The public may attend the meeting in person or view it online at
http://pvkansas.com/livestreaming.

# PLANNING COMMISSION AGENDA
# CITY OF PRAIRIE VILLAGE
# TUESDAY, OCTOBER 1, 2024
# 7700 MISSION ROAD
# COUNCIL CHAMBERS
# 7:00 P.M.

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES – September 10, 2024

III. PUBLIC HEARINGS

IV. NON-PUBLIC HEARINGS

PC2024-115 Site plan – raised foundation
6601 Nall Avenue
Zoning: R-1A
Applicant: Ben Myers

PC2024-114 Site plan – commercial building remodel
7070 Mission Road
Zoning: C-2
Applicant: Kimley-Horn & Associates; GRI Prairie Village, LLC

V. OTHER BUSINESS

VI. ADJOURNMENT

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

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

# PLANNING COMMISSION MINUTES
# SEPTEMBER 10, 2024

## ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, September 10 at 7:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, James Kersten, Melissa Brown, Melissa Temple, and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Terry O'Toole, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

## APPROVAL OF MINUTES

**Mr. Breneman made a motion to approve the minutes of the August 6, 2024, regular Planning Commission meeting. Mr. Birkel seconded the motion, which passed 6-0, with Mr. Wolf in abstention.**

## OLD BUSINESS

None.

## PUBLIC HEARINGS

None.

## NON-PUBLIC HEARINGS

PC2024-114 Site plan – commercial building remodel
7070 Mission Road
Zoning: C-2
Applicant: Kimley-Horn and Associates; GRI Prairie Village, LLC

Mr. Brewster stated that the applicant was requesting site plan approval for the remodel of a vacant commercial building. The remodel would include the removal of a third story, changes to the exterior of the façade, a small addition for a loading dock, reconfiguration of parking and loading areas, and landscape improvements associated with exterior plazas, courtyards, parking areas, and streetscapes. The property is zoned C-2 General

Business, and most recently was used as a Macy's department store. A site plan for a remodel was approved in 2021 by the Planning Commission, but was never executed for building permits. The remodeling will convert the building to a multi-tenant space, which is anticipated to include a grocery store on the lower level, as well as retail, restaurant, and/or service business spaces on the upper level (south elevation).

The proposal advances comprehensive plan policies regarding repurposing underutilized property and returning a currently vacant building to a viable use. Several of the associated improvements will also improve the visual appearance, social spaces, and pedestrian connections to and within the center. Mr. Brewster said that the plan did not fully capitalize on opportunities for active mixed-use centers identified as "activity centers" in the comprehensive plan, but is consistent with all applicable standards of the C-2 zoning district. The existing building is approximately 28' high, measured from the grade at the frontage. Due to the grade of the site, the building has a walk-out on the south side and operates as a three story building (approximately 42.5' high) on the rear and internal to the site. The proposed remodel will remove the upper story, with a resulting height of 21' on the south elevation and 35' on the north elevation.

Mr. Brewster noted that a small building addition is proposed over a current parking area on the southeast portion of the site associated with a loading area. This will involve lowering the grade to the first level, enclosing the truck loading area, resulting in an approximately 10' high x 30' wide upper wall portion on Mission Road. This wall will be between 6' and 10' from the lot line on Mission Road. C-2 allows a 0' side setback; however, it requires a 15' street side setback from Mission Road. This building addition is the same location and configuration as the approved 2021 plan and is lower than the prior plan due to the removal of the upper story and the move of the grocery store to the first level. It is a minor accessory structure addition to the existing building. As a condition of site plan approval, staff recommends details on the landscape and architectural features on the wall be considered to soften the impact on the streetscape.

The application includes a parking plan that shows 232 parking spaces directly related to this proposed site plan and a total parking count of 1,071 spaces for the entire center, a loss of 69 existing spaces. This is within the blended parking rate required for mixed office and commercial centers by the zoning ordinance. The blended rate and the reduction of square footage with this proposed plan (approximately 38,000 less) make the proposed plan acceptable. Mr. Brewster stated that the parking lot did not meet the required setbacks for parking areas and is between approximately 4' and 8' from 71st Street and Mission Road at various locations. However, the lot is an existing parking area that pre-dates these standards and is eligible to remain and be improved according to the nonconforming use and structure provisions of the ordinance.

