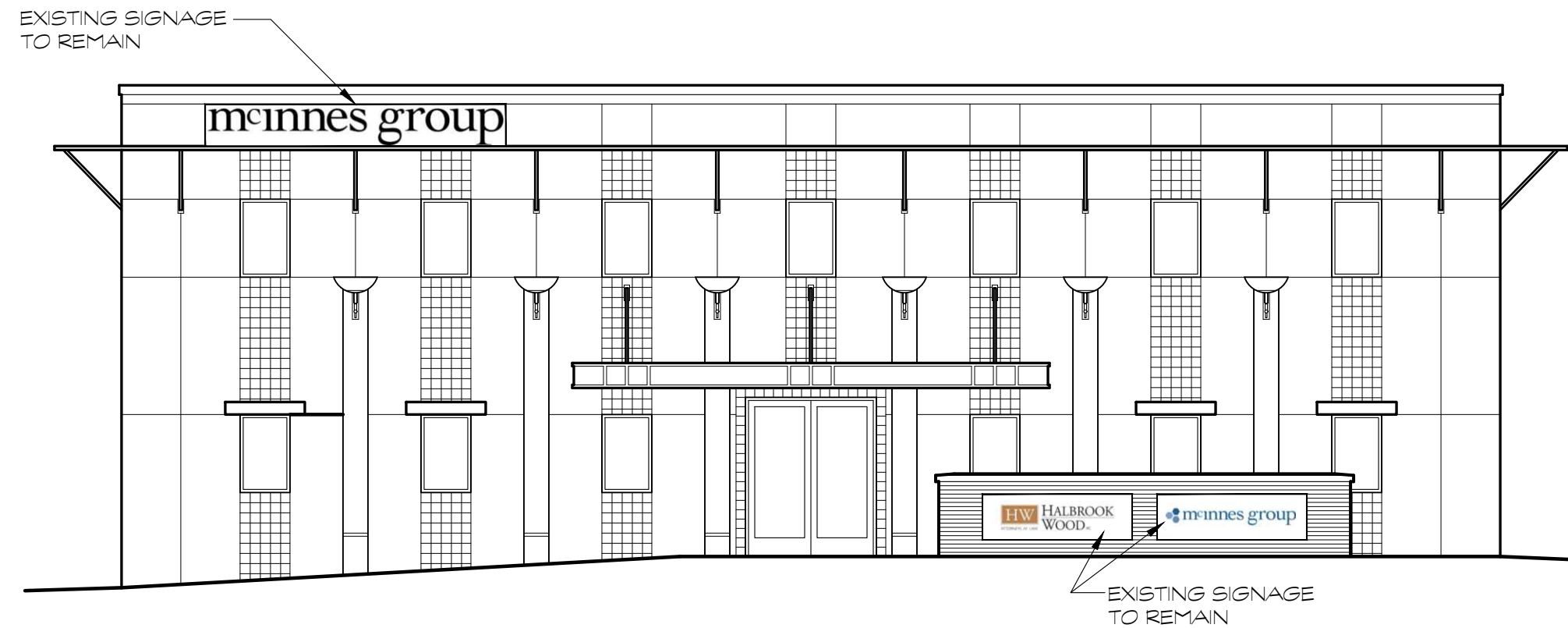
SIGNAGE AND ITM KIOSK FOR:
LANDMARK NATIONAL BANK
75TH & WINDSOR
3500 W 75TH STREET
PRAIRIE VILLAGE, KANSAS 66208

JOB NUMBER:
DATE: JULY 9, 2021
REVISIONS:

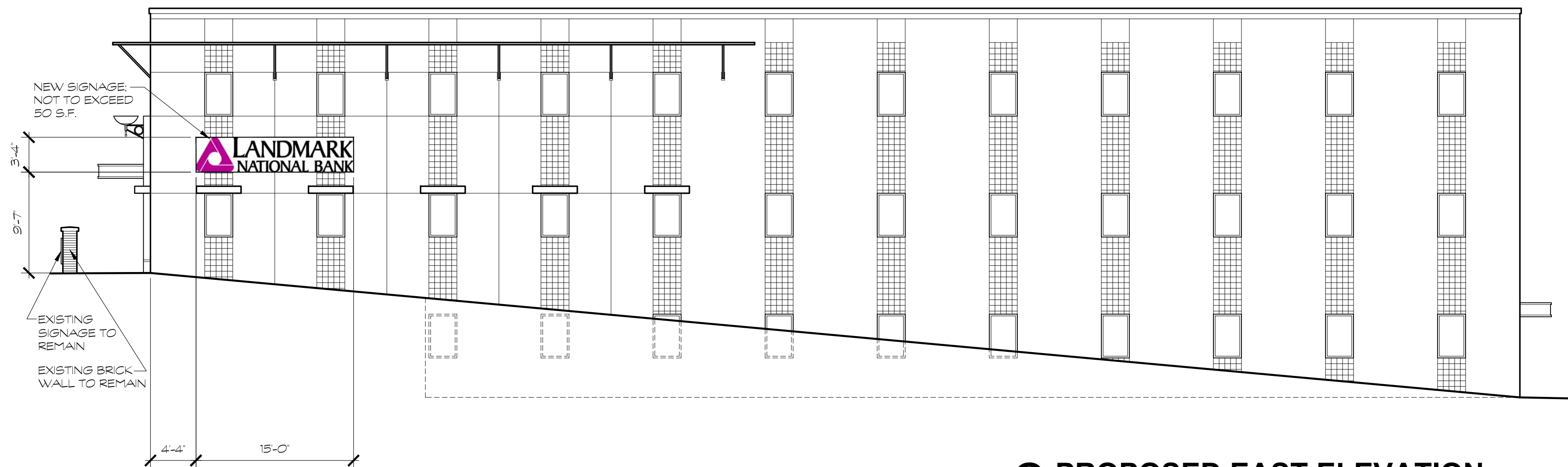
DRAWN BY:

