

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, SEPTEMBER 14, 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, September 14. 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 - AUGUST 3, 2021
- III. OLD BUSINESS
- IV. PUBLIC HEARINGS
- V. NON-PUBLIC HEARINGS
 - PC2021-117 Final Development Plan Application
Meadowbrook Shopping Center
5300 W. 95th Street
Zoning: CP-1
Applicant: Patrick Reuter, Klover Architects
- 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 AUGUST 3, 2021

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, August 3, 2021 at 7:00 p.m. Due to the COVID-19 pandemic, Commission members attended a virtual meeting via the Zoom software platform. Vice-Chair James Breneman called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, Patrick Lenahan, Melissa Brown, and Nancy Wallerstein.

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

APPROVAL OF MINUTES

Mrs. Wallerstein moved for the approval of the minutes of the July 13, 2021 regular Planning Commission meeting. Mr. Lenahan seconded the motion, which passed 4-0, with Mr. Birkel in abstention.

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

Mr. Graham Smith, planning consultant with Gould Evans, stated that the applicant was 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 two-story building, cosmetic changes to all existing buildings, and associated site improvements at the Meadowbrook Shopping Center. The property is zoned CP-1, Planned Restricted Business, which requires a preliminary development plan and a final development plan for redevelopment.

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' or 10% - each requiring a new preliminary development plan. 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 the 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 childcare center, and the remaining tenant spaces will be unchanged as to their general uses (retail, service and office uses).

The specific changes proposed in the preliminary development plan include:

- A new building (“Building H”) in the north central portion of the existing building footprint, which will be a two-story, 14,000 square feet building proposed for daycare.
- A replacement of the northwest portion of the existing building with an 8,445 square feet 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 southwest side of the site.
- Removal of approximately 13 spaces of building-front parking on the north side of new Building H.
- The addition of 21 spaces of on-street parking and curb and sidewalk reconfiguration on the north side of 94th Terrace, abutting the site.
- Cosmetic changes to the facades of the existing remaining buildings.

Due to the minor changes to the overall plan, and primarily cosmetic changes to the existing buildings and site, the preliminary development plan and final development plan were submitted together for consideration.

Mr. Smith reviewed the “Golden Factors” that the Planning Commission must consider for a revised preliminary development plan:

1. The character of the neighborhood;
2. The zoning and uses of property nearby;
3. The suitability of the property for the uses to which it has been restricted under its existing zoning;
4. The extent that a change will detrimentally affect neighboring property;
5. The length of time of any vacancy of the property;
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;
7. City staff recommendations;
8. Conformance with the Comprehensive Plan; and
9. Approval of the preliminary and final development plans

He added that staff recommended approval of the revised preliminary development plan and final development plan subject to the following conditions:

1. Prior to issuing building permits, the landscape plan be amended and approved by staff with the following changes:
 - a. The street trees on 94th Terrace be coordinated with the approved option in regard to on-street parking in condition 2 below.

- b. Additional shrubs or perennial plants be allocated to the four trash enclosure areas on 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 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; or
 - 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 the 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.

Mr. Birkel asked if the parking proposed for 94th Terrace was required; Mr. Smith stated it was not, as the site already exceeded the necessary number of parking spaces. Mrs. Wallerstein shared concerns about traffic flow for drop-off and pick-up at the proposed daycare facility. Mr. Breneman stated that he was opposed to the parallel parking spots on 94th Terrace.

Patrick Reuter of Klover Architects, 8813 Penrose Lane, Lenexa, and Eric Gonsler of the R.H. Johnson Company, 2215 Brookwood Road, Mission Hills, were present to discuss the project. Mr. Reuter stated that the proposed parallel parking on 94th Terrace was initially included based on discussions with City staff and the guidance provided in Village Vision 2.0. He added that a daycare drop-off lane could be added if needed. Mr. Gonsler noted that parents would be able to drop off children at the daycare from both the north and south side of the building. Mrs. Wallerstein stated this would be unlikely, since most daycare facilities only have a single entrance for safety purposes.

Mr. Breneman opened the public hearing at 7:46 p.m. With no one present to speak, Mr. Breneman closed the public hearing at 7:47 p.m.

Planning Commission members reviewed the “Golden Factors” and found that the project met all required criteria. However, they felt that more information was needed in regard to traffic flow in and out of the day care facility before they would feel comfortable approving the final development plan.

After further discussion, Mr. Lenahan made a motion to continue the final development plan portion of the application to the next meeting. Mr. Birkel seconded the motion, which passed 5-0.

Mr. Lenahan made a motion to recommend approval of the preliminary development plan to the City Council with staff conditions, including Option 2-C in regard to eliminating the on-street parking on 94th Terrace. Mrs. Wallerstein seconded the motion, which passed 5-0.

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

Mr. Smith stated that the applicant was requesting approval for the following items:

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

The conditional use permit application for the proposed drive-up ATM was reviewed first. Mr. Smith noted that an accessory use for a drive-up service was an appropriate use at the location. The ATM would be placed at the northeast corner of the lot, and include:

- A 6' x 10' canopy, approximately 11' high;
- The ATM located under the canopy;
- Replacement of 6 parking spaces to locate the facility and configure the access lane;
- A 1' 8" façade on the canopy incorporating backlit signs on all sides;

Mr. Smith went over several staff recommendations that should be considered before the Planning Commission approved the conditional use permit. Most dealt with the relationship of the ATM to nearby residential properties, 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.

Mr. Birkel asked if illumination should be removed from the east side of the ATM canopy as well, to prevent light spill to the homes facing the parking lot across Windsor Road. Mrs. Wallerstein shared concerns about traffic flow through the parking lot, suggesting that the curb for the ATM be extended.

Ron Shaffer, RLS Architects, and Dan Smith, property owner, were present to discuss the project. Both agreed to remove the lighting from the east side of the canopy, and to extend the curb on which the ATM would sit one stall to the west.

Ms. Brown made a motion to approve the Conditional Use Permit for the ATM, with staff recommendations, as well as limiting lighting to only the south side of the kiosk and extending the curb one parking stall to the west. Mrs. Wallerstein seconded the motion, which passed 5-0.

Mr. Smith next reviewed the multi-tenant building sign plan. He noted that the plan was a revision of a previously approved sign standard, originally approved in 2013. A monument sign was approved in 2014, and an amendment to the sign plan to add a sign to the front of the building was approved in 2017. The applicant is requesting a new 50 square feet wall sign on the south end of the east elevation at the mid-point of the building, between the windows of the first and second story.

Mr. Smith noted that the proposed building sign did not meet the current sign plan for the 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 requirements);
3. 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 does not propose other strategies to coordinate this sign with the existing sign or any future or replacement signs on the building.

Mr. Shaffer asked that the signage portion of the application be continued to the next Planning Commission meeting so the applicant had a chance to further review the approved sign plan from 2017.

Mr. Lenahan made a motion to continue the building signage portion of the application to the September meeting. Mr. Birkel seconded the motion, which passed 5-0.

Mr. Shaffer asked that the monument sign portion of application also be continued to the next Planning Commission meeting.

Mr. Lenahan made a motion to continue the monument sign portion of the application to the September meeting. Mr. Birkel seconded the motion, which passed 5-0.

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

Mr. Smith said that the applicant was requesting approval of a monument sign associated with an adult senior living facility. The monument sign would be similar in scale, design, and location to the previous monument sign on the site. However, all new monument signs require approval by the Planning Commission, based on the zoning ordinance.

Mr. Smith noted that staff recommended approval of the new monument sign, subject to the following conditions:

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.

Joe Tindall with GrandMark Signs, 15301 W. 109th Street, Lenexa, was present to discuss the project. He stated that the pillar caps would be made of stone.

Mrs. Wallerstein made a motion to approve the new monument sign with staff recommendations. Mr. Birkel seconded the motion, which passed 5-0.

OTHER BUSINESS

ADJOURNMENT

With no further business to come before the Commission, Vice-Chair James Breneman adjourned the meeting at 9:11 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: September 14, 2021, Planning Commission Meeting

Application: PC 2021-117 Final

Request: Final Development Plan for New Building, Playground, and cosmetic enhancements to an existing shopping center.

Action: *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: Klover Architects / Meadowbrook Center, LLC

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

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: PC 2021-117 - Preliminary Development Plan in CP-1 Zoning

Attachments: Application, and final development plan

General Location Map



Aerial Map



Site



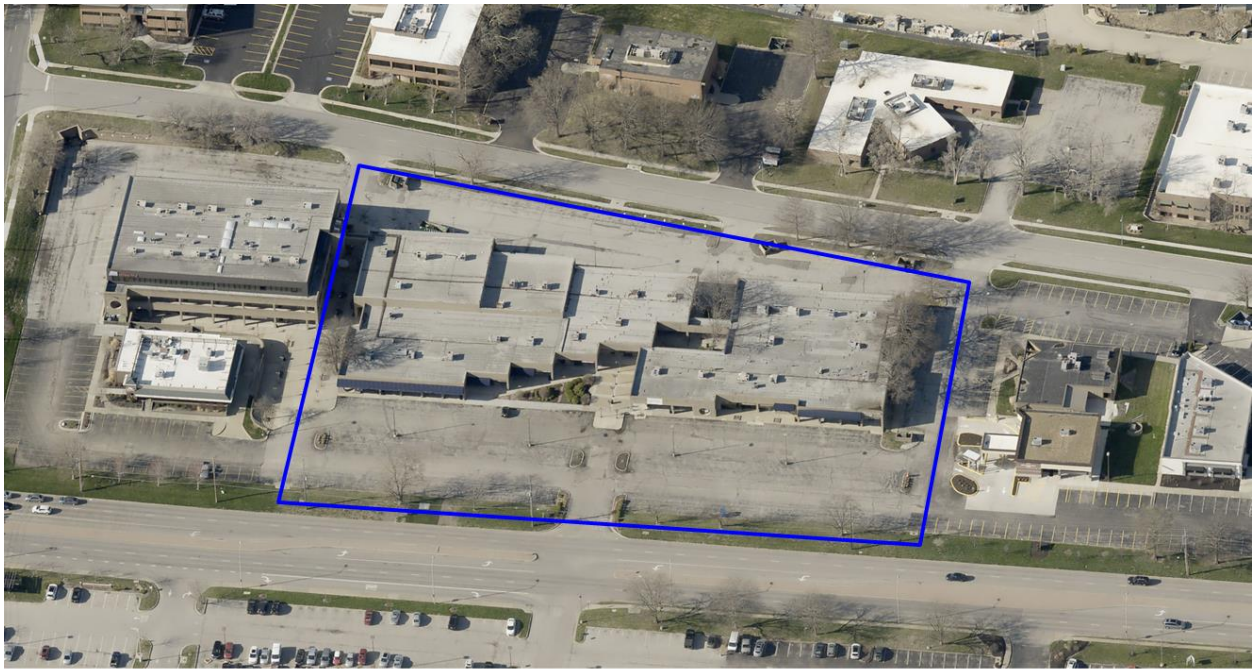
Street Views



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 of site

BACKGROUND:

The applicant is requesting approval of a Final Development Plan to allow for the partial tear down of an existing building, construction of a new 2-story building, cosmetic changes to all existing buildings, and associated site improvements, for the property which is zoned CP-1, Planned Restricted Business.

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 as proposed by 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 southwest 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.

One change of note is the identification of a “fence added around the perimeter of the daycare building so all entrances and exits have secondary means of protection.” The specific location of the fence is unclear and there were no details regarding the design including the height, materials or opacity.

The Planning Commission recommended approval of the Preliminary Development Plan subject to 5 conditions, after a hearing on August 3, 2021. The City Council unanimously accepted the recommendation of the Planning Commission for the approval of the Preliminary Development Plan with associated conditions, on September 7, 2021.

The applicant held a neighborhood meeting on July 22, 2021, in accordance with the City’s Resident Participation Policy.

COMMENTS:

The Planned Zoning District is intended to provide flexibility from the base zoning district standards that may result in “more efficient development and redevelopment of small tracts, innovative or imaginative site planning, and conservation of natural resources and minimum waste of land.” [19.24.010] CP-1 zoning on this site facilitates dealing with unique site situations or specific development proposals that are not adequately addressed by the base zoning district standards. However, the base district standards (C-1 in this case) apply to planned districts the extent that they are not modified by a proposed development plan.

This application presents a redevelopment plan to accommodate a change in use for a portion of the site and aesthetic upgrades to the remainder of the site and buildings. The proposed uses – child care, retail, office, service, and restaurant are permitted uses in C-1 according to the Prairie Village Zoning Ordinance. The Planning Commission recommended approval of the Preliminary Development Plan subject to 5 conditions, after a hearing on August 3, 2021. The City Council unanimously accepted the recommendation of the Planning Commission for the approval of the Preliminary Development Plan with associated conditions, on September 7, 2021. Therefore, this Final Development Plan application requires approval of the Planning Commission for construction of the proposed improvements.

ANALYSIS –FINAL DEVELOPMENT PLAN:

In general, the Planning Commission shall approve Final Development Plans that are consistent with the approved Preliminary Development Plan. Specifically, Section 19.24.040 provides the following criteria for approval of Final Development Plans under planned zoning.

A. Final plans do not vary substantial from the concept of the preliminary development plan.

This plan is the same as the preliminary plan in all relevant respects and the application has provided additional detail regarding the proposed daycare operations, as discussed during approval of the Preliminary Plan approval.

B. Final plans do not increase the density or intensity of any residential uses by more than five percent.

There are no residential components to this planned zoning so this factor is not applicable.

C. Final plans do not increase the floor are of nonresidential buildings by more than ten percent.

The final plan presents the same footprint of buildings as presented in the preliminary plan, and any potential change is less than ten percent.

D. Final plans do not increase by more than ten percent the ground covered by buildings or paved areas.

The final plan presents the same ground cover as presented in the preliminary plan, and any potential change is less than ten percent.

E. Final plans do no increase the height above a building by one or more stories or by four or more feet.

The final plan presents the same building heights as presented in the preliminary plan, and any potential change is less than four feet.

F. Final plans do not involve a change of ownership, phasing of construction or other similar change that results in a different development concept (i.e. architecture, site design, intensity, traffic, quality, etc.)

The final plan is presented by the same owner, with the same development concept as originally approved in terms of architectural character, quality and site design, and function, intensity and traffic patterns.

G. Final plans do not vary from specific development criteria that may have been adopted at the time of the preliminary development plan and rezoning.

The Preliminary Development Plan was approved subject to the following conditions. *[Comments on how each condition is addressed in the final plan follow the condition in italics and brackets.]*

1. Prior to building permits, the landscape plan be amended and approved by staff with the following changes:
 - a. Street trees on W. 94th Terrace be coordinated with the options and direction on on-street parking in condition 2 below. Since the applicant has chosen to forego the
 - 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.

[A final landscape plan was not submitted, to identify the amendments to the preliminary landscape plan. Since the applicant has chosen to forego the on-street parking, the implementation of the streetscape improvements should be included on a final landscape plan and will be coordinated with City Staff.]

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.

[The applicant has removed the on-street parking along the south side of W. 94th Terrace.]

3. Public works approves any required drainage study and/or a drainage permit in association with the work prior to building permits being issued.

[The Final Development Plan shows a reduction in the impervious service of the site.]

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.

[The final plan includes the proposal of three (3) monument signs, two along 95th Street and one along Nall Avenue. Each sign is shown to have a maximum 5' in height and 20 square feet, on both sides, in size. The plan also states the signs will be out of the site triangles. Materials for each of the signs were not identified. The applicant shall submit for a sign permit illustrating the specific size, design, and location of all signs to meet City sign standards. Specifically, the plans should demonstrate the sight triangles per Article 13-2A of the City Code in relation to the monument signs and the vehicle entrances on this site, and verify with Public Works that this location provides no sight distance issues prior to issuance of a sign permit. Any other signs for the site shall comply with the sign ordinance to be issued a sign permit.]

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.

[The City Council unanimously accepted the recommendation of the Planning Commission for the approval of the Preliminary Development Plan with associated conditions, on September 7, 2021.]

RECOMMENDATION:

The final plan is consistent with the approved preliminary plan and has met all conditions of the Preliminary Plan. Staff recommends that the Final Development Plan be approved, subject to all conditions of the Preliminary Development Plan and two additional conditions.

- A. A Landscape Plan be submitted and reviewed by staff prior to building permits, that documents the recommendations for landscape plan amendments from the Preliminary Development Plan, including the location and number of street trees along W. 94th Terrace.
 - B. Identification of the location and design (specifically the height, materials, and opacity of the fence to be used around the day care building) be submitted prior to building permits, demonstrating compliance with the City's fence standards.
-



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: NE corner of 95th and Nall

Legal Description: Attached

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

Final Plat for Meadowbrook Place 1st

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 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.

[Signature]
Applicant's Signature/Date

8/27/2021

[Signature]
Owner's Signature/Date

8/26/21

August 27, 2021

VIA EMAIL

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

RE: Meadowbrook – Final Development Plan Resubmittal Summary

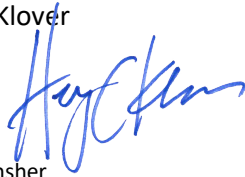
Adam,

The paragraph below addresses the updates made to the previously submitted Meadowbrook Shopping Center development per comments and questions heard at the Planning Commission Meeting on 8/3/2021:

- Site plans adjusted to remove parallel parking stalls along W 94th Terrace
- Parking table and summary added for ADA parking stall requirements and stalls provided. Stall count modified accordingly as more ADA parking was provided than required so overall stall count has increased to 513 stalls. Parking ratio overall adjusted to 4.59 stalls / 1000 SF.
- Existing office building square footage corrected, previously submitted plan had a typo on SF. Existing office as built today is 49,000 SF.
- Expanded trash enclosure on north side of building B to account for daycare use needing their own enclosure. Elevations added for modifications of all trash enclosures on site. Intent is to rebuild all enclosures in same location but update the overall height and look to match the rest of the development.
- Daycare use overall square footage updated from 14,000 to 14,500 SF to account for internal updates to the floor plan. Fence added around the perimeter of the daycare building so all entrances and exits have secondary means of protection.
- ADA paths and ramps clarified along with updated grading plan.
- Impervious area calculation table provided to show existing impervious area vs newly proposed impervious area. Please note that overall impervious area has been reduced. Our calculations are not including the existing playground at this time since it is assumed a portion of this will be turf and tied to storm.
- Overall elevation materials updated from Hardie Board as the main façade element to Stucco. Overall look and feel of the building is unchanged, stucco in lieu of Hardie provides a better quality building material and finish with better constructability. Sections updated accordingly.
- Daycare elevations updated to add stucco to second floor to match overall massing of rest of shopping center.
- Building B elevations updated to account for existing gas meter location and routing on northeast corner.

The attached submittal includes all previously submitted documents with modifications to sheets as noted above.

Henry C. Klover
President

A handwritten signature in blue ink, appearing to read 'H. C. Klover', is positioned to the right of the printed name and title.