The Prairie Village Shopping Center is organized around a series of "internal streets", detailed like pedestrian-oriented public streets and dividing the center into a series of blocks. These include a bowed main street extending off and parallel to Mission Road on the east, a connector street from Tomahawk Road to this street in the center, and an extension of Alhambra Street to the west of this building. The latter is the existing entrance to the previous Macy's site and will remain the main access under this plan. The public

streets and internal streets provide vehicle access to the dispersed parking that serves the center. One current access from Mission Road (right-in only) to the parking lot in front of the building will be closed off with this project to allow better utilization of the parking area. Public Works has reviewed a trip generation report supplied by the applicant in association with this project.

Mr. Brewster said that, in general, the proposed plan improves the pedestrian access and amenities for the site and creates a more inviting experience on the south end of the shopping center. Pedestrian connections from both Mission Road and 71st Street are added and emphasized. He noted that 71st Street did not currently have a sidewalk on the north side of the street adjacent to the shopping center, due to right-of-way constraints. The Bike / Ped Plan calls for an 8' sidewalk on 71st Street, which would be desired on the north side to align with the recently installed pedestrian bridge on the north side at 71st Street and Tomahawk Road. Associated with the 2021 proposal, staff explored three additional conceptual options with the applicant, each of which presented compromises and had technical and logistical issues that needed to be solved to implement the concept, and each raised additional issues and concerns for the applicant. Details for each concept are included in the staff report.

Any option would require further study and design strategies to address the following challenges:

- Right-of-way, easement and other technical issues regarding the curb location and property lines
- Connecting to sidewalks and intersections to the east and west
- Addressing utilities and other existing structures along this edge

Based on these conceptual discussions and the challenges, the applicant proposed an option in the 2021 submittal, which is also included in the current 2024 plan:

- A mid-block crossing at Alhambra Street that leads to a north/south pedestrian route to the building frontage along the east side of the access drive
- A sidewalk connection from the existing Mission Road sidewalk to the plaza area at the southeast corner of the building
- An improved landscape edge, with low shrubs and ornamental trees along the parking area at 71st Street

While this was not the desired solution, Mr. Brewster said that staff determined at the time of the 2021 plan that it was acceptable, considering the existing conditions and the constraints for an improved sidewalk connection on the north side of 71st Street. However, staff recommends that the landscape edge treatment be continued west to the Alhambra Street entrance along 71st Street to complete the frontage design and parking screening on that entire side.

Mr. Brewster stated that the plan proposed a trash enclosure just east of the entrance from Alhambra Street. City ordinance requires that all trash enclosures be completely

screened from streets by a combination of architectural and/or landscape enhancements. Due to the proximity to the street and location at a prominent pedestrian entrance staff recommends the enclosure have a strong architectural tie to the building and also have a heavy landscape emphasis in association with the landscape and streetscape improvements.

The plan improves pedestrian access from the south in two specific ways: (1) a connection and crossing at Alhambra Street and an extended peninsula leading to steps and the west side of the building, which adds further definition of the extension of Alhambra Street as an "internal street" contributing to the block structure and pedestrian scale of the center; and (2) a sidewalk connection from Mission Road to the outdoor plaza at the southeast corner of the building and the associated closing of the vehicle entrance on from Mission Road on the south side of the building that will allow a continuous sidewalk from the intersection of 71st Street and Mission Road.

Mr. Brewster said that the proposed building design included cladding with new materials and introduction of storefronts on the south elevation and north portion of the west elevation. Additionally, the lower rear entrance to the pedestrian courtyard will be maintained with a patio for use by the lower level tenant. These changes provide more activation of outside social spaces. The cladding of the existing building introduces three new material elements - composite wood panels, ACM (metal) panels, and painted brick (tan or grey), in addition the existing stone. He added that the design was similar to the U.S. Bank building at 6940 Mission Road on the east side of the Prairie Village shops. However, it is a departure from the main "inline" buildings of the Prairie Village shops, and should not be considered as establishing a precedent for the rest of the shopping center without considering a more comprehensive and long-range plan for future development, rehabilitation, and design of the area.

Staff provided the applicant with the following comments on the original landscape plan. A revised submittal has addressed several of these comments, but some remain to be addressed. (All species recommended to comply with City-approved tree lists or Multistudio's "Great Trees for Kansas City Region" list):

1. 71st Street Frontage:
    a. Substitute the Star Magnolia (10' – 12' height) with an ornamental tree (20' to 25' height) that would remain compatible with existing utilities considering actual maturity height and planting conditions.
    b. Expand the same treatment to the frontage and parking screen west of the Alhambra Street entrance, so that it meets the ordinance requirement for parking screening and street tree requirements.