PROPOSED
EXTERIOR
ELEVATIONS

A200



1 SOUTH ELEVATION
1/8" = 1'-0"



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



RLS ARCHITECTS
1011 HOMESTEAD DRIVE
RAIRIE VILLAGE, KS 66208
913.384.0134
rlsarch@aol.com

A201

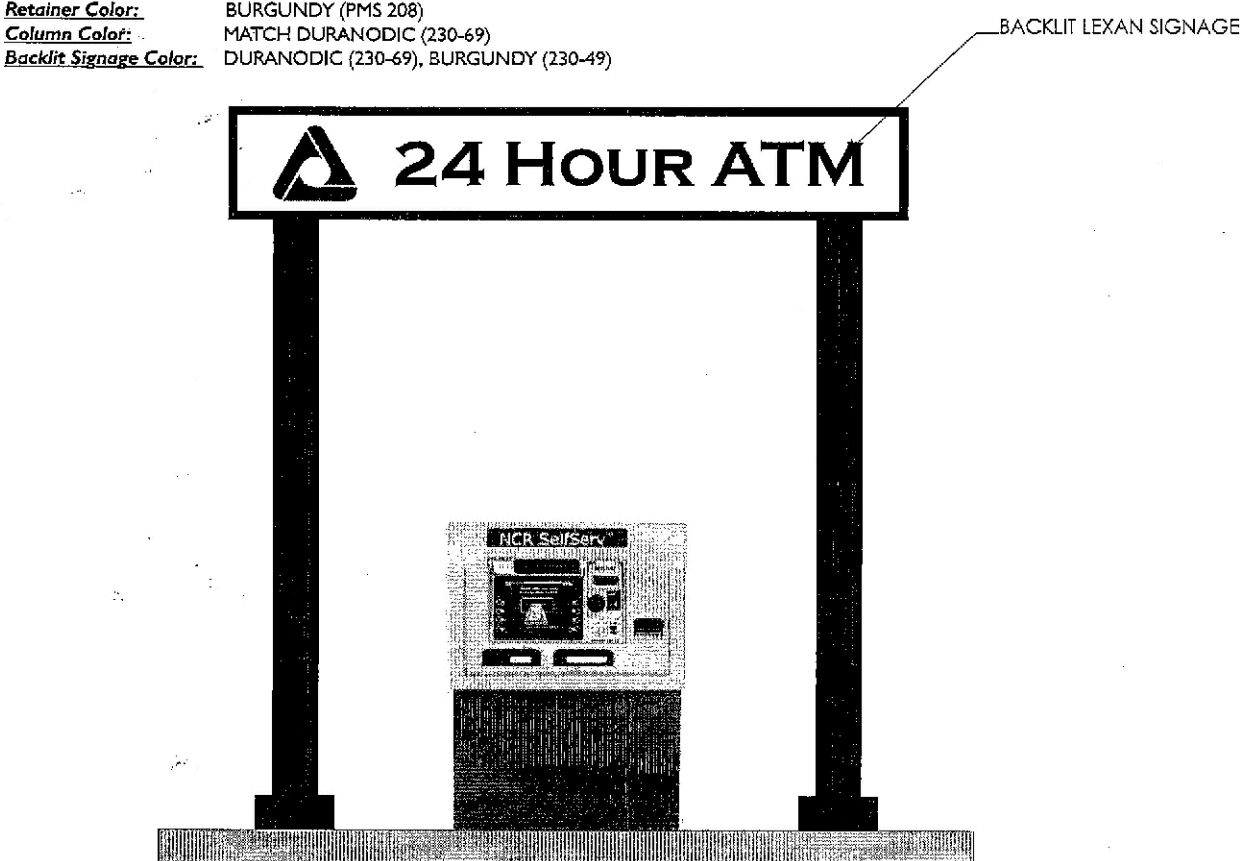


Landmark National Bank
Manhattan, KS
13732GRX1.CDR
9/2/08

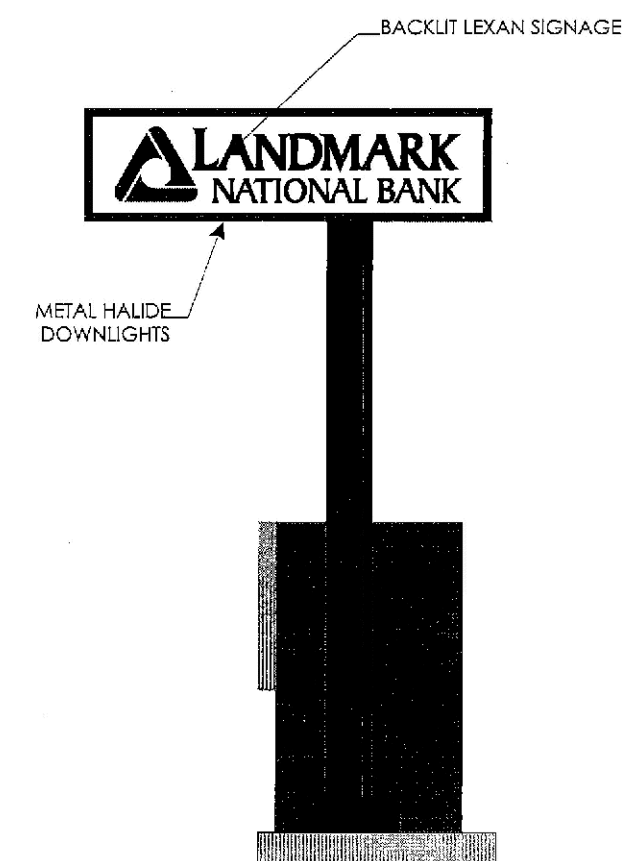
H580 CANOPY w/ NCR 6638