CC: Eric Gonsler

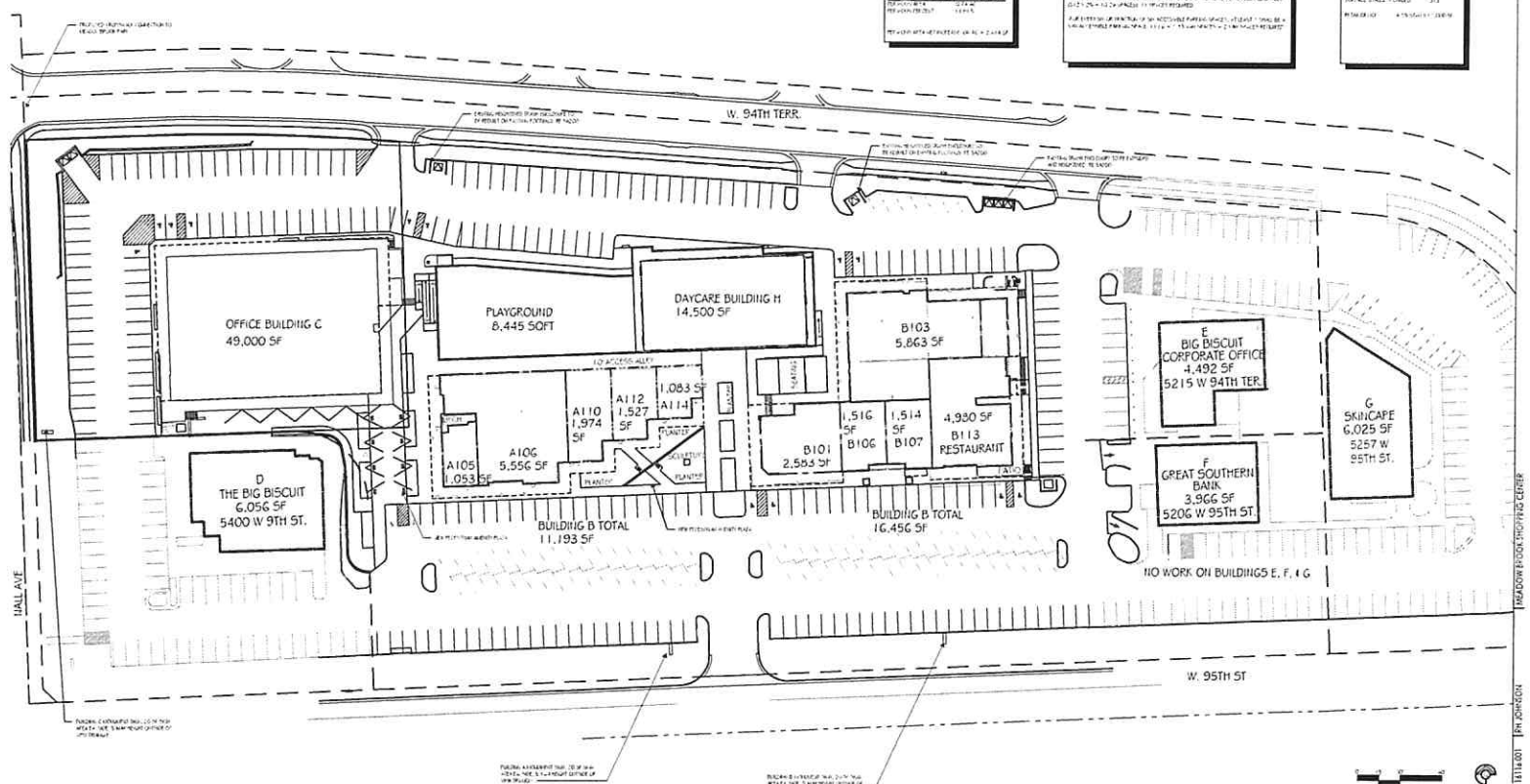
Attachments: revised architectural and civil plans

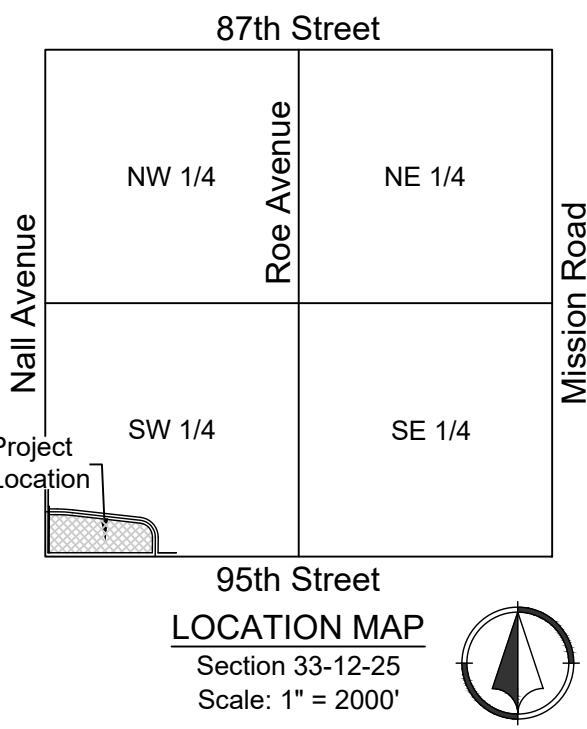
Klover project #: 20065.001

PERMITS AREA CALC	
NET AREA OF BUILDING A, B, C, D	107,111.11 SF
NET AREA OF BUILDING E, F, G	107,111.11 SF
NET AREA OF BUILDING H	14,500 SF
NET AREA OF BUILDING I	14,500 SF
NET AREA OF BUILDING J	14,500 SF
NET AREA OF BUILDING K	14,500 SF
NET AREA OF BUILDING L	14,500 SF
NET AREA OF BUILDING M	14,500 SF
NET AREA OF BUILDING N	14,500 SF
NET AREA OF BUILDING O	14,500 SF
NET AREA OF BUILDING P	14,500 SF
NET AREA OF BUILDING Q	14,500 SF
NET AREA OF BUILDING R	14,500 SF
NET AREA OF BUILDING S	14,500 SF
NET AREA OF BUILDING T	14,500 SF
NET AREA OF BUILDING U	14,500 SF
NET AREA OF BUILDING V	14,500 SF
NET AREA OF BUILDING W	14,500 SF
NET AREA OF BUILDING X	14,500 SF
NET AREA OF BUILDING Y	14,500 SF
NET AREA OF BUILDING Z	14,500 SF

AREA DATA TABLE	
TOTAL NUMBER OF BUILDINGS	10
TOTAL NUMBER OF BUILDINGS WITH PARKING	10
TOTAL NUMBER OF BUILDINGS WITH RESTAURANT	10
TOTAL NUMBER OF BUILDINGS WITH OFFICE	10
TOTAL NUMBER OF BUILDINGS WITH RETAIL	10
TOTAL NUMBER OF BUILDINGS WITH INDUSTRIAL	10
TOTAL NUMBER OF BUILDINGS WITH AGRICULTURAL	10
TOTAL NUMBER OF BUILDINGS WITH RECREATION	10
TOTAL NUMBER OF BUILDINGS WITH EDUCATION	10
TOTAL NUMBER OF BUILDINGS WITH HEALTHCARE	10
TOTAL NUMBER OF BUILDINGS WITH GOVERNMENT	10
TOTAL NUMBER OF BUILDINGS WITH OTHER	10

SITE DATA TABLE	
TOTAL NUMBER OF BUILDINGS	10
TOTAL NUMBER OF BUILDINGS WITH PARKING	10
TOTAL NUMBER OF BUILDINGS WITH RESTAURANT	10
TOTAL NUMBER OF BUILDINGS WITH OFFICE	10
TOTAL NUMBER OF BUILDINGS WITH RETAIL	10
TOTAL NUMBER OF BUILDINGS WITH INDUSTRIAL	10
TOTAL NUMBER OF BUILDINGS WITH AGRICULTURAL	10
TOTAL NUMBER OF BUILDINGS WITH RECREATION	10
TOTAL NUMBER OF BUILDINGS WITH EDUCATION	10
TOTAL NUMBER OF BUILDINGS WITH HEALTHCARE	10
TOTAL NUMBER OF BUILDINGS WITH GOVERNMENT	10
TOTAL NUMBER OF BUILDINGS WITH OTHER	10





TACIT:

The boundary of the Southwest 1/4 of Section 33, Township 12 South, Range 10 East, in the City of Prairie Village, Kansas, being more particularly described as follows: Commencing at the Southeast corner said Southwest 1/4, thence South 89°04' "West along the South line of said Southwest 1/4, a distance of 2375.36 feet; thence North 0°00' "West, a distance of 123.30 feet to the true point of beginning of the tract of land to be surveyed; thence following the right-of-way easement containing the railroad tracks owned by the Union Pacific Railroad Company, bearing S 89°04' "W, a radius of 150.00 feet, arc central angle 48° 58'13"; arc distance 162.70 feet to a point on the Eastern fence on existing wall; thence Southerly along said Eastern fence, along a curve to the right, having an initial tangent of South N 44°50' "E, arc radius of 16.00 feet, a central angle of 0°54'24", arc distance 16.00 feet to the intersection of two straight fences; thence Northerly along said second fence, along a curve to the left, tangent to the last described curve, having a radius of 10.72 feet, a central angle of 33°01' ", arc distance of 6.60 feet; thence Southeasterly along said third fence, along a curve to the right, tangent to the last described curve, having a radius of 15.73 feet, a central angle of 52°52'20", arc distance of 15.73 feet to the point of beginning.

All tract 2 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' 00" East, 29 seconds West along the south line of said Southwest $1/4$, said South line also being the centerline of 85 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 85th Street, a distance of 40.00 feet, said point also being the true point of intersection of the centerline of said 85 Street with the centerline of said 85th Street, a distance of 2,403.78 feet; thence due North 13.95 feet to a point of curvature; thence Northeasterly on a curve to the left having a radius of 50.00 feet, tangent to the east line of said 85th Street, a distance of 10.00 feet; thence due North along said East right of way line, 217.76 feet to a point on the South right of way line of 3400 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 50.00 feet, tangent to the east line of said 3400 Street Terrace, a distance of 10.00 minutes, 00 seconds East, along said South right of way line, 2.54 feet; thence due South, 386.92 feet to the true point of beginning.

The area of said 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°47'00" West along the South line of said Southwest $1/4$, a distance of 2375.36 feet; thence North 07°00'00" West, a distance of 173.98 feet; thence along a curve to the left tangent to the centerline of said 85th Street, a distance of 10.00 feet; thence due North, 10.00 feet to the true point of intersection of the centerline of said 85th Street with the true point of beginning of the tract of land, as herein described; thence along a curve to the left tangent to the east line of said 85th Street, having a radius of 50.00 feet, a central angle of 23°32'31", an arc distance of 10.77 feet to a point on the Northerly face of an existing wall; thence due North, 10.00 feet to the true point of beginning of the tract of land, as herein described; thence due North, 10.00 feet to the true point of beginning of the tract of land, as herein described; thence along said Northerly face, along a curve to the right, tangent to the east line of said 85th Street, having a radius of 12.00 feet, a central angle of 6°46'34", 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 the Southwest Quarter, thence South 89°47'09" West along the South line of said Southwest Quarter, the site being the Center of 86th Street, as now established, 1868.76 feet; thence due North to a point of the North line of way line of 94th Street, 40.00 feet; thence along 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 495.00 feet; thence due North 386.92 feet to a point on the South right of way line of 94th Street Terrace as now established; thence South 83°50'01" 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 08/03/209

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

KANSAS GAS SERVICE
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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 WASTEWATER
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

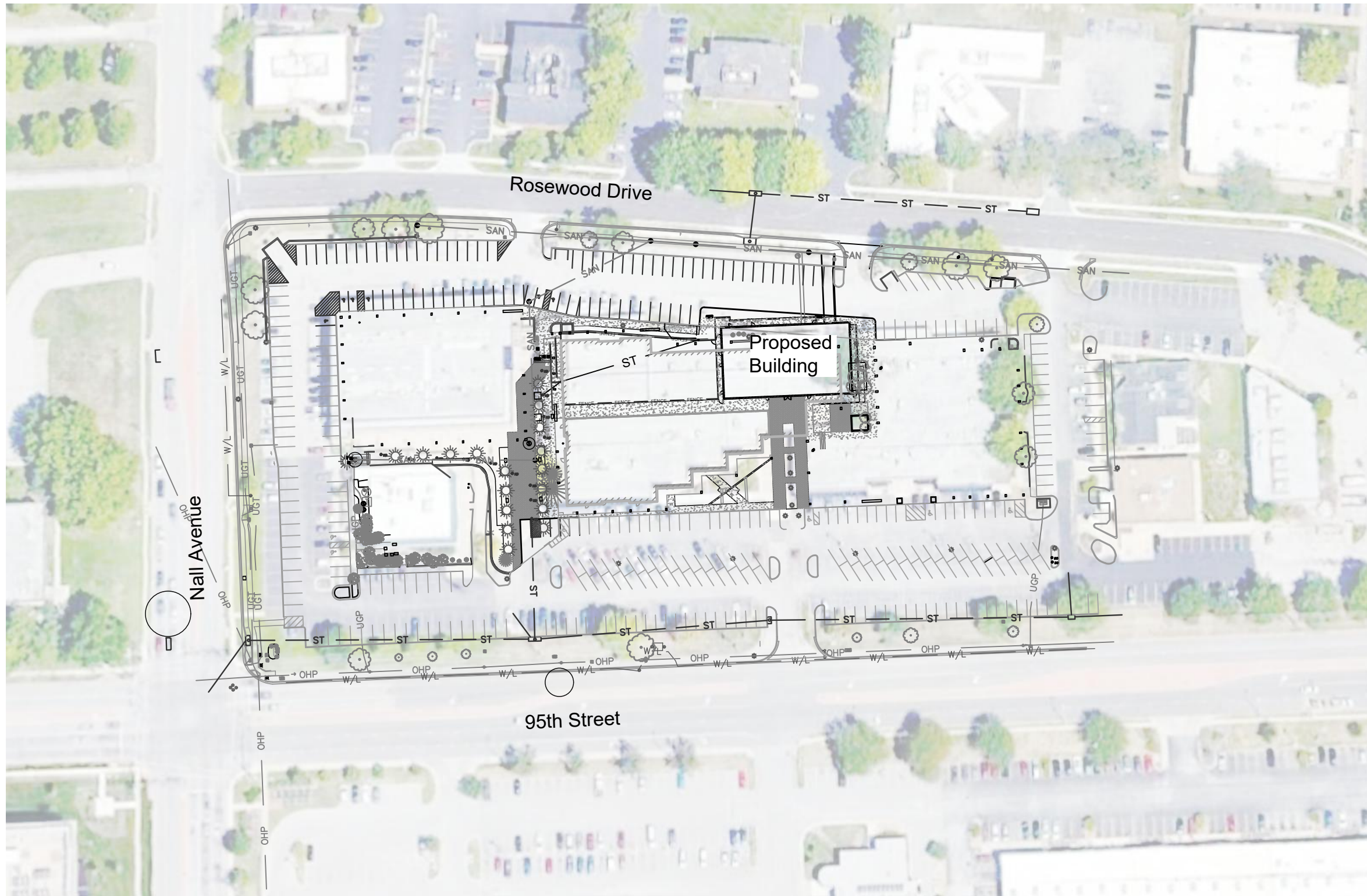
SPECTRUM
P.O. BOX 25567
OVERLAND PARK, KS 66225
ATTN: STEVE BAXTER
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steve.baxter@twcable.com

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PHONE:870.323.3026
kc-google-uc@google.com

Final Development Plans

MEADOW BROOK SHOPPING CENTER

Prairie Village, Johnson County, Kansas



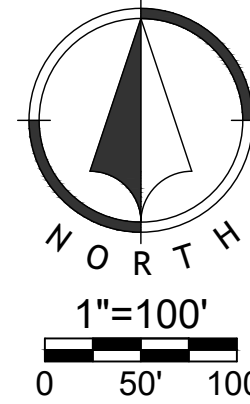
LEGEND

	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		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 & Gutter

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

DEVELOPER
The RH Johnson Company
Eric Gonsher
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



Final Development Plans

21-0177

MEADOW BROOK SHOPPING CENTER
Overland Park, Johnson County, Kansas

Title Sheet

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KS Certificate of Authority:

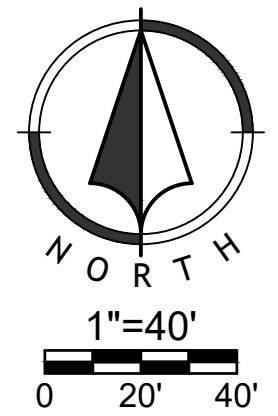
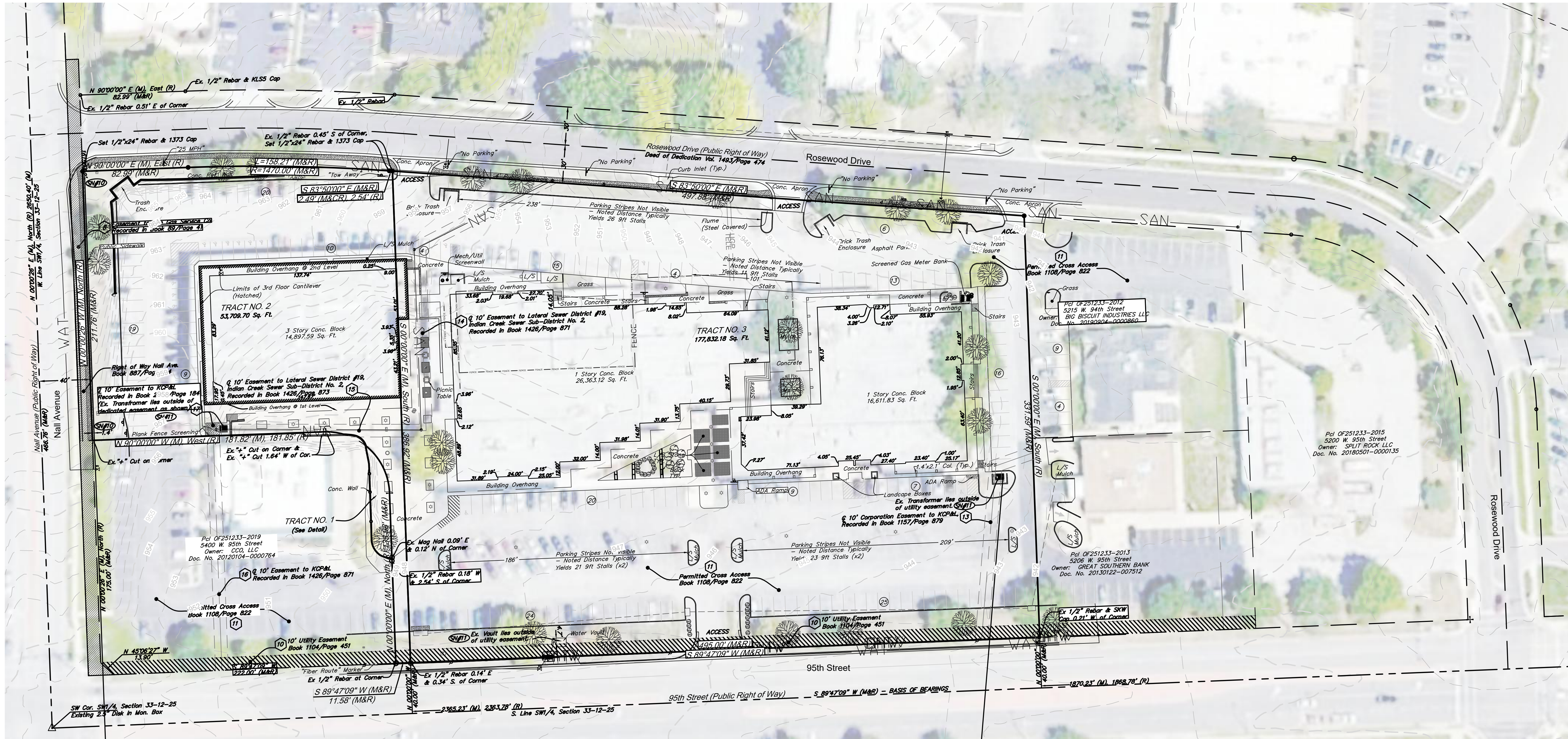
Sheet
C01