2. Mission Road Frontage:
    a. Add 9 to 10 large street trees spaced evenly along Mission Road for a more comfortable pedestrian path, and to also help soften and mitigate the wall of the lading area along Mission Road.
    b. Adjust the retaining wall to the lower parking area near the loading dock, so it does not result in a 2' lower landscape buffer and 4' upper buffer. Instead,

the wall would be at the back of curb on the lower level, and a 6' to 8' buffer would result at the upper level.

3. Internal Parking Area:
    a. Substitute the Tulip Poplar for a more durable tree appropriate for parking islands.
    b. Convert the island "lawn areas" to full landscape for better appearance and easier maintenance / livability.
    c. Add two large shade trees to the peninsula on the north side of the Alhambra Street entrance crosswalk to help soften the parking and accentuate the pedestrian entry.

4. Interior and Social Spaces:
    a. Recommend converting larger lawn areas in south plaza to landscape for better visual impact and survival.
    b. Require screening of two transformers on the east end of the plaza with shrubs, ornamental grasses, and perennials.
    c. Recommend some enhanced landscape incorporated into the sidewalk stairs on the west side of the building to soften the large façade, enhance the pedestrian walkway, and substitute for the ordinance requirement of foundation plantings along this elevation. The overall approach to the grade and the stairs warrant an exception to the foundation planting provided some alternative landscape enhancement can occur in this area.
    d. Emphasize and specify landscaping associated with the lower-level patio at the terminus of the interior courtyard on the north of the building.

Mr. Brewster noted that a revised landscape plan had been submitted which addressed many of the issues, and that staff recommended approval of the plan based on the condition that the applicant continue to work with staff on the following remaining items:

A. Continuing the streetscape treatment of the parking fronting on 71st Street west of the Alhambra Street entrance.
B. Accentuating the Alhambra interior street extension with additional trees, particularly two large trees on opposing sides of the cross walk (one in the new peninsula and one in the new landscape island on the east side).
C. Street trees on Mission Road frontage: there are utilities in the area, and particularly at the location where the new building addition exists. However, staff believes these should be at a depth and location where it would not interfere with implementing the ordinance standard for street trees on the Mission Road frontage. This condition includes three aspects:
    1) Zoning ordinance requires one large street tree per every 40' of frontage, but also includes contingencies and alternatives for when constraints are encountered.
    2) Improving the configuration of the sidewalk and landscape area along Mission Road to provide a better pedestrian experience and be beneficial to both the sidewalk space and the landscape area.

3) The trees and landscape issues in this vicinity should be combined with the architectural enhancements of the new loading dock enclosure wall.

D. Further consideration and potential refinement of the species selection to conform with acceptable plant materials from the City's cited plant resources, and which present the greatest longevity and best maintenance for all landscape areas.

Staff recommends approval of the site plan subject to the following:

1. The applicant coordinates with staff to ensure the details of the trash enclosure include a heavy screen that eliminates visibility from the street and improves the appearance with an architectural screen complementing the building design and enhanced landscape associated with the streetscape.
2. A final revised landscape plan be submitted to staff prior to issuance of building permits to address the following:
    a. Continuing the streetscape treatment of the parking fronting on 71st Street west of the Alhambra Street entrance; staff may approve any alternatives according to the ordinance and meeting the intent of the parking and streetscape screen.
    b. Accentuating the Alhambra interior street extension with additional trees, particularly two large trees on opposing sides of the crosswalk (one in the new peninsula and one in the new landscape island on the east side).
    c. Street trees on Mission Road frontage; staff may consider and approve any alternatives based on space and utility constraints, the objective of softening the wall nearest the street, and improving the pedestrian experience along Mission Road with vertical landscape features.
    d. Further consideration and potential refinement of the species selection to conform with acceptable plant materials from the City's cited plant resources, and which present the greatest longevity and best maintenance for all landscape areas.
3. Planning Commission concurs with staff's analysis of the building design criteria, and that no precedent is set for future changes to other buildings until a more comprehensive and long-range plan for the shops occurs.
4. The material on the columns of the west elevation be identified and confirmed as compatible with the new additional materials and/or representative and consistent with the existing stone materials.
5. The materials and specific architectural details of the portion of the wall enclosing the loading dock that is visible be identified and confirmed to include ornamentation and visual interest due to the prominent location.
6. Signs in the submittal are conceptual only. Sign plans shall be submitted prior to issuing permits, either: (1) demonstrating compliance with the Prairie Village sign requirements; (2) opting out of the Prairie Village sign plan and complying with the city-wide sign ordinance; or (3) updating the Prairie Village sign plan through appropriate procedures required for area-specific sign plans in the sign ordinance.
7. Prior to the issuance of building permits, a lighting plan be submitted for all exterior lighting demonstrating compliance with Prairie Village lighting standards.