APPROVED: _____
DATE: _____

Retainer Color: BURGUNDY (PMS 208)
Column Color: MATCH DURANODIC (230-69)
Backlit Signage Color: DURANODIC (230-69), BURGUNDY (230-49)



FRONT ELEVATION



EXIT ELEVATION



7905 'L' Street, Suite 110
Omaha, NE 68127
Phone: (402) 592-0600
Fax: (402) 592-3572
www.tmsdesign.com

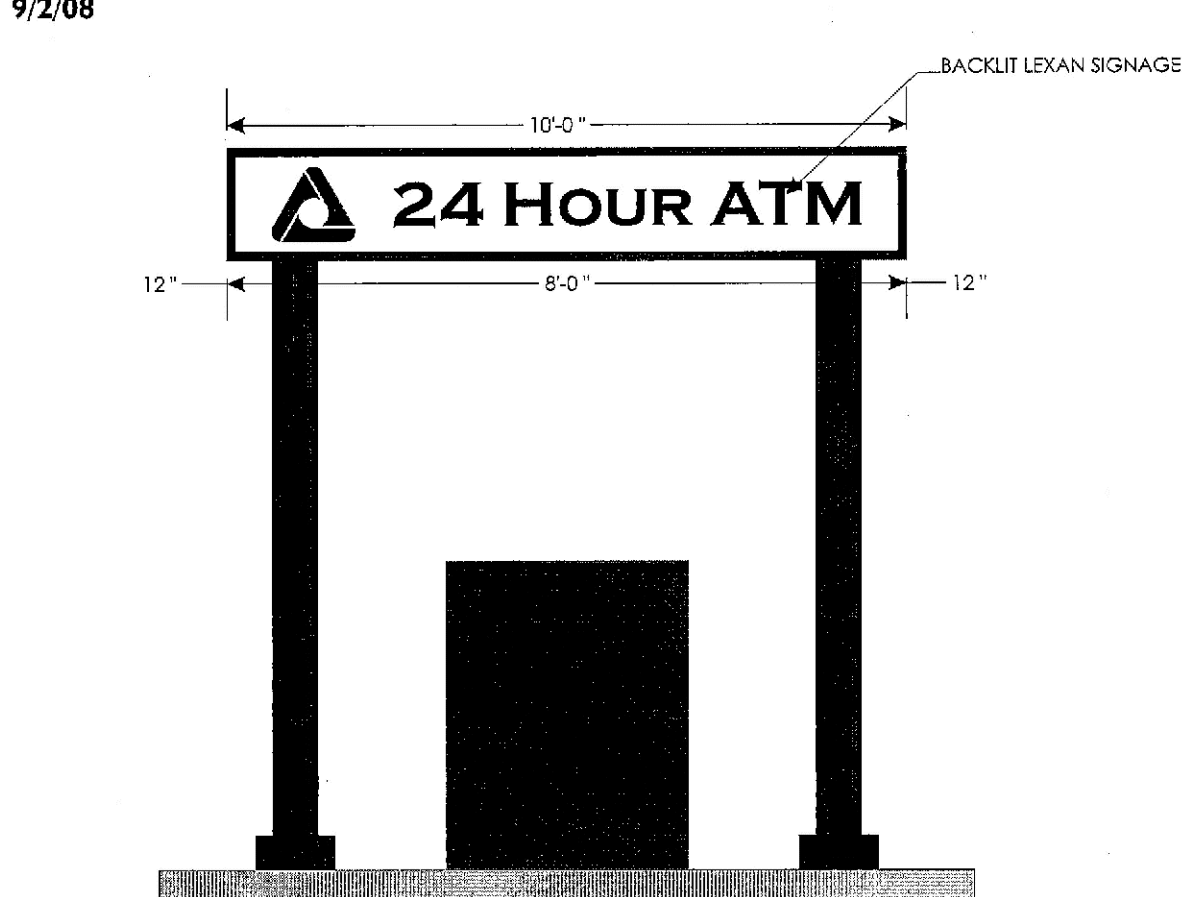
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PAGE 1