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jwilliams
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NO.	DATE	REVISION
07/09/2021		Original Submittal

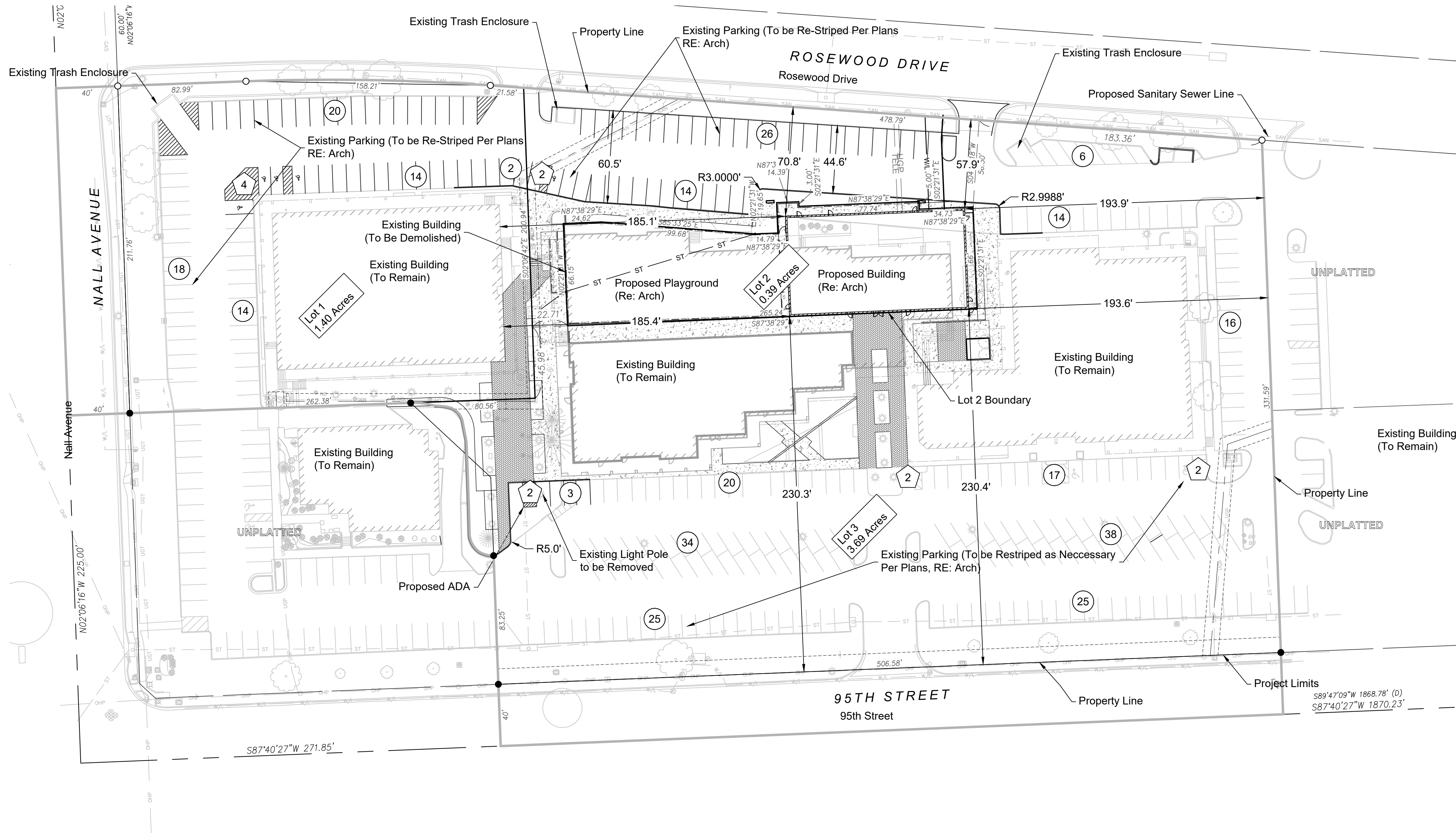
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CHECKED BY DJB

Renaissance Infrastructure Consulting

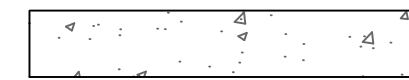
1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

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Aug 27, 2021 2:00pm
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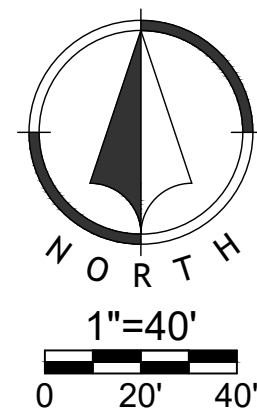
PAVEMENT LEGEND



4" PC Sidewalk



Sidewalk Brick Pavers



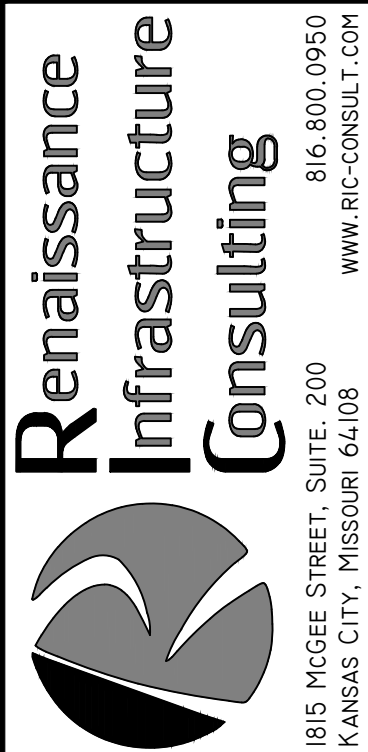
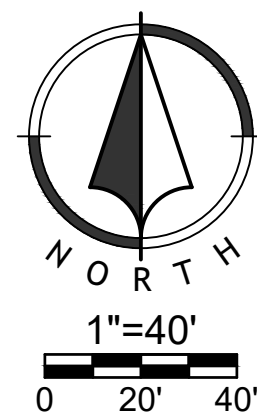
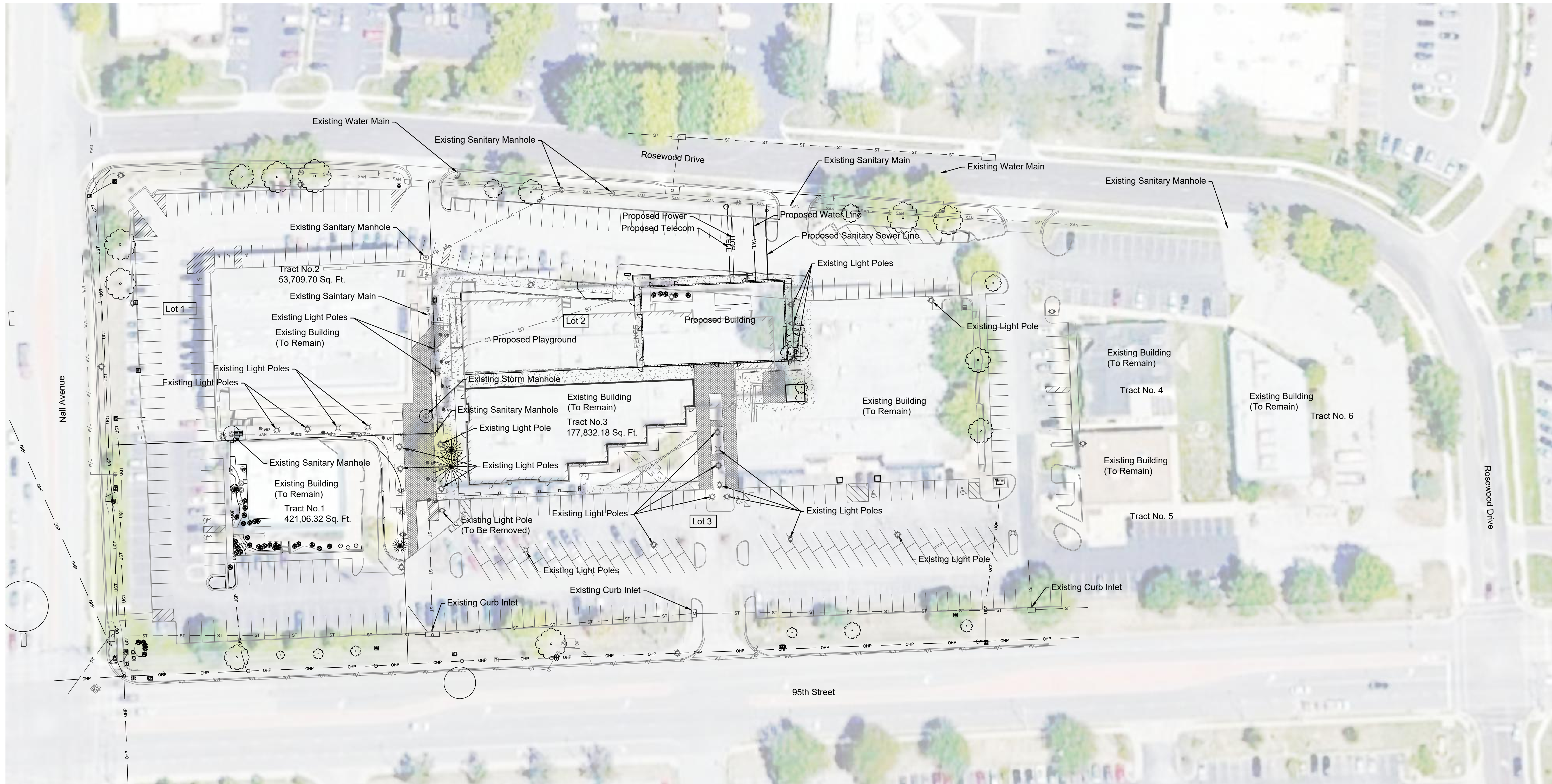
General Layout

NO.	DATE	REVISION
07/09/2021		Original Submittal

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TA	DJB

Renaissance Infrastructure Consulting
1815 MCCOY STREET, SUITE 200
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jwilliams
Aug 27, 2021 1:20:00pm
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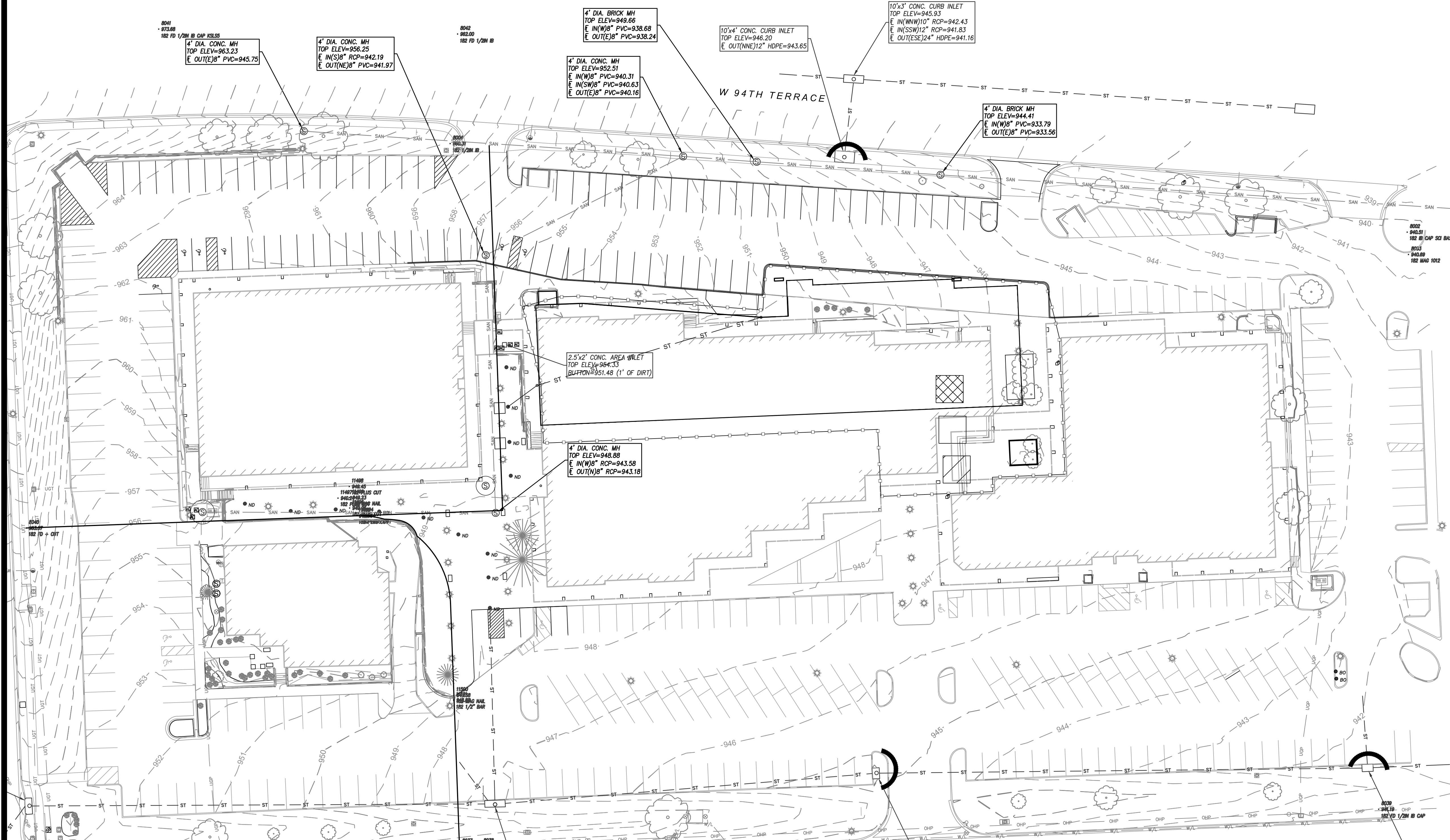
NO. DATE REVISION

07/09/2021 Original Submittal

Site Utility Plan

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

Sheet
C05

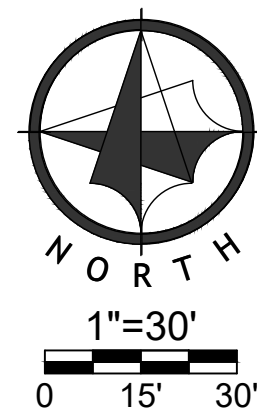


Legend

---	Existing Major Contour
- - -	Existing Minor Contour
---	Proposed Major Contour
- - -	Proposed Minor Contour

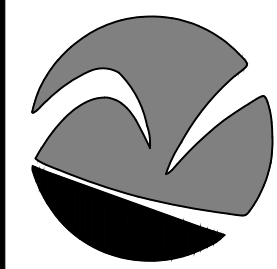
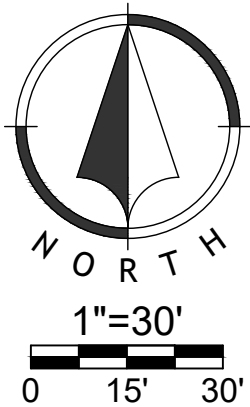
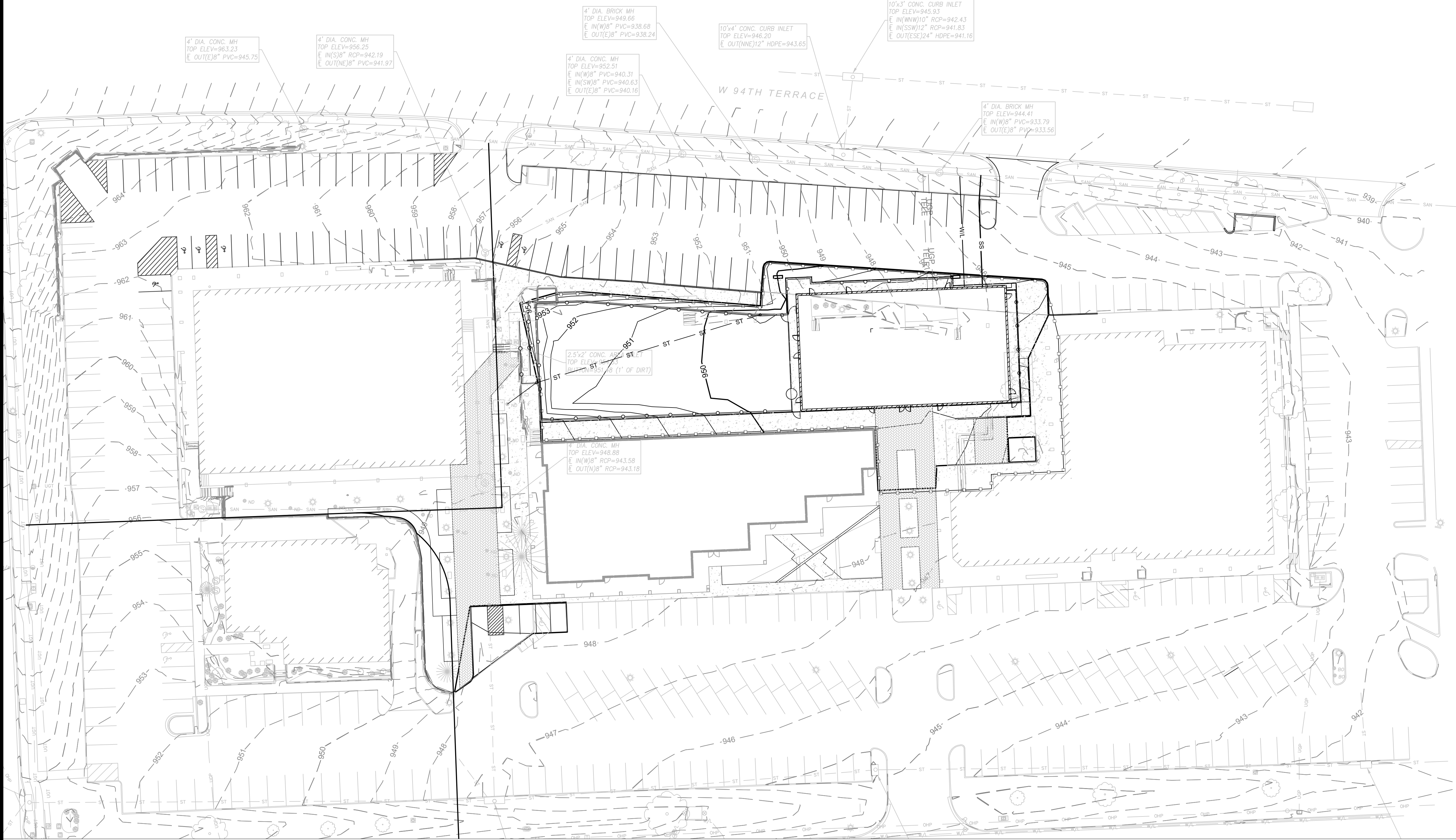
EROSION CONTROL LEGEND