Mr. Birkel suggested increased pedestrian and/or green space on 71st Street would be beneficial, as well as additional trees on the parking lot islands. He also shared concern about traffic congestion at the 71st Street entrance.

Mr. Valentino and Ms. Temple stated that they didn't believe the proposed design of the building blended well with the existing design of the shops.

Ms. Brown and Mr. Breneman shared concern about the proposed grading on the west side of the building.

Gregg Zike, Senior Vice President with First Washington, 7200 Wisconsin Avenue, Bethesda, MD, and Tyler Wysong with Kimley-Horn, 805 Pennsylvania Street, Kansas City, MO, were present to discuss the application. Mr. Zike stated that the previous plan for the building that had been approved in 2021 included 40,000 square feet of office space on the third floor, but that First Washington had struggled to find tenants. As a result, the new plans called for the removal of the third floor from the building. He added that the design materials were similar to those found in the rest of the shopping center, such as stone, brick and wood, and the design itself was similar to the 6940 Mission Road building. Lastly, he said that there were a number of utilities located under the parking lot near 71st Street along with overhead power lines, which limited the size and type of landscaping that could be installed.

Mr. Zike went on to note that the grading plan would require a good deal of excavation near the entrance on the west side of the building to flatten the parking lot, and would result in a "speed ramp" from the south parking lot with a 12% downward grade. Mr. Birkel Mr. Valentino, Ms. Brown and Mr. Breneman stated their opposition to the significant grade of the ramp due to safety issues, as well as the continuation of Alhambra Street into the parking lot due to traffic concerns. Mr. Valentino added that he would prefer to see a reduction in parking spaces and an increase in green space.

Mr. Zike said that there were approximately 1,100 total parking spaces, which although significant, was an appropriate amount for the size of the shopping center. He added that a busy grocery store would make the surrounding lots look less like "a sea of asphalt" once it opened. Mr. Valentino asked how trucks would approach the loading dock for the grocery store. Mr. Wysong stated that trucks would pull into the shopping center on the east side, turn toward the exit, and back into the dock. Commissioners expressed their concern about the tight turning radius.

After further discussion, Mr. Zike stated that he wished to continue the application to the next meeting so that the suggestions raised by commission members could be further considered.

**Mr. Breneman made a motion to continue the application to the October 1 Planning Commission meeting. The motion was seconded by Ms. Brown and passed unanimously.**

## OTHER BUSINESS

None.

## ADJOURNMENT

With no further business to come before the Commission, Mr. Wolf adjourned the meeting at 8:21 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

# STAFF REPORT

**TO:** Prairie Village Planning Commission
**FROM:** Chris Brewster, Multistudio, Planning Consultant
**DATE:** October 1, 2024 Planning Commission Meeting

| | |
|---|---|
| **Application:** | PC 2024-115 |
| **Request:** | Exception – Site Plan Review for Raised Foundation |
| **Property Address:** | 6601 Nall Avenue. |
| **Action:** | *An exception to the neighborhood design standards requires the Planning Commission to review a site plan, and based on specific criteria the Planning Commission may grant exceptions.* |
| **Applicant:** | Benjamin Myers |
| **Current Zoning & Use:** | R-1A Single-Family Residential - Single-Family Dwellings |
| **Surrounding Zoning & Use:** | **North:** R-1A Single-Family Residential - Single-Family Dwellings<br>**East:** R-1A Single-Family Residential - Single-Family Dwellings<br>**South:** R-1A Single-Family Residential - Single-Family Dwellings<br>**West:** R-1 Single-Family (Mission, KS) - Single-Family Dwellings |
| **Legal Description:** | (metes and bounds – unplatted) |
| **Property Area:** | 1.04 Ac (45,271.73 sq. ft.) |
| **Related Case Files:** | N/A |
| **Attachments:** | Application, Site Plan, Elevations |