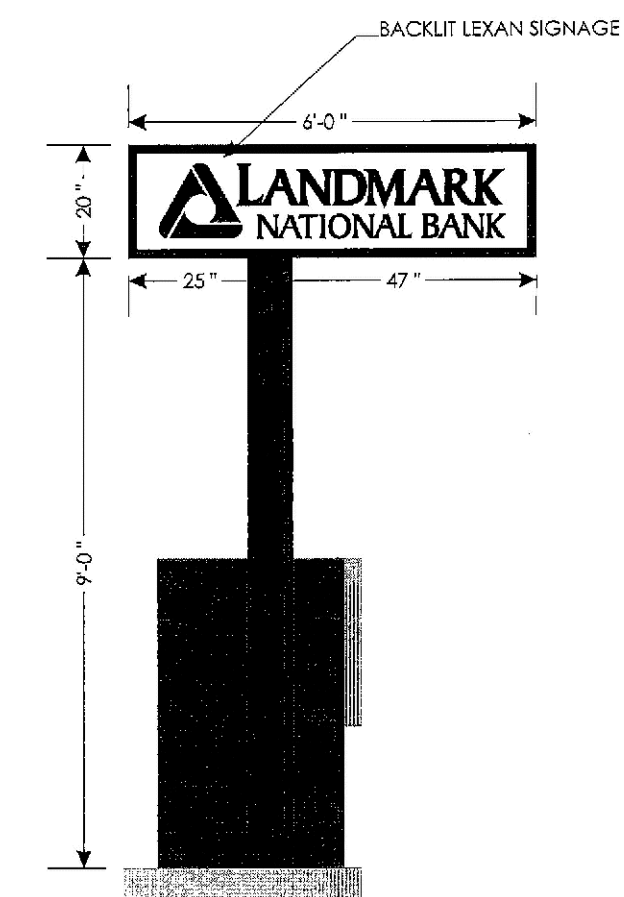
Landmark National Bank
Manhattan, KS
13732GRX1.CDR
9/2/08

H580 CANOPY w/ NCR 6638

APPROVED: _____
DATE: _____



REAR ELEVATION



APPROACH ELEVATION



7905 'L' Street, Suite 110
Omaha, NE 68127
Phone: (402) 592-0600
Fax: (402) 592-3572
www.tmsdesign.com

TMS

PAGE 2

REVIEW SET
NOT FOR
CONSTRUCTION



RLS ARCHITECTS
4011 HOMESTEAD DRIVE
PRAIRIE VILLAGE, KS 66208
913.384.0134
rlsarch@aol.com

SIGNAGE AND ITM KIOSK FOR:
LANDMARK NATIONAL BANK
75TH & WINDSOR
3500 W 75TH STREET
PRAIRIE VILLAGE, KANSAS 66208

JOB NUMBER:
DATE: JULY 9, 2021
REVISIONS:

DRAWN BY:

ITM ELEVATIONS

A202

REVIEW SET
NOT FOR
CONSTRUCTION



RLS ARCHITECTS
4011 HOMESTEAD DRIVE
PRAIRIE VILLAGE, KS 66208
913.384.0134
rlsarch@aol.com