	Stabilized Construction Entrance
	Staging Area
	Stockpile Area
	Concrete Washout
	Limits of Disturbance
	Perimeter Silt Fence
	Inlet Protection



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TA	DJB

jwilliams
Aug 27, 2021 2:00pm
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NO.	DATE	REVISION
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07/09/2021		Original Submittal
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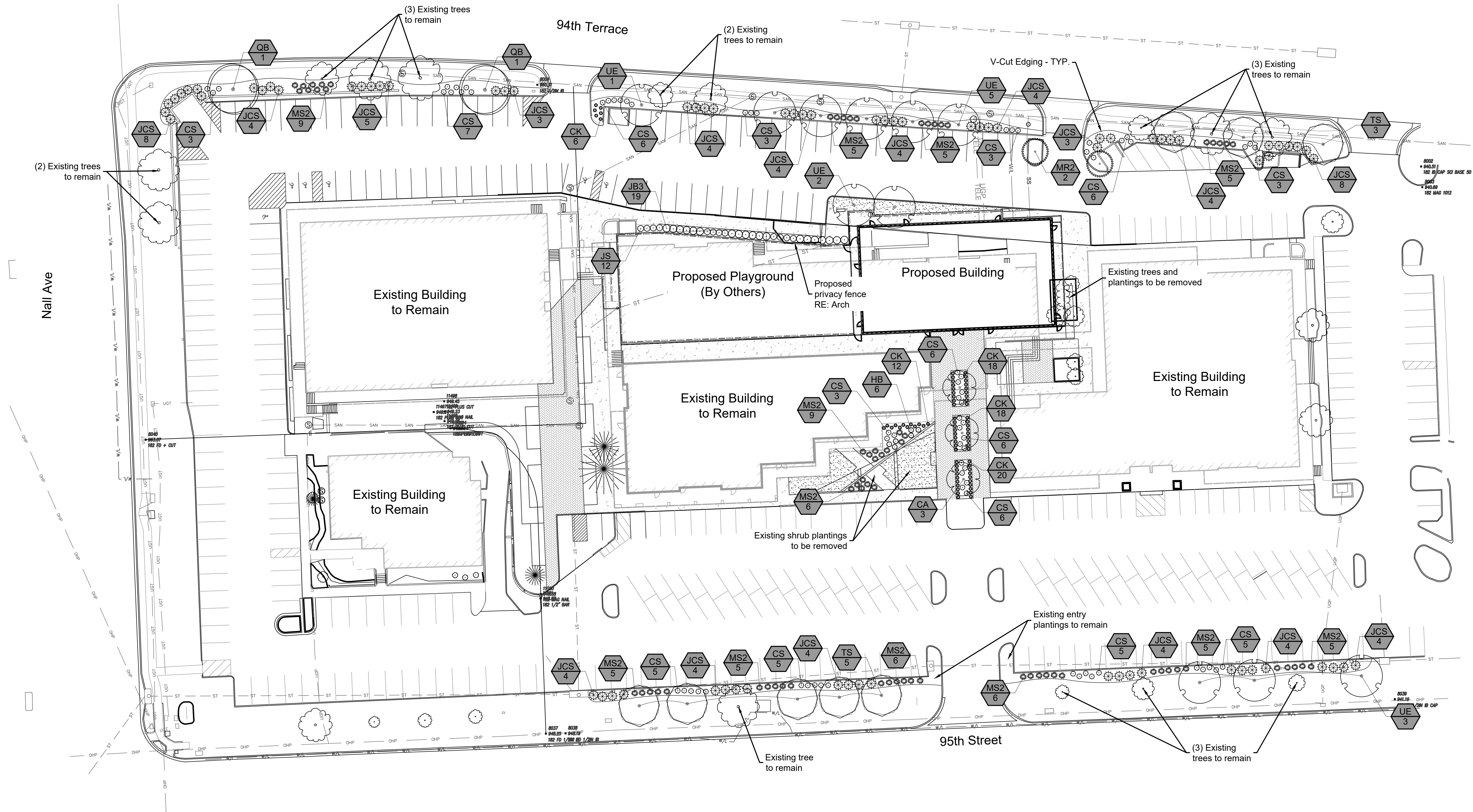
Erosion & Sediment Control III

Final Development Plans

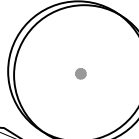
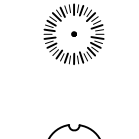
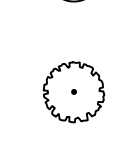
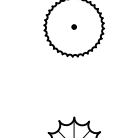
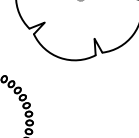
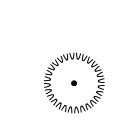
21-0177

MEADOW BROOK SHOPPING CENTER
Overland Park, Johnson County, Kansas

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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY	SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	QB	Quercus bicolor / Swamp White Oak	B&B	2" Cal.	2		CK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 Gal.	74
	TS	Tilia tomentosa 'Sterling' / Sterling Silver Linden	B&B	2" Cal.	8		CS	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	5 Gal.	72
	UE	Ulmus propinqua 'JFS-Bieberich' TM / Emerald Sunshine Elm	B&B	2" Cal.	11		HB	Hydrangea paniculata 'Bobo' / Bobo Hydrangea	5 Gal.	6
ORNAMENTAL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY					
	CA	Cercis reniformis Oklahoma / Oklahoma Redbud	B&B	1.5" Cal.	3		JB3	Juniperus chinensis 'Blue Point' / Blue Point Juniper	5 Gal.	19
	MR2	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B&B	1.5" Cal.	2		JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	75
							JS	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5 Gal.	12
							MS2	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 Gal.	71

LANDSCAPE CALCULATIONS

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

94th Terrace: 742' = 19 Trees
Provided: 11 Proposed Trees (8 Existing)

95th Street: 495' = 13 Trees
Provided: 9 Proposed Trees (4 Existing)

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

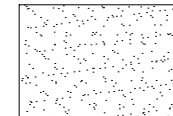
Parking

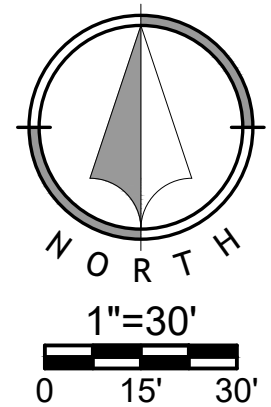
Required: 1 Tree / 40' Parking Perimeter
1 Tree / 40 Spaces
5 Shrubs / 25' Parking Perimeter

North Parking Perimeter: 527' = 13 Perimeter Trees (Frontage trees count toward requirement) + 106 Shrubs

South Parking Perimeter: 445' = 12 Perimeter Trees (Frontage trees count toward requirement) + 76 proposed shrubs (13 existing entry shrubs)

Interior Parking: 405 Spaces = 9 Trees (7 Existing) + 2 Orn. Trees

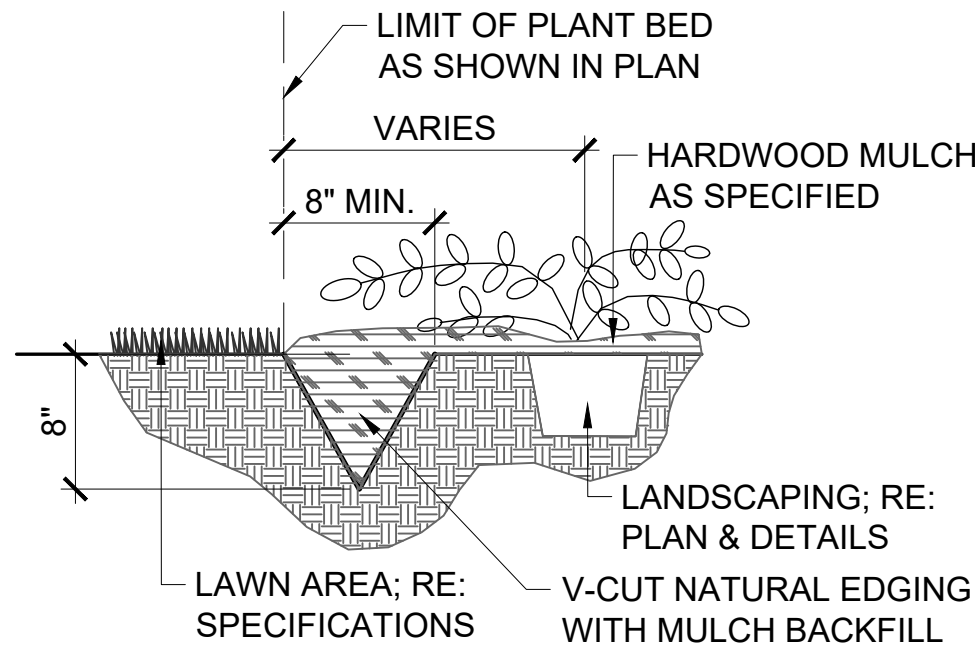
GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD 2,040 sf



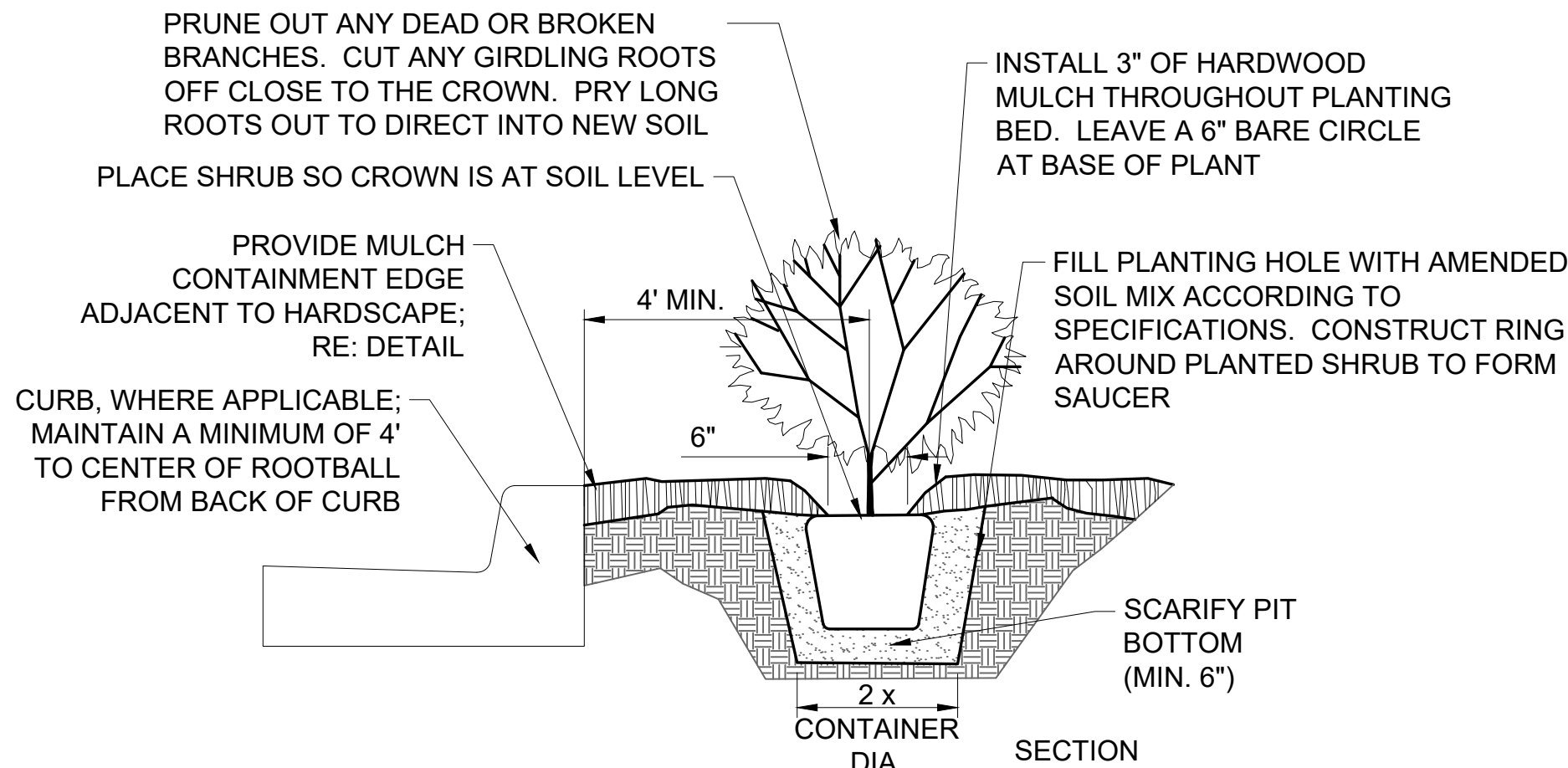
LANDSCAPE NOTES

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.

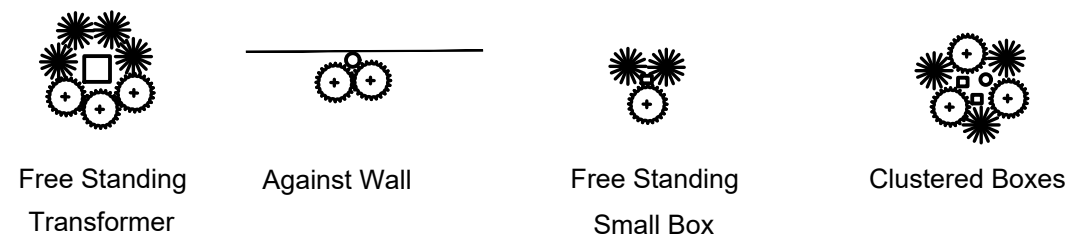


V-CUT NATURAL EDGE DETAIL - NTS



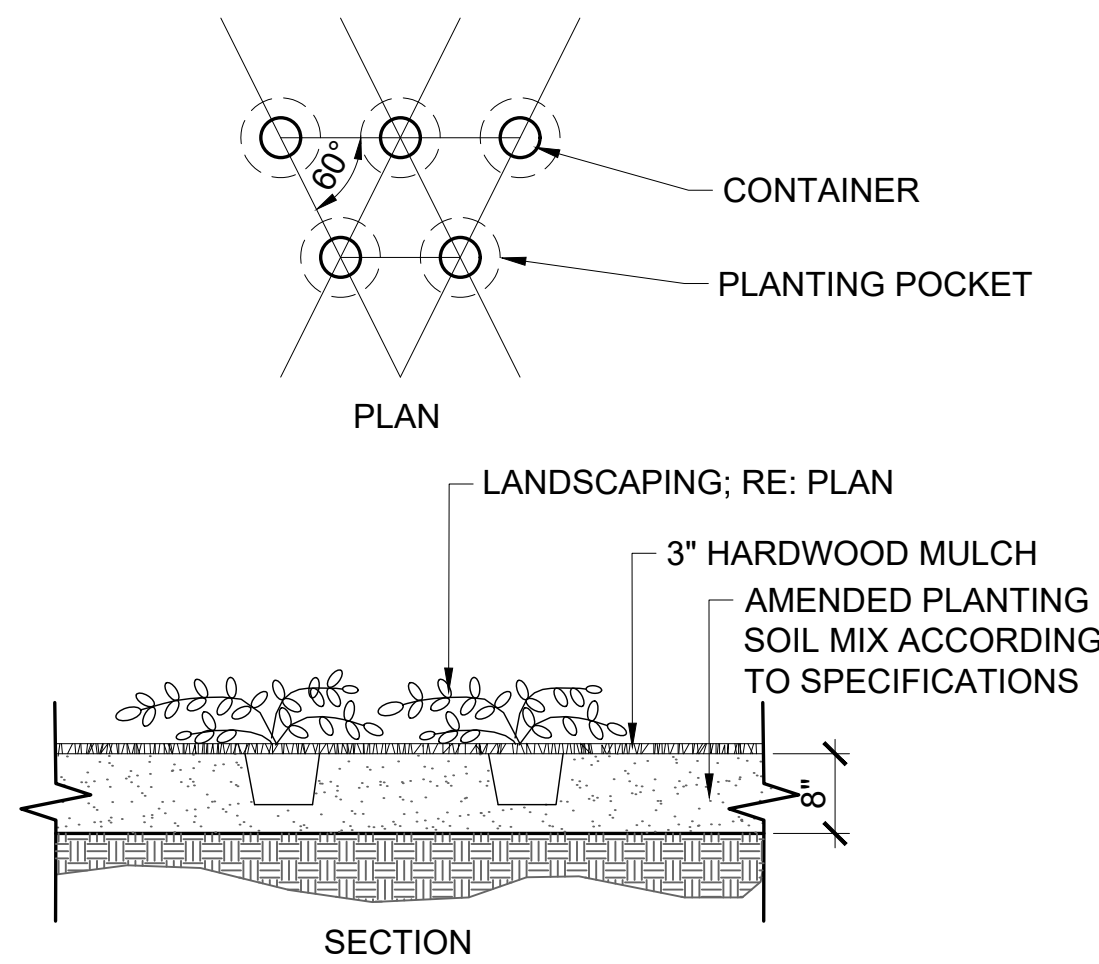
- NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
 4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER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