**General Location Map**



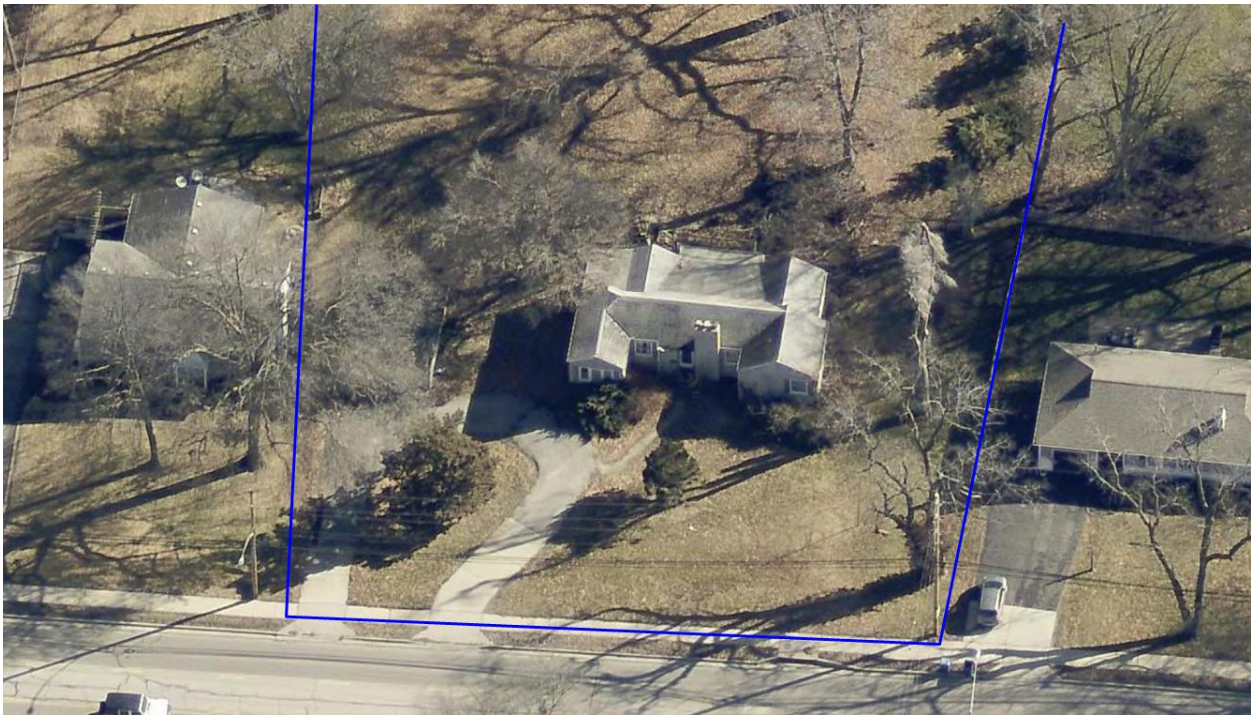
**Aerial Map**



**Lot**



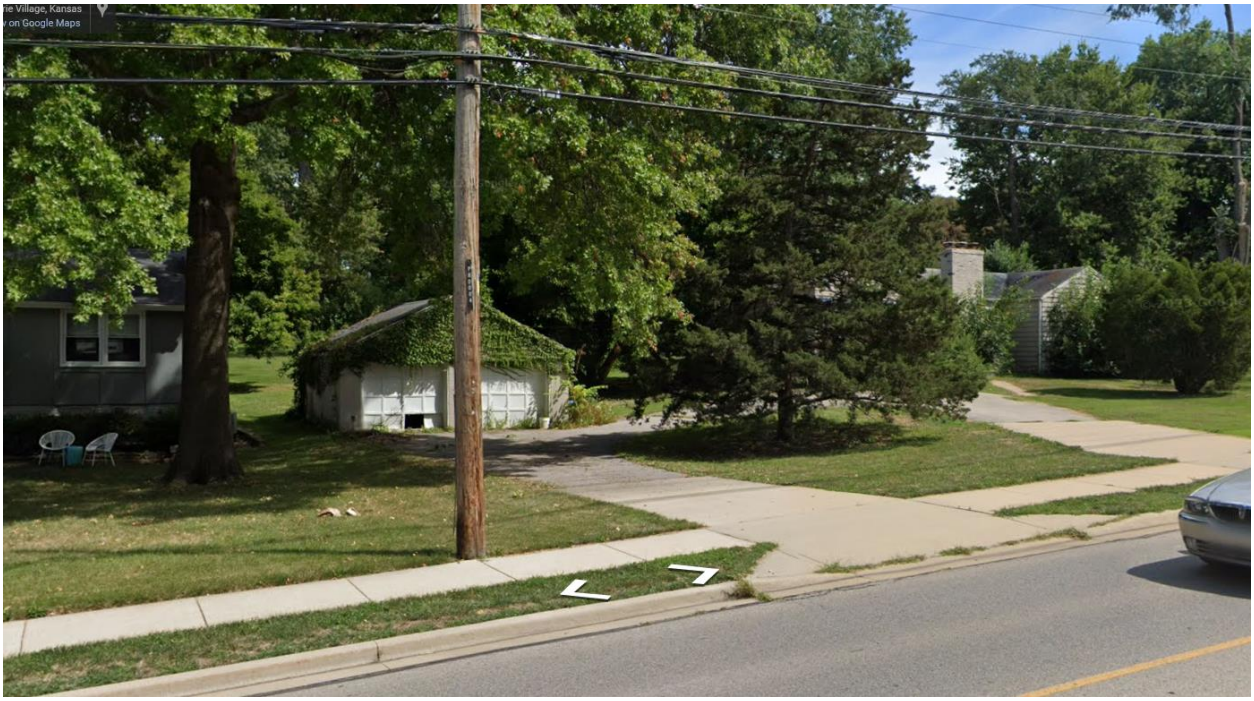
**Birdseye View**



**Street View**



*Subject property looking east at 6601 Nall Ave.*



*Street view looking southeast – 6601 detached garage in foreground; house in background.*

**BACKGROUND:**

The applicant is requesting an exception to the building foundation height requirement of the Neighborhood Design Standards in Section 19.06.025.(e), and to build a new structure with top of foundation that is approximately 2.5 feet higher than the existing home top of foundation for a property located at 6601 Nall Avenue. Under the proposed plan and according to the current site conditions only a 2.0 feet increase would be allowed. (1 foot by ordinance and additional 1 foot allowed due to the large setback proposed with this plan). The intent of this section is to address the scale and height of new structures as old homes are torn down and new homes are built, and to prevent homes from grading up to gain additional height or volume in the structure.

Section 19.06.025.(e) has two corresponding requirements:

- New residential structures shall have a top of foundation between 6 inches and 24 inches above the finished grade along the front facade.
- No new structure may be built with a top of foundation more than 12 inches higher than the top of foundation of a previous existing home.

In this case, the previous home had a top of foundation of approximately 1,024.00. The lot has elevation contours between 1.017 feet (northwest corner) and 1,035 feet (southeast corner), and 1,020 feet and 1,026 feet within the building footprint. Adjacent homes have finished floor elevations of 1,015.75.3 (north side) and 1,024.82 (south side). The applicant is proposing that the new house and garage have a top of foundation of 1,026.50 feet, and a finished floor elevation of approximately 1,027.75 feet. This would place the new top of foundation approximately 2.5 feet higher than the previous top of foundation – more than the 1-foot increase allowed by the regulations.