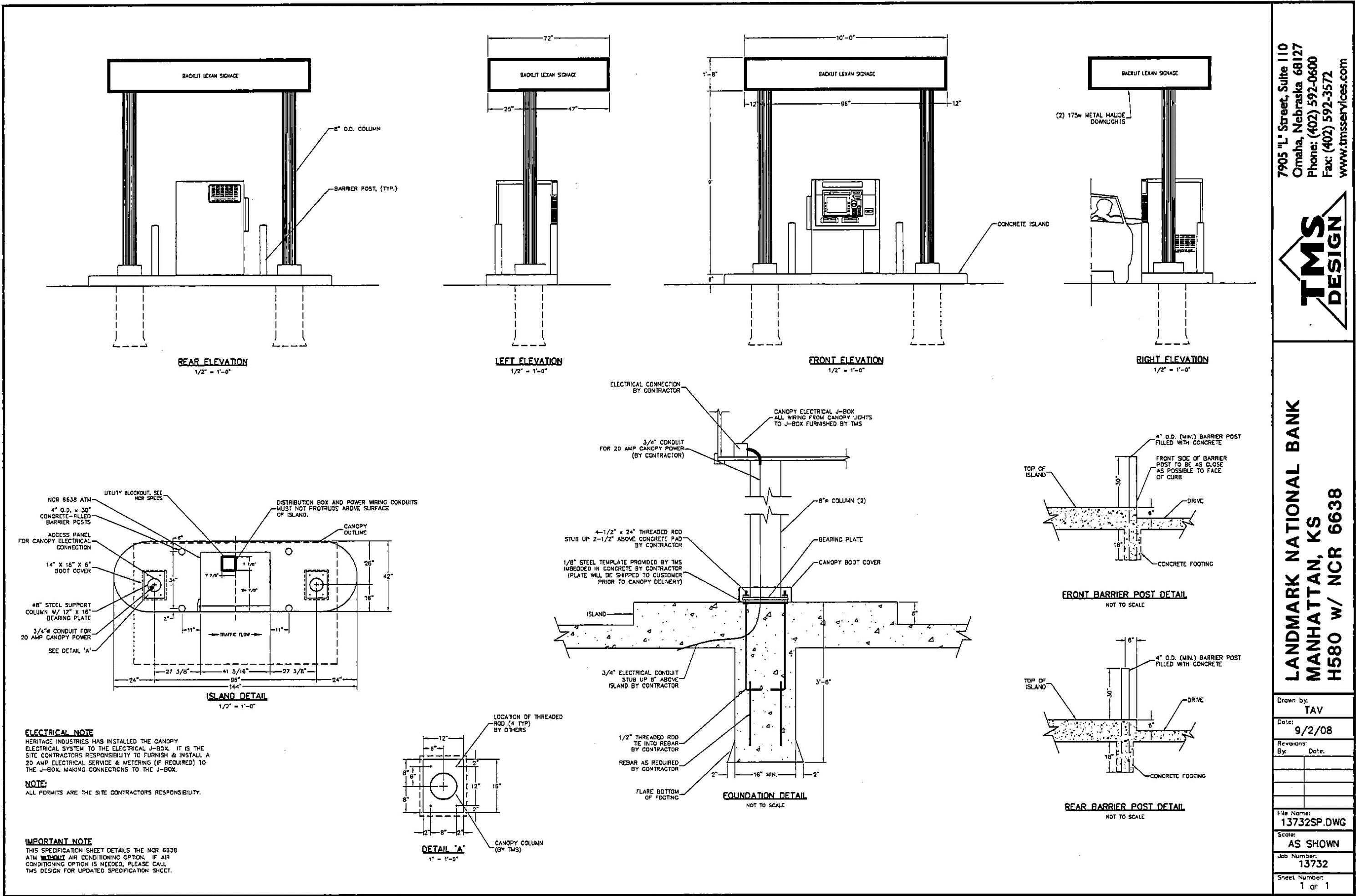
SIGNAGE AND ITM KIOSK FOR:
LANDMARK NATIONAL BANK
75TH & WINDSOR
3500 W 75TH STREET
PRAIRIE VILLAGE, KANSAS 66208

JOB NUMBER:
DATE: JULY 9, 2021
REVISIONS:

DRAWN BY:

ITM DETAILS

A203





R L S A R C H I T E C T S

4011 Homestead Drive Prairie Village, Kansas 66208 913-384-0134 rlsarch@aol.com

July 15, 2021

RE: Conditional Use Permit / Site Plan Application for Landmark National Bank ATM at 3500 West 75th Street, Prairie Village, Kansas.

Landmark National Bank has filed an application with the Prairie Village Planning Commission for the construction of a new automated drive-up teller machine, drive lane and stand alone canopy on the property owned by Windsor-Continental Investors, L.L.C. The new single-lane ATM drive will be located at the north-east corner of the property. Additionally, Landmark National Bank plans to add a monument sign on the property at the corner of 75th Street & Windsor Drive and add appropriate Bank signage to the east facade of the building.

The application will be heard by the Planning Commission on Tuesday, August 3, 2021 at 7:00 P.M. in the council chambers at the Prairie Village Municipal Building, 7700 Mission Road or via Zoom online depending on current COVID restrictions at the time.. The application number associated with this proposed project is PC2021-116.

You are invited to attend an informal neighborhood meeting at the site at 3500 West 75th Street, at Landmark National Bank, Suite 110, at 6:30-7:30 P.M. on Thursday, July 22, 2021.