SHRUB PLANTING DETAIL - NTS

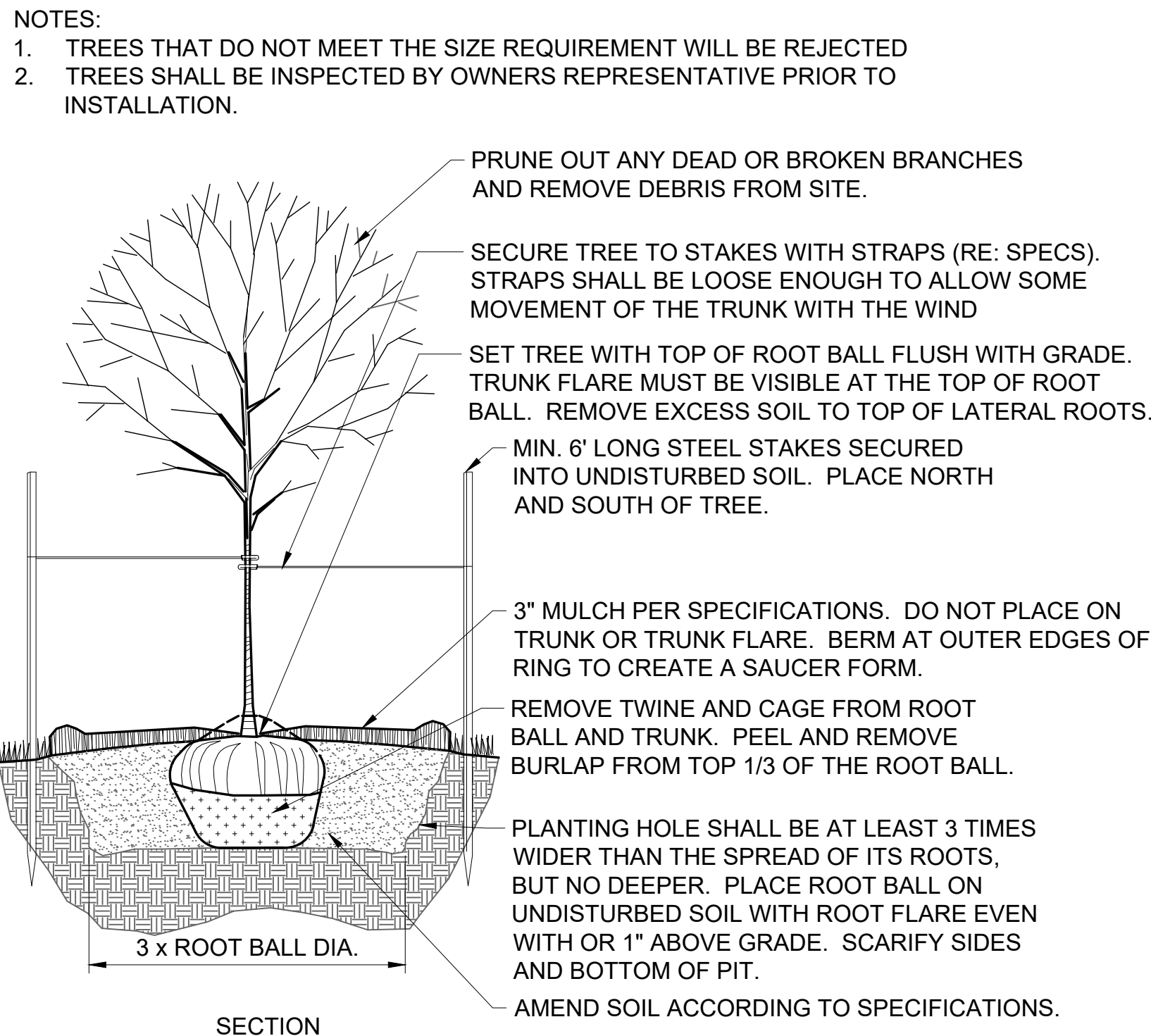


UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS



CONTAINER PLANTING DETAIL - NTS



DECIDUOUS TREE PLANTING DETAIL - NTS

NO.	DATE	REVISION
	08/27/2021	Original Submittal

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AL	AG

Renaissance
Infrastructure
Consulting

1815 MCCREE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108

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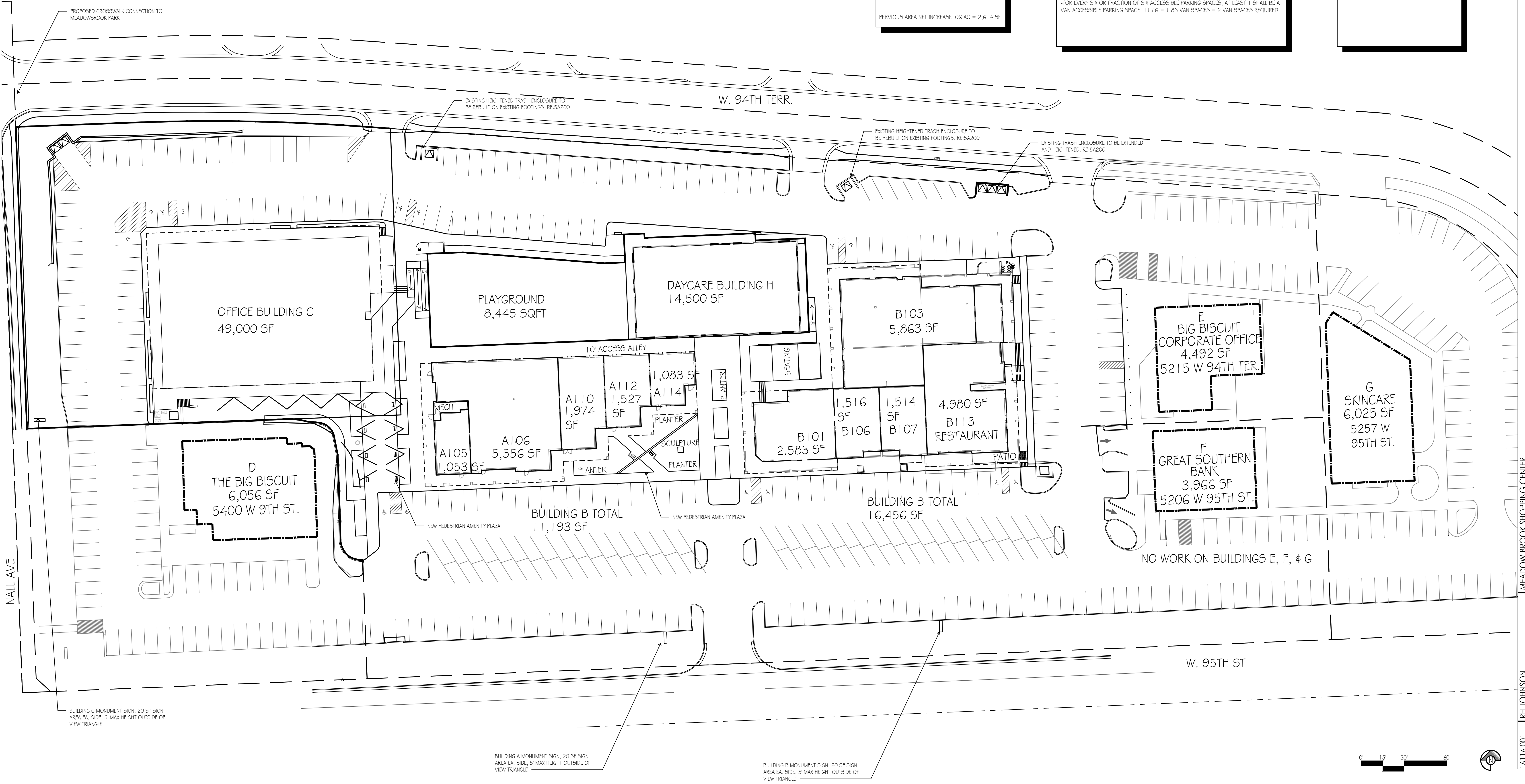
KS Certificate of Authority

E-1814

PERVIOUS AREA CALCS	
SITE AREA FOR BUILDINGS: A, B, C, H (LOTS: 1, 2, 3)	
TOTAL AREA:	5.32 AC
EXISTING PERVIOUS AREA:	0.68 AC
PERVIOUS PERCENT:	12.78%
PROPOSED (PLAYGROUND ASSUMED IMPERVIOUS)	
PERVIOUS AREA:	0.74 AC
PERVIOUS PERCENT:	13.91%
PERVIOUS AREA NET INCREASE .06 AC = 2,614 SF	

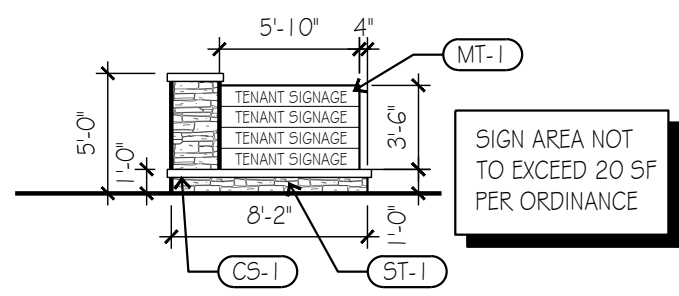
ADA DATA TABLE	
TOTAL SHARED BY BUILDINGS A, B, C, D, E, F, G, H: (LOTS: 1, 2, 3 + TRACTS: 1, 4, 5, 6)	513 STALLS
TOTAL SHARED BY BUILDINGS A, B, C, H: (LOTS: 1, 2, 3)	317 STALLS
	14 ACCESSIBLE (5 VAN-ACCESSIBLE PROVIDED)
2018 IBC SECTION 1106:	
-TOTAL STALLS 501 TO 1,000 REQUIRES MIN OF 2% OF TOTAL TO BE ACCESSIBLE SPACES (512 X 2% = 10.24 SPACES) 11 SPACES REQUIRED	
-FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST 1 SHALL BE A VAN-ACCESSIBLE PARKING SPACE. 11 / 6 = 1.83 VAN SPACES = 2 VAN SPACES REQUIRED	

SITE DATA TABLE	
BUILDINGS A & B RETAIL/REST:	27,649 SF
BUILDING C OFFICE:	49,000 SF
BUILDING D RESTAURANT:	6,056 SF
BUILDINGS E, F, G RETAIL / REST:	14,483 SF
BUILDING H DAYCARE:	14,500 SF
TOTAL SF:	111,688 SF
TOTAL STALLS REQ: RET/OFFICE STALLS (4 / 1000):	447
SURFACE STALLS PROVIDED:	513
RETAIL/OFFICE:	4.59 STALLS / 1,000 SF



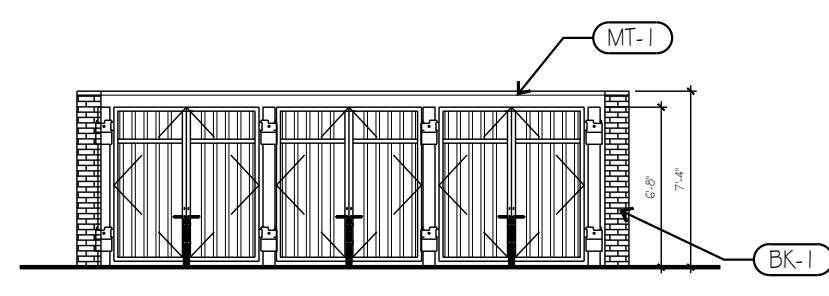
FINISH SCHEDULE			
SYMBOL	MATERIAL	MANUFACTURER	COLOR
CS-1	CAST STONE	TBD	BEIGE
BK-1	BRICK	EXISTING TO BE PAINTED	LIGHT GRAY
BK-2	BRICK	TBD	LIGHT GRAY
EIFS-1	EIFS	TBD	LIGHT GRAY
STC-1	HARDIE REVEAL PANEL	TBD	LIGHT GRAY
STC-2	HARDIE REVEAL PANEL	TBD	DARK GRAY
MT-1	ALUMINUM	TBD	LIGHT GRAY
SF-1	ALUMINUM 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.



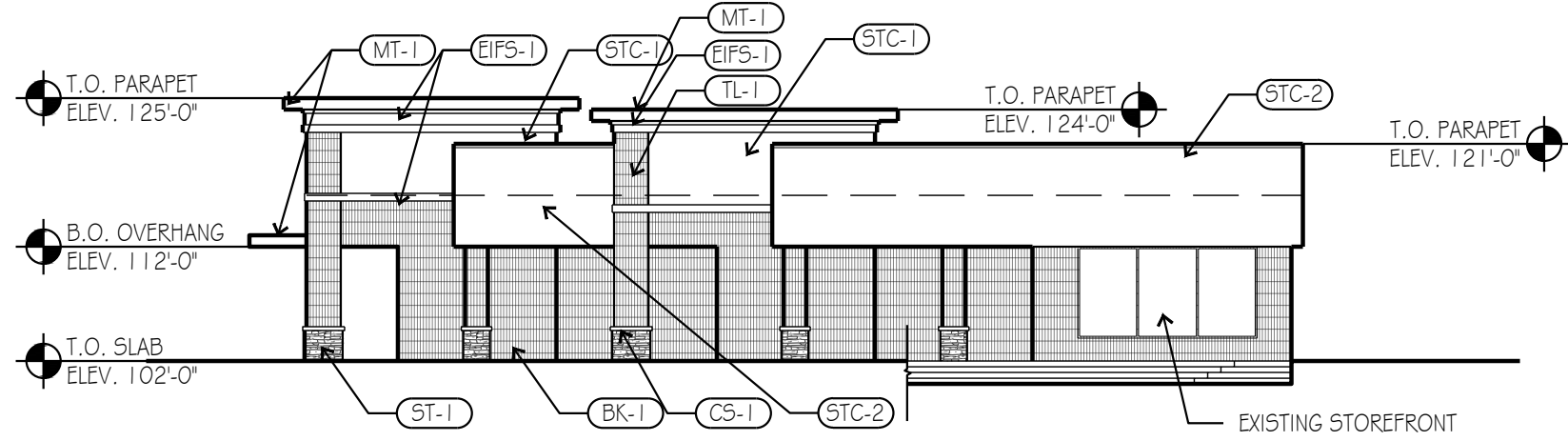
PROPOSED MONUMENT SIGN ELEVATION 13

SCALE: 1/8" = 1'-0"



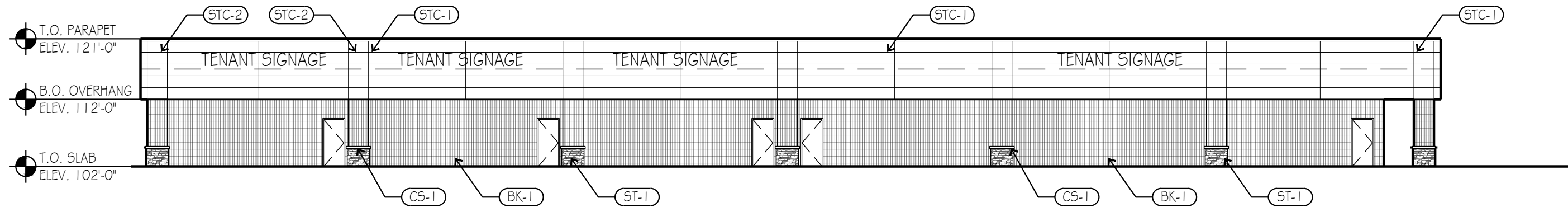
TYPICAL TRASH ENCLOSURE ELEVATION 5

SCALE: 1/8" = 1'-0"



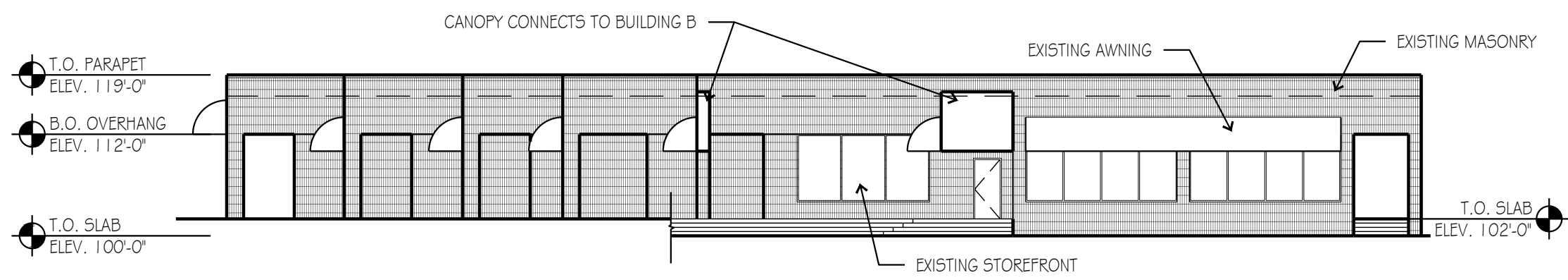
PROPOSED EAST ELEVATION 12

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



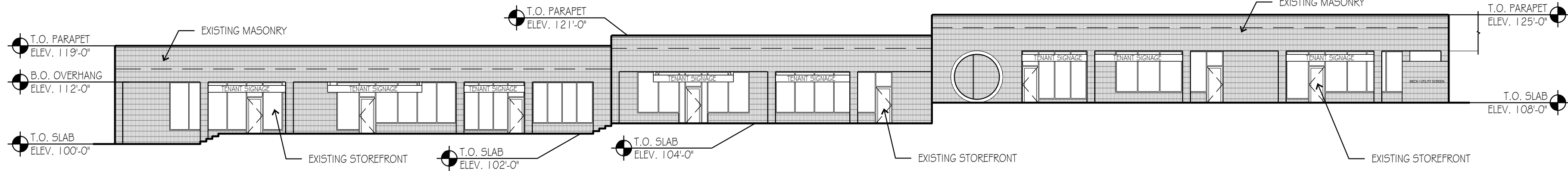
PROPOSED NORTH ELEVATION 4

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



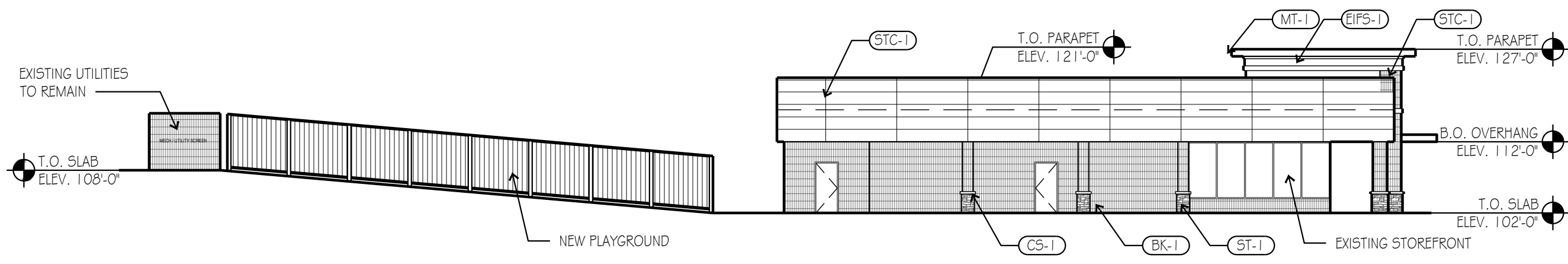
EXISTING EAST ELEVATION 11

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



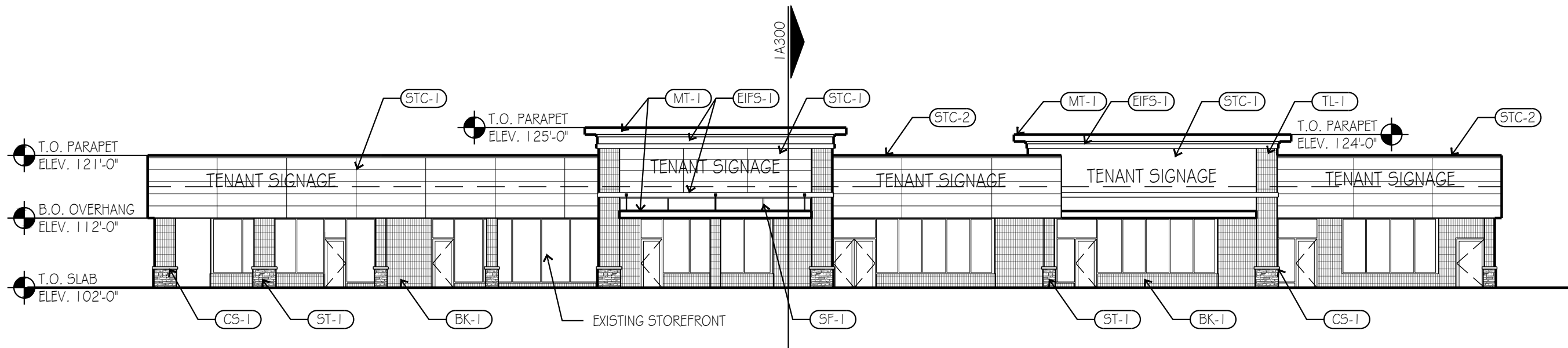
EXISTING NORTH ELEVATION 3

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



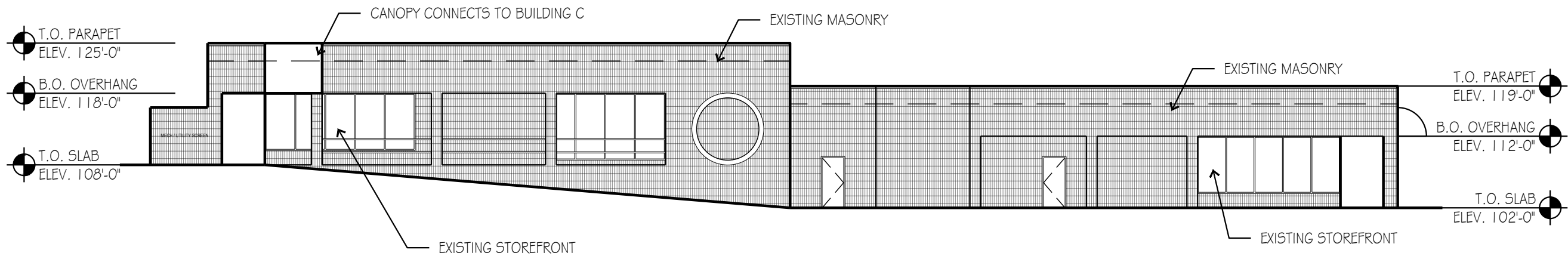
PROPOSED WEST ELEVATION 10

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



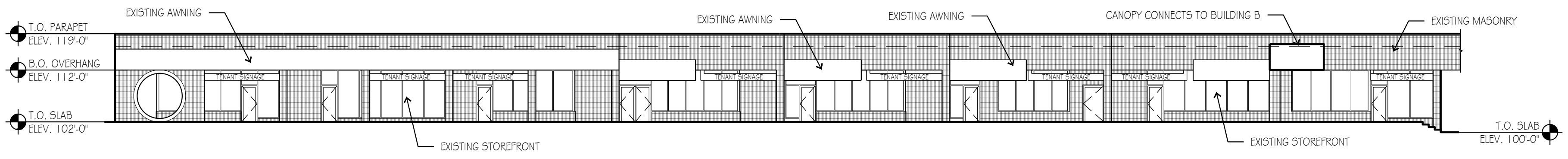
PROPOSED SOUTH ELEVATION 2

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



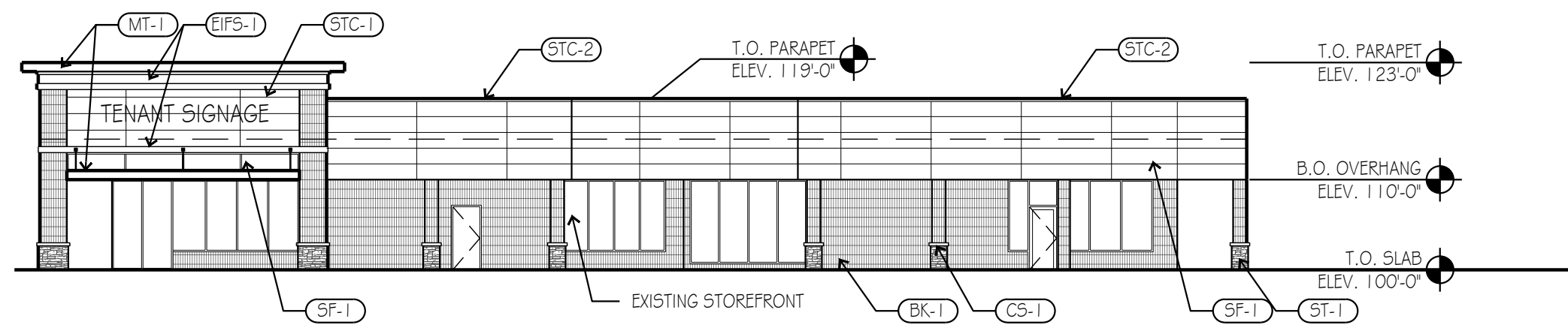
EXISTING WEST ELEVATION 9

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

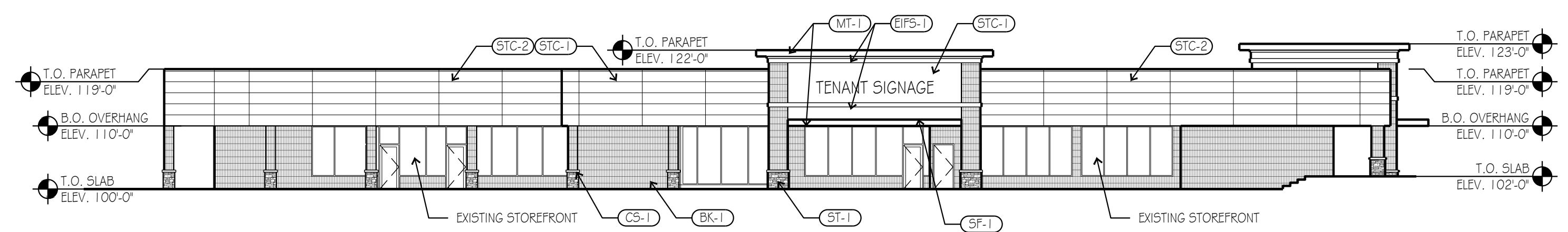


EXISTING SOUTH ELEVATION 1

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



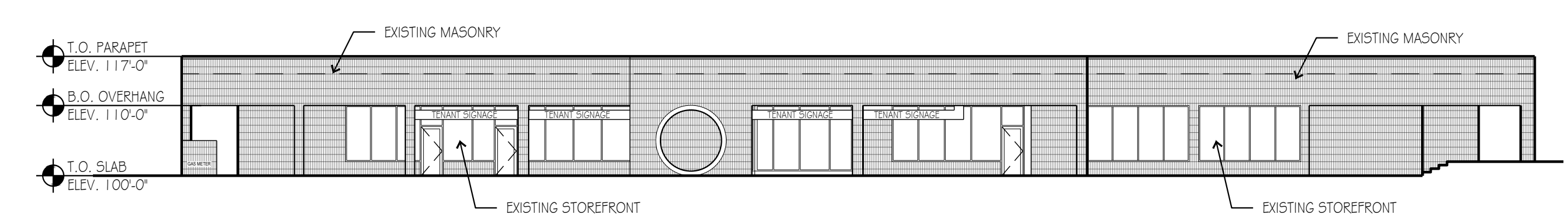
PROPOSED EAST ELEVATION 12
SCALE: 1/16" = 1'-0"



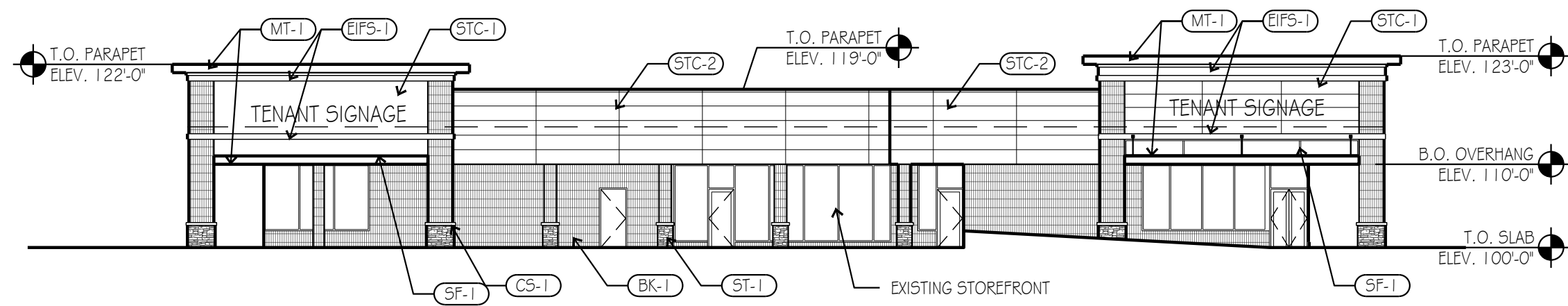
PROPOSED NORTH ELEVATION 4
SCALE: 1/16" = 1'-0"



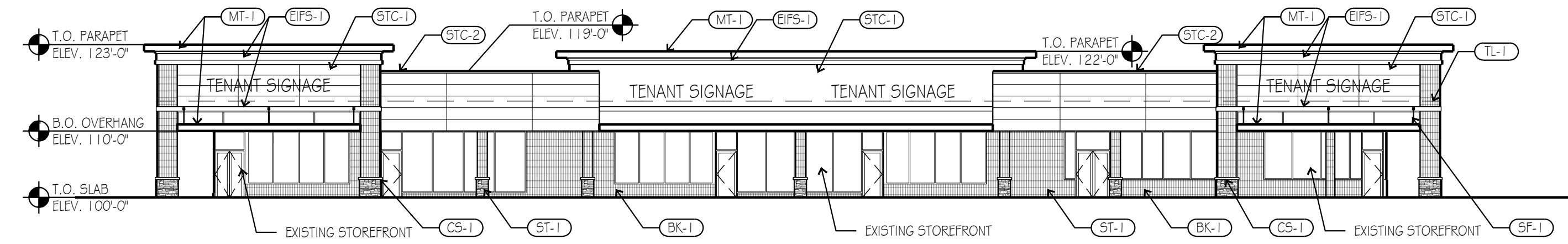
EXISTING EAST ELEVATION 11
SCALE: 1/16" = 1'-0"



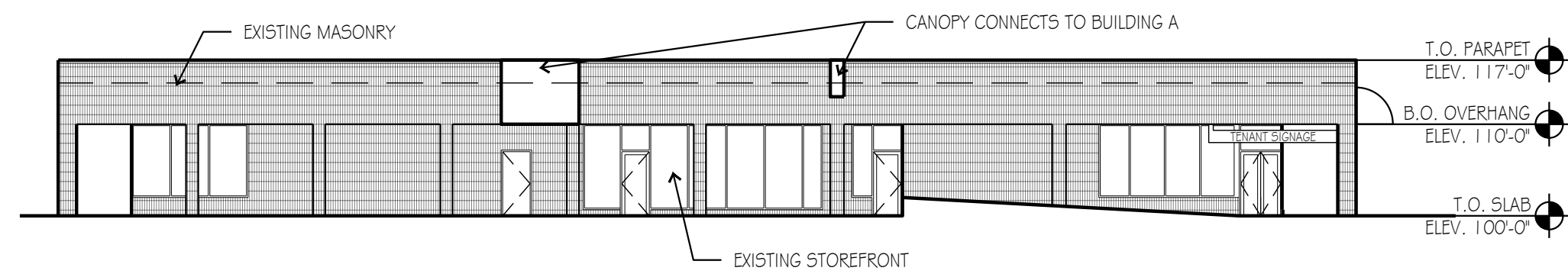
EXISTING NORTH ELEVATION 3
SCALE: 1/16" = 1'-0"



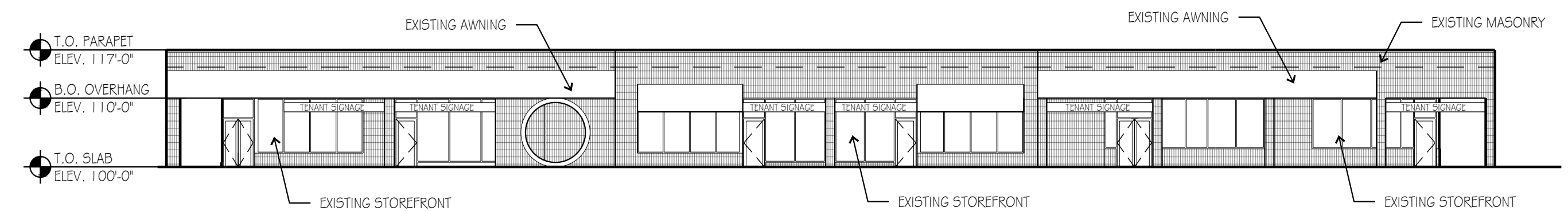
PROPOSED WEST ELEVATION 10
SCALE: 1/16" = 1'-0"



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"

RE: A200 FOR MATERIAL SCHEDULE

A201 - BUILDING B

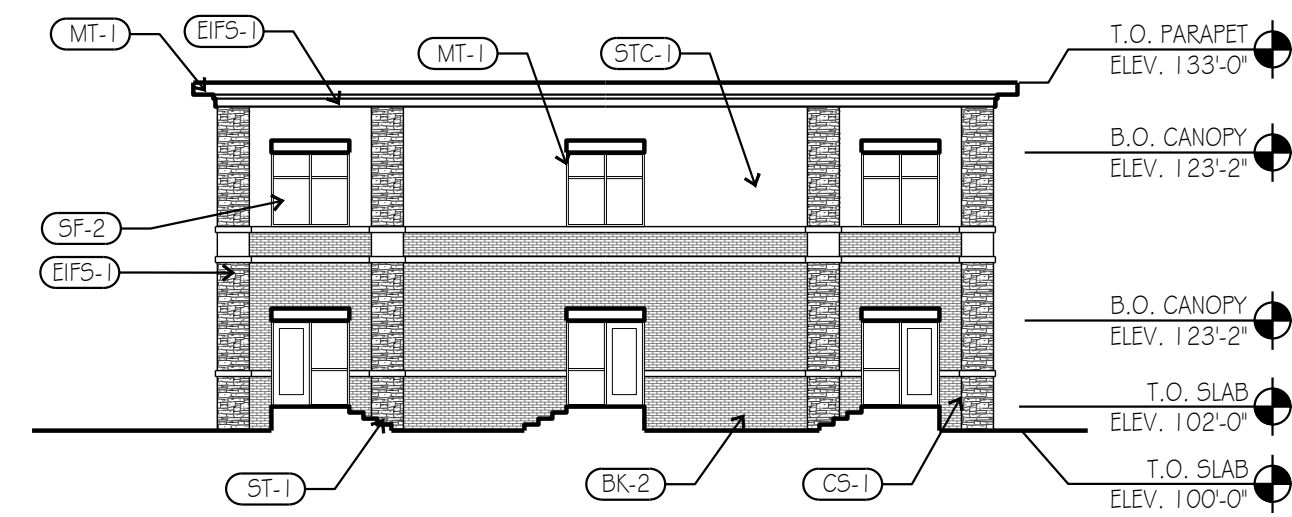
SCALE: 1/16" = 1'-0"

MEADOW BROOK SHOPPING CENTER |

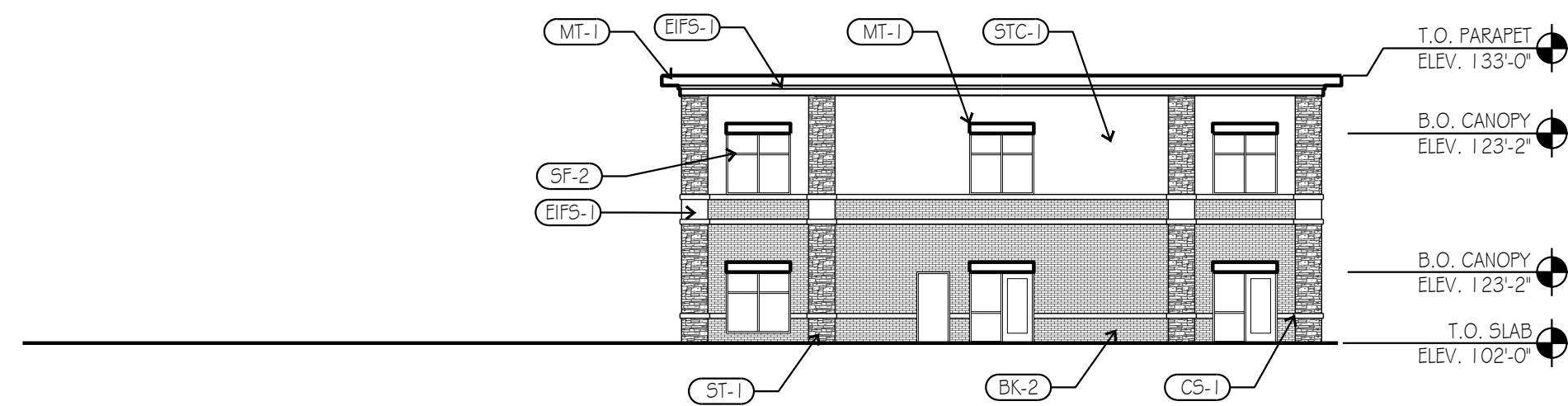
RH JOHNSON | 07.09.21

MEADOW BROOK SHOPPING CENTER

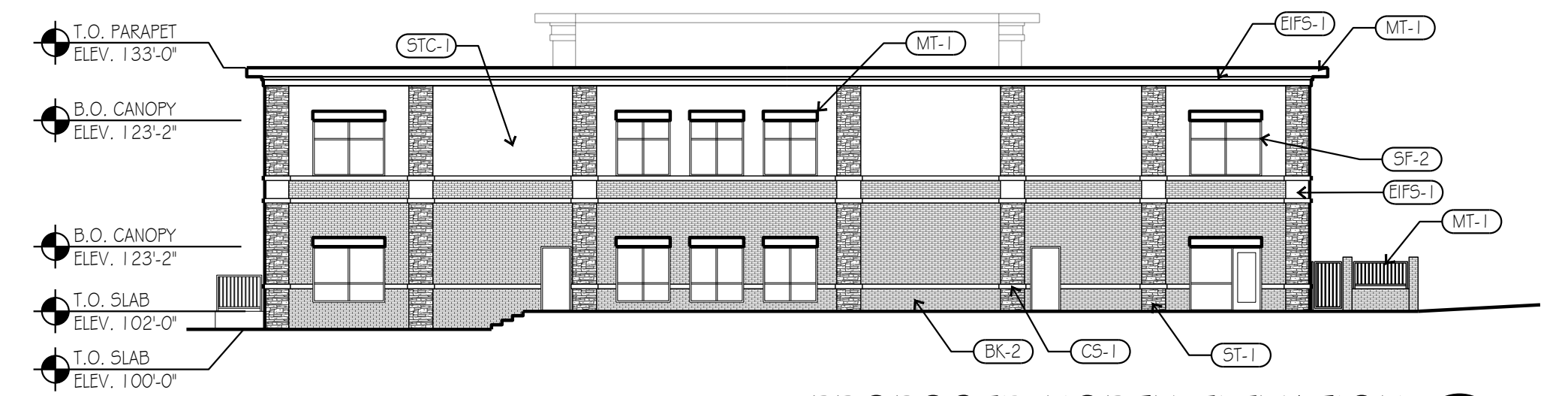
16116.001 | RH JOHNSON



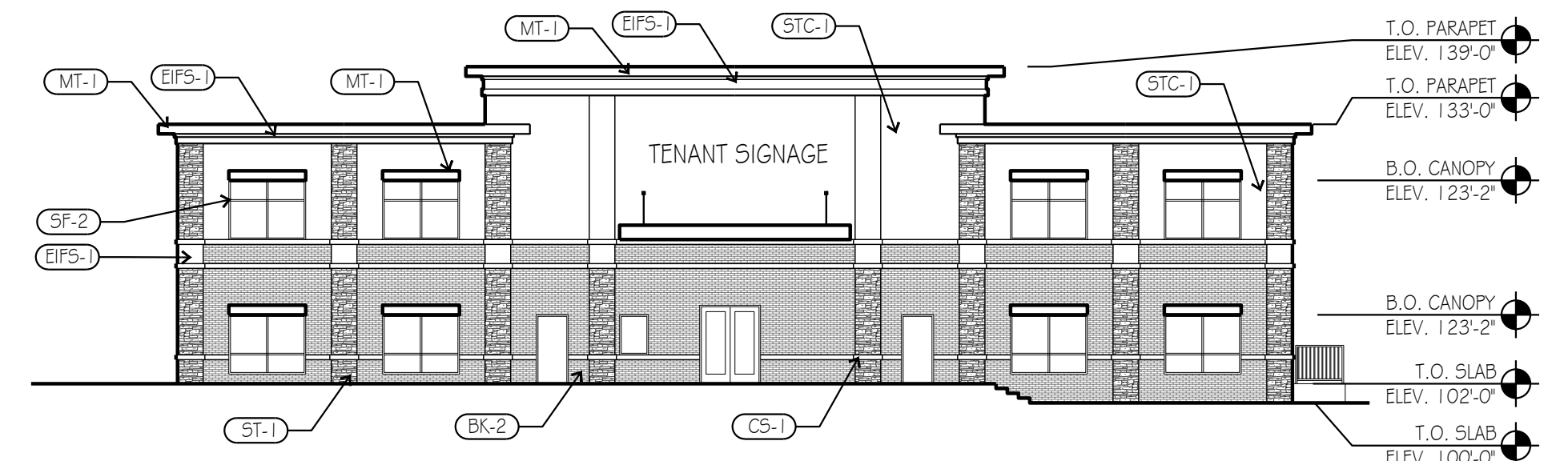
PROPOSED EAST ELEVATION 10
SCALE: 1/16" = 1'-0"