The drawings for the proposed ATM lane and canopy will be presented to you and you will have the opportunity to ask questions of the project.

If you cannot attend and have questions, please contact;

Ron Shaffer
913-384-0134
rlsarch@aol.com

Sincerely,

Ronald L. Shaffer, AIA
Principal / RLS Architects



R L S A R C H I T E C T S

4011 Homestead Drive Prairie Village, Kansas 66208 913-384-0134 rlsarch@aol.com

Conditional Use Permit/ Site Plan Application
Landmark National Bank Proposed ATM
3500 West 75th Street, Prairie Village, Kansas

Neighborhood Meeting July 22, 2021, 6:30 PM

Jeff Phillips
Name

LN13
Address

Pen Jaffer
Name

RLS ARCHITECTS
Address

Name

Address

Name

Address

Name

Address

Name

Address

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: August 3, 2021, Planning Commission Meeting

Application: PC 2021-118

Request: Site Plan for Monument Sign

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. Monument signs have specific approval and exception criteria.*

Property Address: 7105 Mission Road

Applicant: Joe Tindall / Tutura Group

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

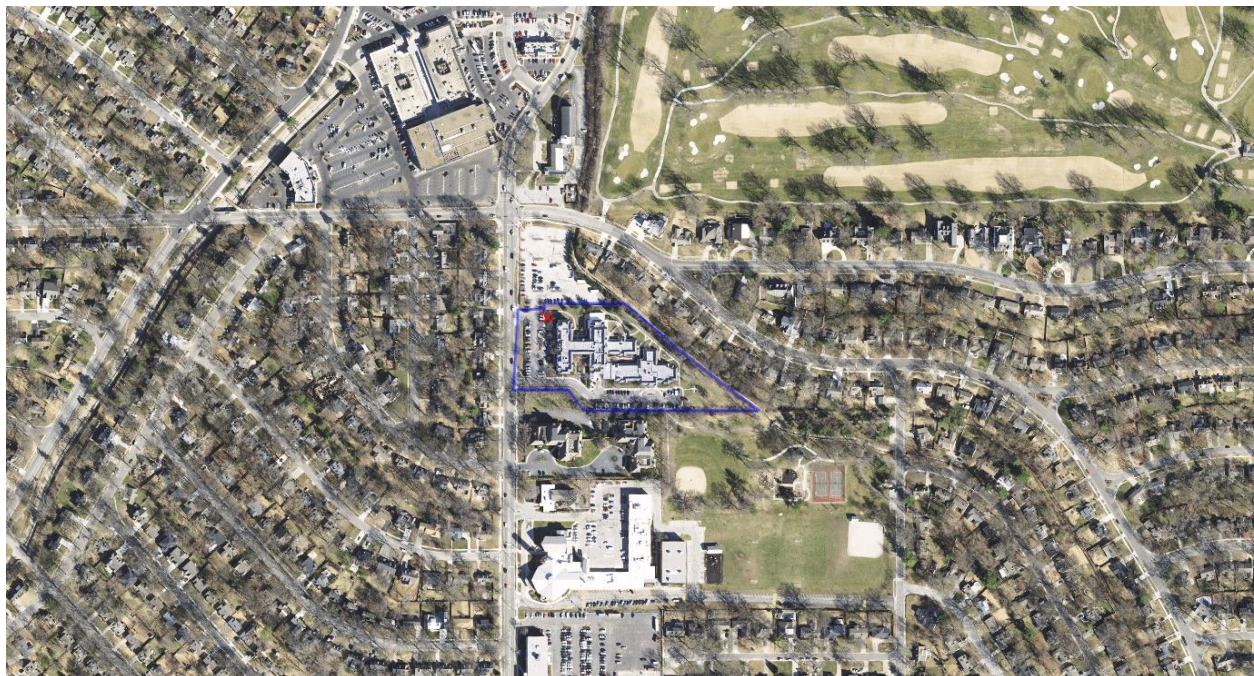
Surrounding Zoning and Land Use: North: R-1B Single-Family Residential; Parking and Single-family
East: R-1B Single-Family Residential; Single-family and Park
South: RP-3 and R-1B Single-Family Residential; Condominium apartments and Institution
West: R-1B Single-Family Residential; Single-Family