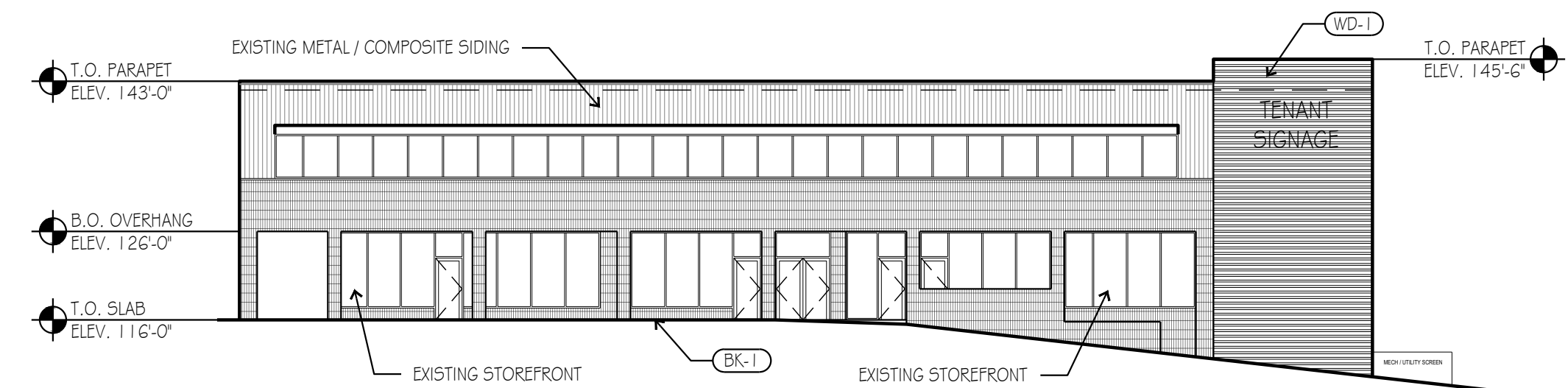
PROPOSED WEST ELEVATION 9
SCALE: 1/16" = 1'-0"



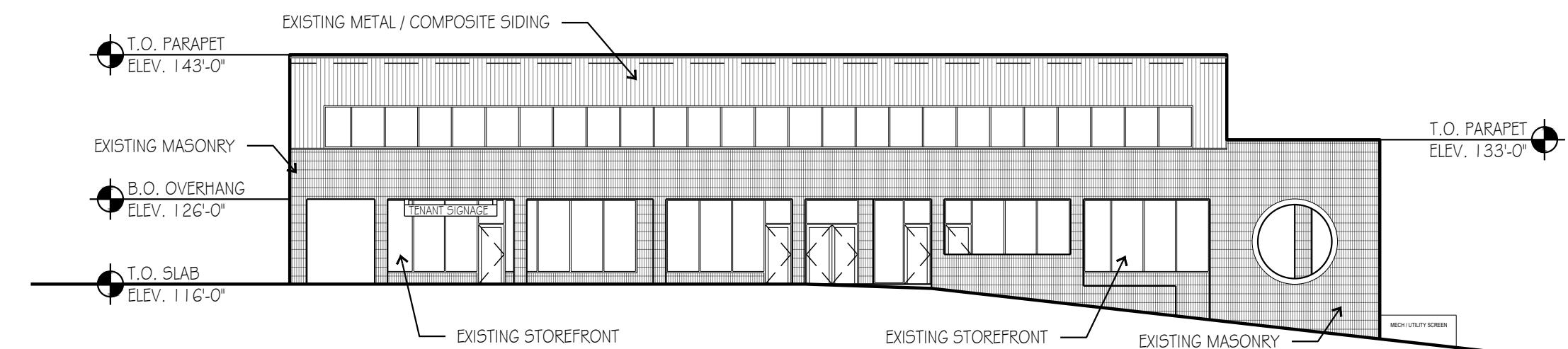
PROPOSED NORTH ELEVATION 4
SCALE: 1/16" = 1'-0"



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



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



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

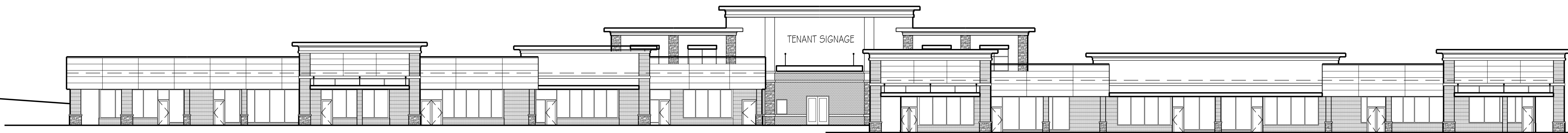
RE: A200 FOR MATERIAL SCHEDULE

A202 - BUILDING C & H

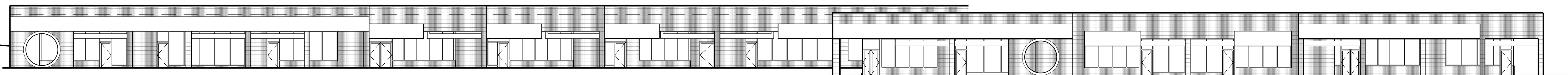
SCALE: 1/16" = 1'-0"

MEADOW BROOK SHOPPING CENTER

RH JOHNSON 07.09.21



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



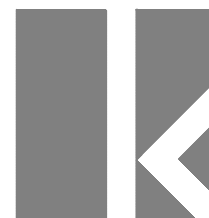
EXISTING SOUTH ELEVATION ①
SCALE: 1/16" = 1'-0"

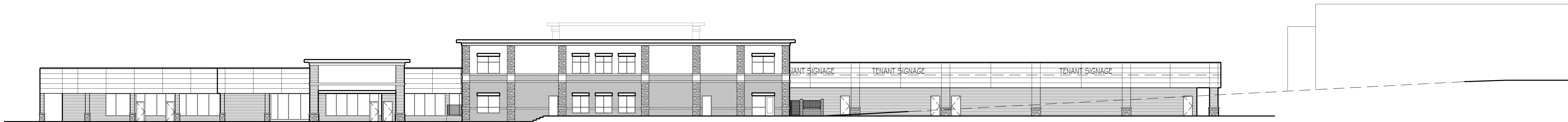
A203 - OVERALL SOUTH ELEVATION

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

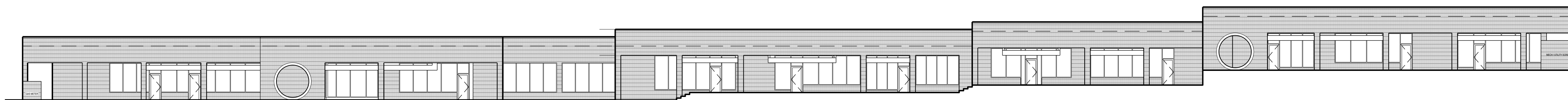
MEADOW BROOK SHOPPING CENTER |

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"

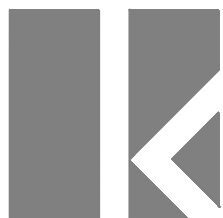
MEADOW BROOK SHOPPING CENTER |

RH JOHNSON | 07.09.21

MEADOW BROOK SHOPPING CENTER

16116.001 | RH JOHNSON



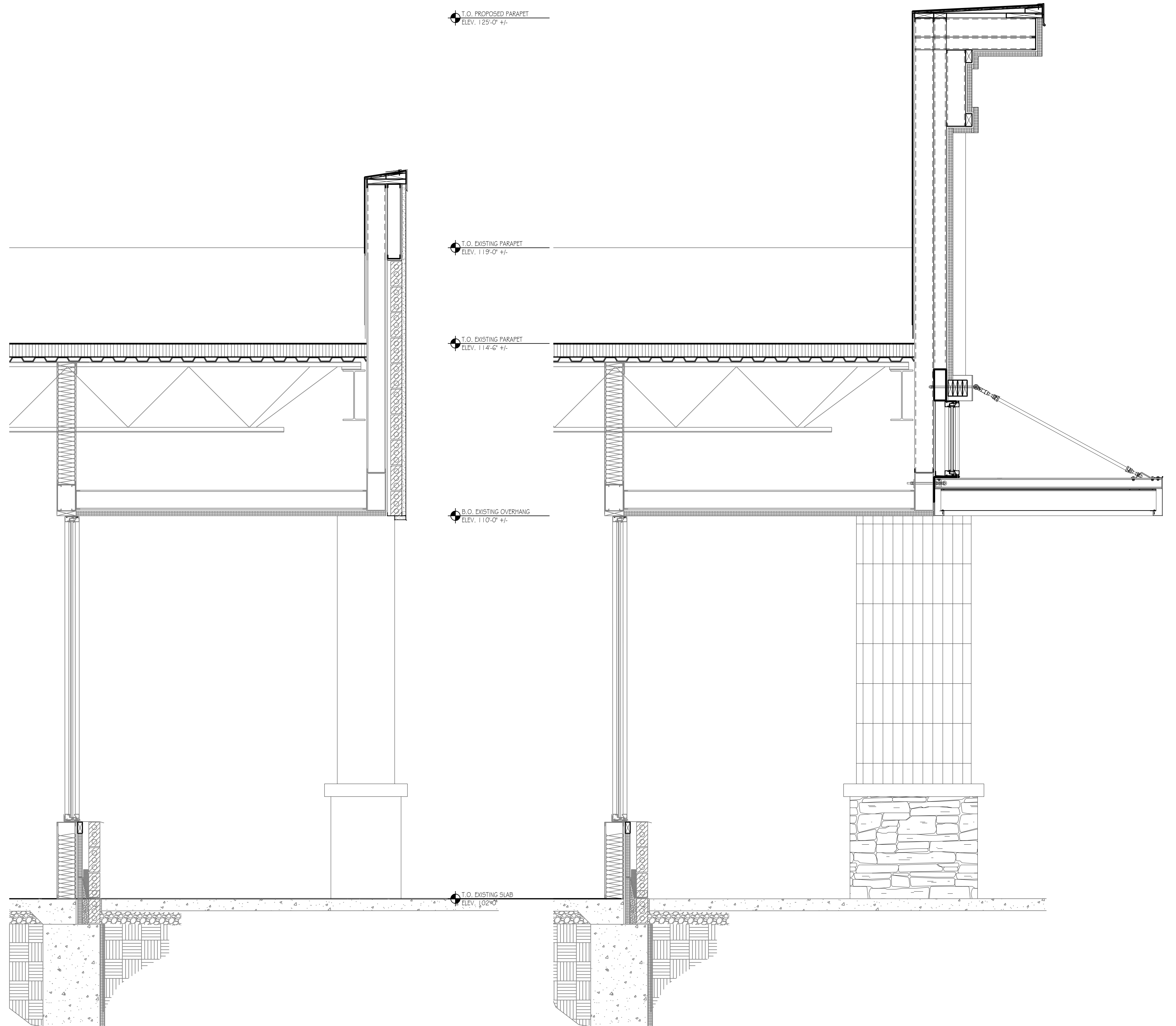


A300 - CONCEPT BUILDING SECTION

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

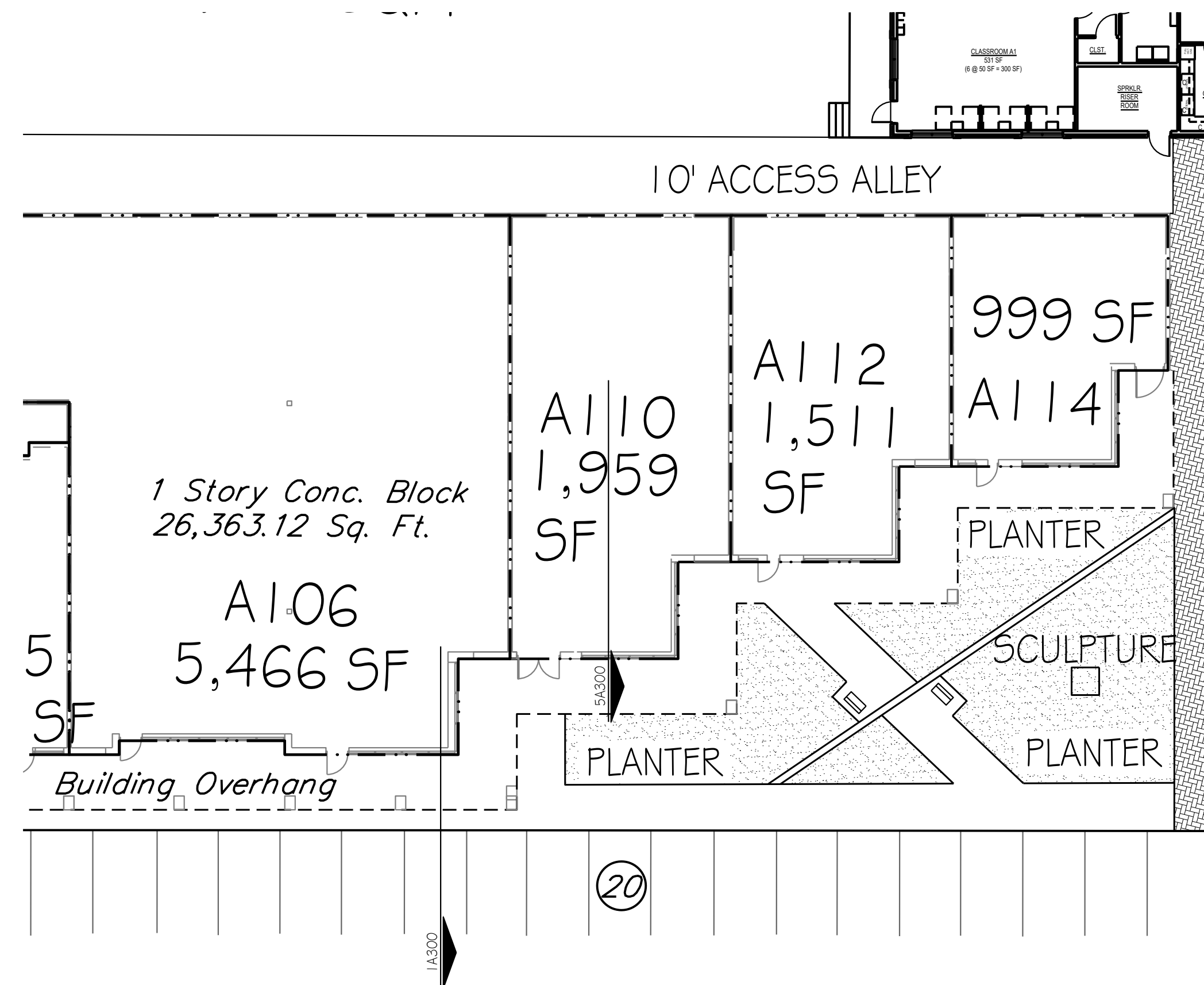
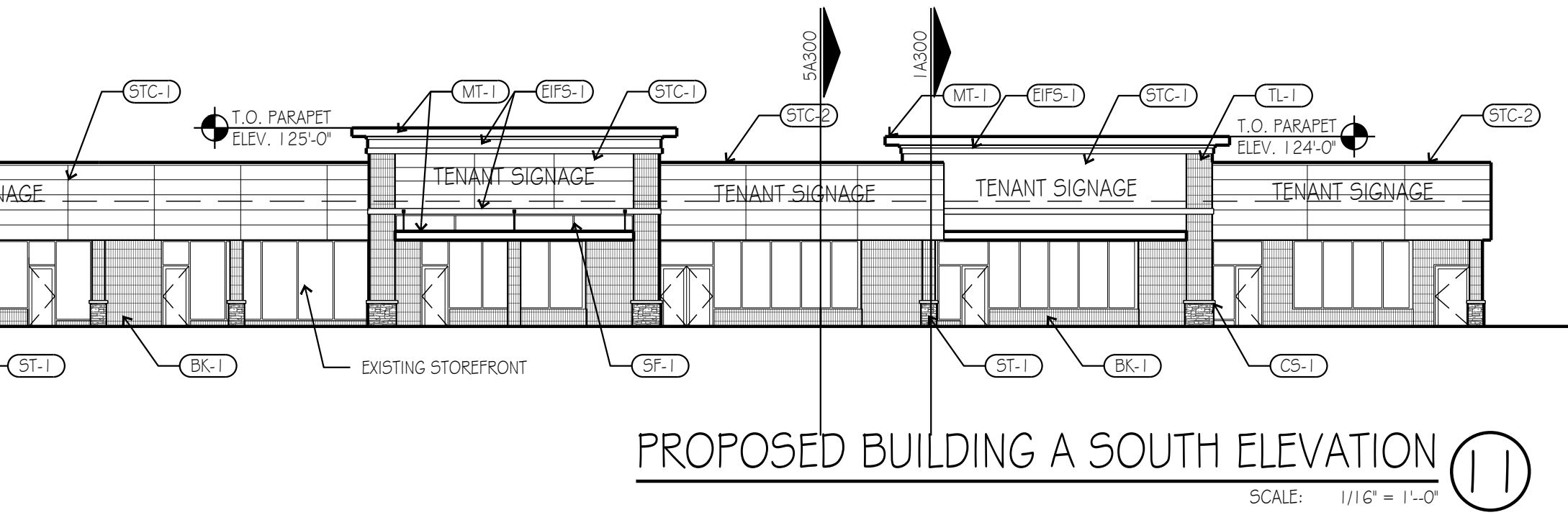
MEADOW BROOK SHOPPING CENTER |