Legal Description: BRIGHTON GARDENS, LOT 1

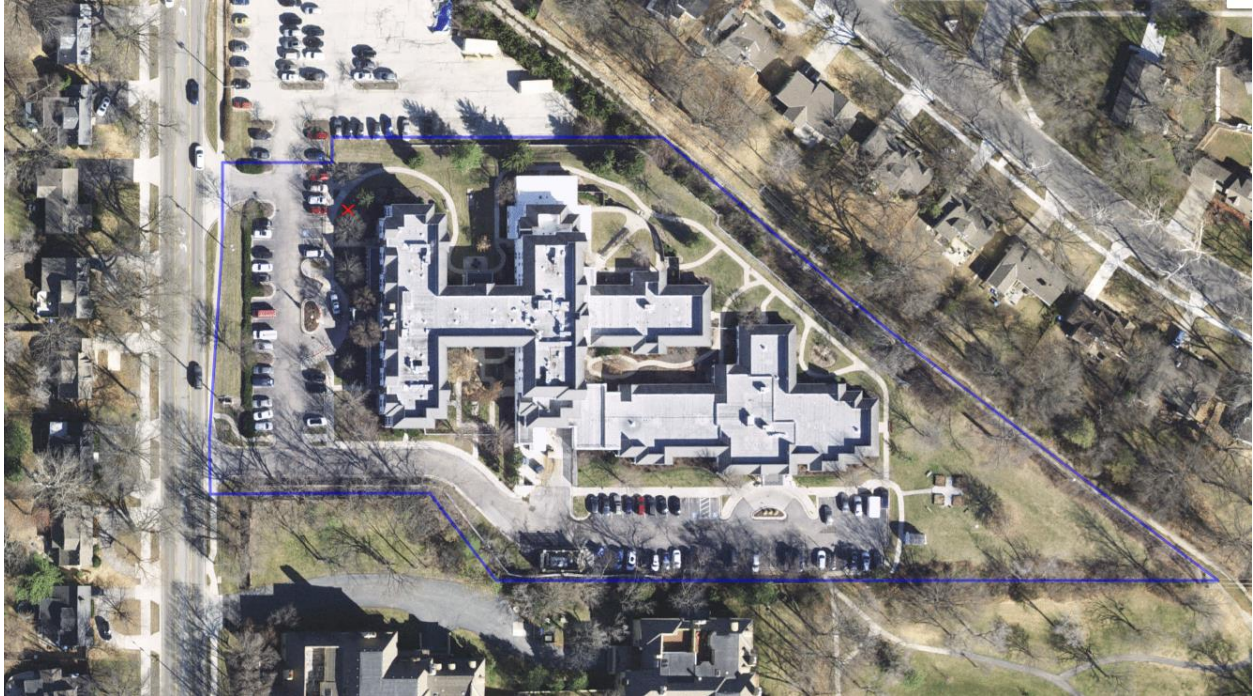
Property Area: 4.42 acres (192,426/77 s.f.) acres (293,999 s.f.)

Related Case Files: PC 97-02 Special Use Permit for Adult Senior Dwelling
PC 2021-106 Special Use Permit Amendment

Attachments: Application, Sign Plan, Site Plan, Photos



Site



Street Views



Street view looking east from Mission Road



Birdseye



Birdseye

BACKGROUND:

The applicant is requesting approval of a monument sign associated with an adult senior living facility. The monument sign is similar in scale, design, and location to a previous monument sign on the site. However, all new monument signs require approval by the Planning Commission. [Prairie Village Zoning Ordinance, Section 19.48.070(a)]

Brighton Gardens was developed in 1997 according to a special use permit approved by the City (PC 97-02; Ordinance 1917). In April 2021, the City approved an amendment to the SUP associated with additions to the building, reallocation of the current licensed beds, and additional internal facilities to support residences.

ANALYSIS:

Monument signs require approval by the Planning Commission and have the following specific standards for non-residential uses or multi-family projects in residential districts: [19.48.040 (monument signs in residential zoning) and 19.48.070]

- 1 per lot
- 20 square feet max
- 5' high max
- 3' setback from all property lines or 12' from street, whichever is greater, with associated landscape
- Base on at least 75% of plan, and materials that complement the building or other site elements.

The applicant has proposed a sign with total exterior dimensions of 20.81 square feet, however the shape of the sign and by excluding voids on either side of the center arch, make the actual sign face under 20 square feet. The sign is supported by a brick base and pillars on each side with post caps (materials not designated) that are 53 inches high. One pillar includes a 13.5" diameter logo, which does count to the overall sign area, but may be approved by the Planning Commission as an exception. The sign will replace a monument sign with a similar scale and design in the same location and meets the required setback.

The sign face is aluminum panel and proposed to be internally illuminated through acrylic translucent cut out letters. The proposed lighting meets the standards for illumination of signs in the sign ordinance [19.48.060(c)].

Other than the exception for the additional logo on the brick pillar, the sign meets all standards for monument signs.

RECOMMENDATION:

Staff recommends approval of the of the new monument sign, subject to the following:

1. Planning Commission approves an exception for the 13.5" diameter logo on the brick pillar;
2. The applicant specify the pillar cap material, prior to Planning Commission approval; and
3. The current landscape be retained or replaced with similar low-level ground cover and ornamental plants, to be verified at the time of permits.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.:
Filing Fee:
Deposit:
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: JOE TINDALL Phone Number: (913) 245-0007
Address: 15301 West 109th St. Lenexa 66219 E-Mail: joe@grandmarksigns.com
Owner: TATER GROUP Phone Number: (816) 444-0900
Address: 7611 STATE LINE RD., KENDAL Zip: 64114
Location of Property: The Village at Mission, 7105 Mission Road, Prairie Village 66208
Legal Description: SENIOR LIVING COMMUNITY
Applicant requests consideration of the following: (Describe proposal/request in detail) Remove existing monument sign and replace it with a new brick base and pillar and internally illuminated sign cabinet.

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 replacement of existing monument sign with new monument sign

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

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

Applicant's Signature/Date

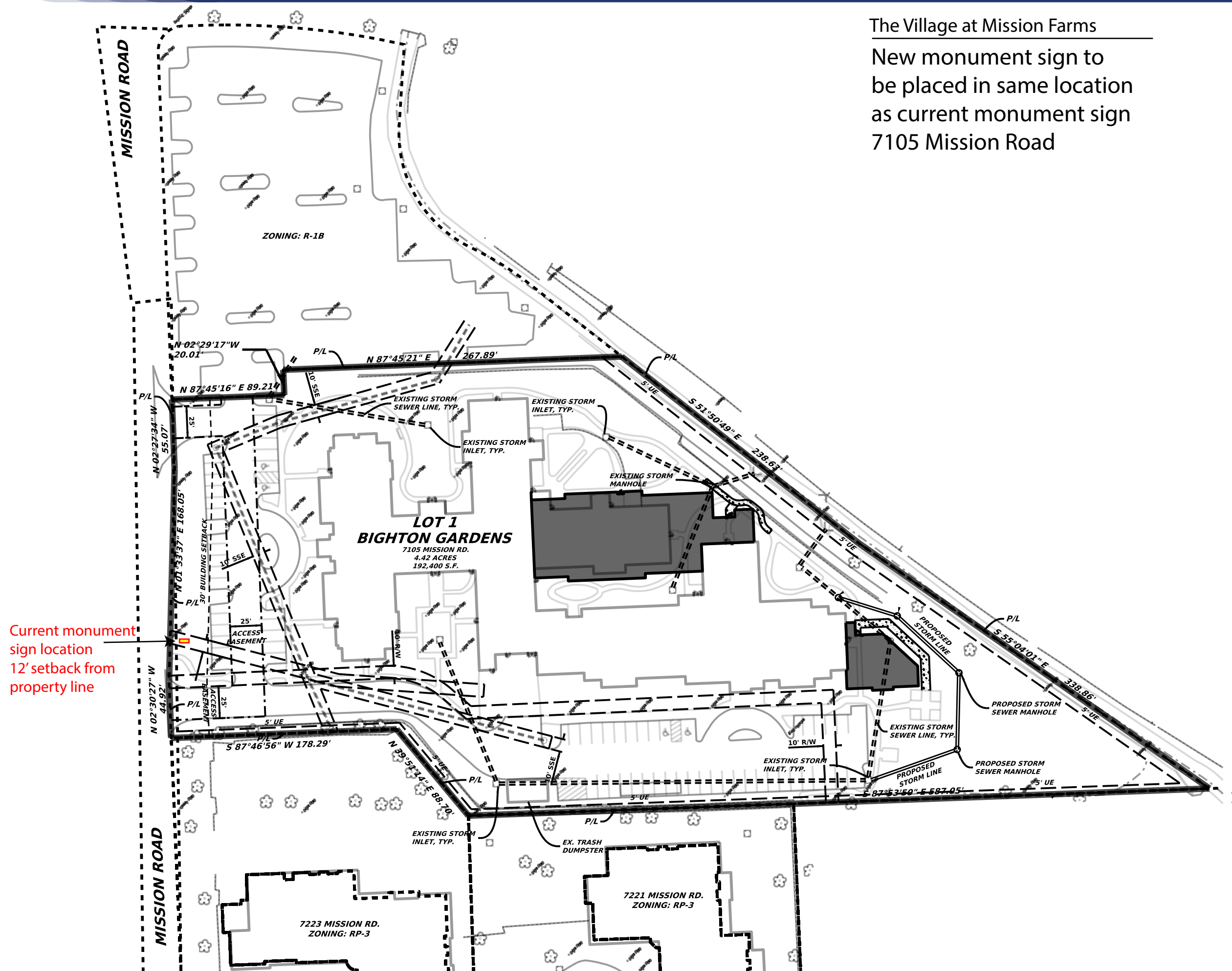
Owner's Signature/Date

7/12/21

SITE PLAN

The Village at Mission Farms

New monument sign to
be placed in same location
as current monument sign
7105 Mission Road



Monument Sign

40.5"H x 74"W x 12"D internally illuminated sign cabinet

- Cabinet consists of 1/8" aluminum faces with routed out letters and logo

- 1/2"D push through acrylic letters and logo with translucent vinyl applied

- internally illuminated with LEDs

53"H x 116"W x 24"D Brick base