RH JOHNSON | 07.13.21



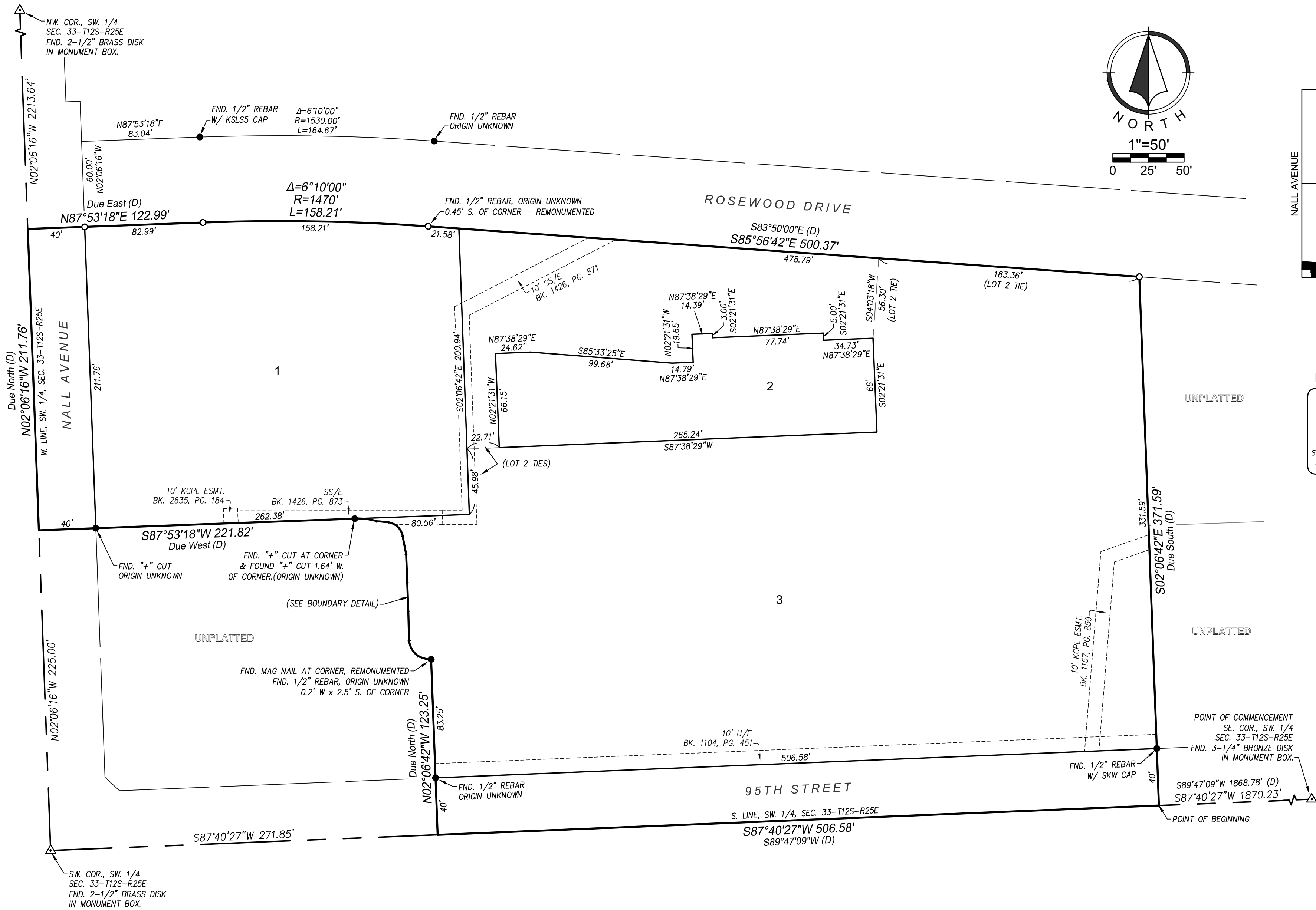
PROPOSED BUILDING SECTION ⑤
SCALE: 3/4" = 1'-0"

PROPOSED BUILDING SECTION ①
SCALE: 3/4" = 1'-0"



FINAL PLAT
MEADOWBROOK PLACE

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 EAST,
IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS



DESCRIPTION

All that part of the Southwest Quarter 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 Quarter; thence South 87°40'27" West, along the South line of said Southwest Quarter, a distance of 1870.23 feet to the Point of Beginning; thence continuing along said South line, South 87°40'27" West a distance of 506.58 feet; thence departing said South line, North 02°06'42" West a distance of 123.25 feet; thence westerly, along the easterly face of an existing concrete wall and its easterly prolongation, on a non-tangent curve to the right having an initial tangent bearing of South 88°57'17" West, a radius of 17.70 feet, and a central angle of 30°33'42", an arc length of 9.44 feet; thence continuing along said easterly face, the following seven courses: thence northwesterly on a non-tangent curve to the right having an initial tangent bearing of North 55°15'21" West, a radius of 15.26 feet, and a central angle of 48°28'02", an arc length of 12.91 feet; thence North 01°35'45" West a distance of 20.67 feet; thence North 02°02'07" West a distance of 20.09 feet; thence North 02°09'25" West a distance of 19.98 feet; thence North 10°59'06" West a distance of 13.14 feet; thence northwesterly on a non-tangent curve to the left having an initial tangent bearing of North 10°54'11" West, a radius of 12.00 feet, and a central angle of 70°14'15", an arc length of 14.71 feet to a point of compound curvature; thence westerly on a curve to the left, tangent to the last described course, having a radius of 62.88 feet, and a central angle of 07°31'18", an arc length of 8.25 feet; thence westerly, departing said easterly face, on a non-tangent curve to the left having an initial tangent bearing of North 74°10'00" West, a radius of 50.00 feet, and a central angle of 17°56'42", an arc length of 15.66 feet; thence South 87°53'18" West a distance of 221.82 feet to a point on the West line the Southwest Quarter of said Section 33; thence North 02°06'16" West, along said West line, a distance of 211.76 feet; thence North 87°53'18" East, along the South right-of-way line of Rosewood Drive and its westerly prolongation, as it now exists, a distance of 122.99 feet; thence easterly continuing along said South right-of-way line, on a curve to the right tangent to the last described course, having a radius of 1470.00 feet, and a central angle of 06°10'00", an arc length of 158.21 feet; thence South 85°56'42" East, continuing along said South right-of-way line, a distance of 500.37 feet; thence departing said South right-of-way line, South 02°06'42" East a distance of 371.59 feet to the Point of Beginning, containing 261,353 square feet, or 6.000 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"MEADOWBROOK PLACE"

The undersigned proprietor of said property shown on this plat does hereby dedicate over, under and through all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways and avenues not heretofore dedicated, a perpetual easement for the purpose of constructing, using, replacing, and maintaining public roadways, public ways and thoroughfares, including storm sewer, street lighting, sidewalks, trails, and appurtenant work in any part of the easement, including the right to clean, repair, maintain and replace the roadway, and for any future expansion of such facilities within the area of the easement together with the right of access to the easement and over the easement for these purposes. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Prairie Village, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

RESTRICTIONS

The use of, and access to all Lots and Tracts in this subdivision shall hereafter be subject to the covenants and restrictions which are to be recorded in the Office of Records and Tax Administration of Johnson County, Kansas, and shall hereby become a part of this plat as though set hereon.

CONSENT TO LEVY

The undersigned proprietor of the above described tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Prairie Village, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

Plat Areas		
Parcel	Sq. Ft.	Ac.
1	54,904	1.260
2	17,273	0.397
3	160,443	3.683
Exist. 95th R/W	20,263	0.465
Exist. Nall R/W	8,470	0.194
PLAT	261,353	6.000

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of ____ 20__.

Meadowbrook Center, LLC

Owner of Lot 2;

Owner of a portion of Lot 1 more particularly described as follows: Beginning at the Northeast corner of said Lot 1; thence South 02°06'42" East, along the East line of said Lot 1, a distance of 200.94 feet to the Southeast corner thereof; thence South 87°53'18" West, along the South line of said Lot 1, a distance of 18.98 feet; thence departing said South line, North 02°06'42" West a distance of 202.99 feet to a point on the North line of said Lot 1; thence South 85°56'42" East, along said North line, a distance of 19.09 feet to the Point of Beginning, containing 3,834 square feet, or 0.088 acres, more or less.

Owner of Lot 3 LESS the following: Beginning at the Southwest corner of said Lot 3; thence along the West line of said Lot 3, the following 11 courses: thence North 02°06'42" West, a distance of 83.25 feet; thence westerly, on a non-tangent curve to the right having an initial tangent bearing of South 88°57'17" West, a radius of 17.70 feet, and a central angle of 30°33'42", an arc length of 9.44 feet; thence northwesterly on a non-tangent curve to the right having an initial tangent bearing of North 55°15'21" West, a radius of 15.26 feet, and a central angle of 48°28'02", an arc length of 12.91 feet; thence North 01°35'45" West a distance of 20.67 feet; thence North 02°02'07" West a distance of 20.09 feet; thence North 02°09'25" West a distance of 19.98 feet; thence North 10°59'06" West a distance of 13.14 feet; thence northwesterly on a non-tangent curve to the left having an initial tangent bearing of North 10°54'11" West, a radius of 12.00 feet, and a central angle of 70°14'15", an arc length of 14.71 feet to a point of compound curvature; thence westerly on a curve to the left, tangent to the last described course, having a radius of 62.88 feet, and a central angle of 07°31'18", an arc length of 8.25 feet; thence westerly, departing said easterly face, on a non-tangent curve to the left having an initial tangent bearing of North 74°10'00" West, a radius of 50.00 feet, and a central angle of 17°56'42", an arc length of 15.66 feet; thence North 87°53'18" East a distance of 61.58 feet; thence departing said West line, South 02°06'42" East a distance of 183.94 feet to a point on the South line of said Lot 3; thence South 87°40'27" West, along said South line, a distance of 11.58 feet to the Point of Beginning, containing 3717 square feet or 0.085 acres, more or less.

Robert D. Regnier, Member

STATE OF KANSAS)
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this ____ day of ____ 20__, before me a Notary Public in and for said County and State, came Robert D. Regnier, Member of Meadowbrook Center, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public My Appointment Expires: _____

APPROVALS

APPROVED by the Planning Commission of the City of Prairie Village, Johnson County, Kansas, on this ____ day of ____ 20__.

Gregory T Wolf, Planning Commission Chairman

APPROVED by the Governing Body of the City of Prairie Village, John County, Kansas, on this ____ day of ____ 20__.

Eric Mikkelsen, Mayor

Adam Geffert, City Clerk

I hereby certify that during August 2021, this field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the current "Kansas Minimum Standards For Boundary Surveys" as established by the Kansas Board of Technical Professions.

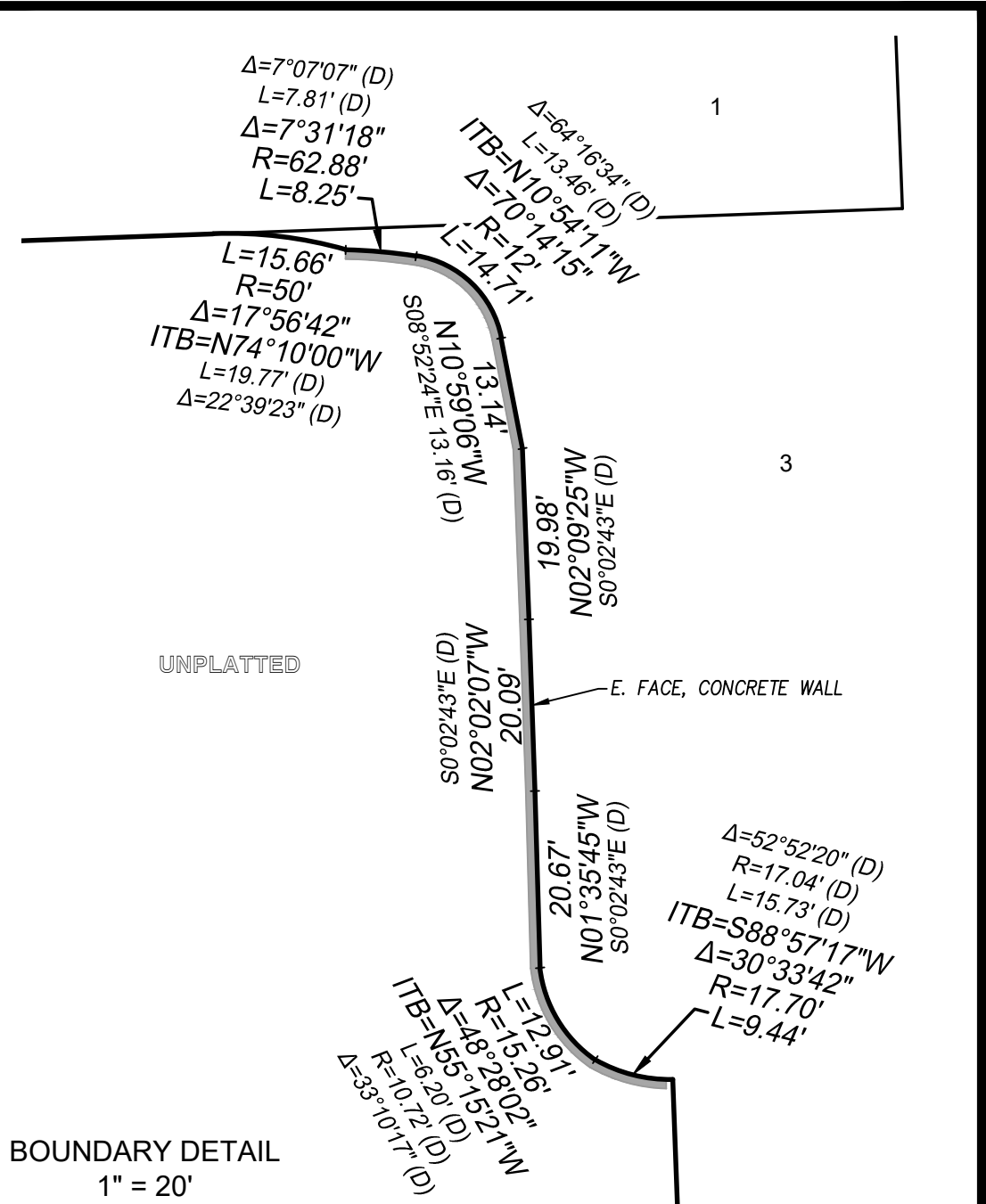
Roger B. Dill, Kansas PS-1408
RIC KS CLS-234
rdill@ric-consult.com

NOTES:

Basis of Bearings: Determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).

All bearings and distances shown on this plat are and measured unless otherwise noted.

CLOSURE CALCULATIONS:
Precision, 1 part in: 680117.512'
Error distance: .003'
Error direction: S23°49'34"E
Perimeter: 2351.42'



EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of ____ 20__.

Meadowbrook West, LLC

Owner of Lot 1 LESS the following: Beginning at the Northeast corner of said Lot 1; thence South 02°06'42" East, along the East line of said Lot 1, a distance of 200.94 feet to the Southeast corner thereof; thence South 87°53'18" West, along the South line of said Lot 1, a distance of 18.98 feet; thence departing said South line, North 02°06'42" West a distance of 202.99 feet to a point on the North line of said Lot 1; thence South 85°56'42" East, along said North line, a distance of 19.09 feet to the Point of Beginning, containing 3,834 square feet, or 0.088 acres, more or less.

Owner of a portion of Lot 3 more particularly described as follows: Beginning at the Southwest corner of said Lot 3; thence along the West line of said Lot 3, the following 11 courses: thence North 02°06'42" West, a distance of 83.25 feet; thence westerly, on a non-tangent curve to the right having an initial tangent bearing of South 88°57'17" West, a radius of 17.70 feet, and a central angle of 30°33'42", an arc length of 9.44 feet; thence northwesterly on a non-tangent curve to the right having an initial tangent bearing of North 55°15'21" West, a radius of 15.26 feet, and a central angle of 48°28'02", an arc length of 12.91 feet; thence North 01°35'45" West a distance of 20.67 feet; thence North 02°02'07" West a distance of 20.09 feet; thence North 02°09'25" West a distance of 19.98 feet; thence North 10°59'06" West a distance of 13.14 feet; thence northwesterly on a non-tangent curve to the left having an initial tangent bearing of North 10°54'11" West, a radius of 12.00 feet, and a central angle of 70°14'15", an arc length of 14.71 feet to a point of compound curvature; thence westerly on a curve to the left, tangent to the last described course, having a radius of 62.88 feet, and a central angle of 07°31'18", an arc length of 8.25 feet; thence westerly, departing said easterly face, on a non-tangent curve to the left having an initial tangent bearing of North 74°10'00" West, a radius of 50.00 feet, and a central angle of 17°56'42", an arc length of 15.66 feet; thence North 87°53'18" East a distance of 61.58 feet; thence departing said West line, South 02°06'42" East a distance of 183.94 feet to a point on the South line of said Lot 3; thence South 87°40'27" West, along said South line, a distance of 11.58 feet to the Point of Beginning, containing 3717 square feet or 0.085 acres, more or less.

Robert D. Regnier, Member

STATE OF KANSAS)
COUNTY OF JOHNSON)

BE IT REMEMBERED, that on this ____ day of ____ 20__, before me a Notary Public in and for said County and State, came Robert D. Regnier, Member of Meadowbrook West, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

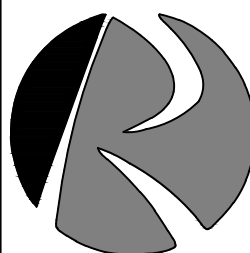
Notary Public My Appointment Expires: _____

MEADOWBROOK PLACE

Prepared For:

The R.H. Johnson Company
Eric Gonsler
4520 Madison Avenue, Suite 300
Kansas City, MO 64111
(816) 561-5111

Date of Preparation:
August 26, 2021



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