The grading plan includes a steeper grade on the north portion (approximately 25%) of the lot resulting in a larger portion of the foundation exposed on the north part of the frontage (top of foundation is 5.5 feet above finished grade on the northwest corner), but the predominant portion of the elevation (approximately 75%) has the foundation between 6 and 24 inches from finished grade (top of foundation equals finished grade on the southwest corner). This results in a “walkout” condition for the basement on the north side, which includes doors and windows on the north elevation and front elevation. This generally complies with the requirement of the foundation being between 6 and 24 inches above the finished grade along the frontage, provided the larger areas of foundation exposed by the grading to the north is treated with appropriate materials.

**ANALYSIS:**

This proposal is justified on the rationale

- It is a large lot which includes approximately 8 feet of grade change for south to north.
- The proposed house has significant side setbacks between adjacent lots (20 feet on the north and 17 feet on the west). The greater setback justifies raising the top of foundation an additional 1 foot above requirements per Section 19.06.025(e)(3), but would still require an exception for the remaining 0.5 feet being proposed. [i.e. a 2.5 foot increase over the previous elevation – 1 foot is allowed by ordinance, an

additional 1 foot is allowed by the larger proposed setbacks, and the remaining 0.5 feet is requested by Planning Commission exception.]

- The proposed house will be set back significantly deeper from the street (100 feet) than the existing house and detached garage (each of which will be removed).
- General site designs to get drainage away from the house where surrounding elevation contours at the foundation are between 1,020 and 1,025 within the building footprint.
- The proposed design includes varied 1 and 2 story masses on all elevations that break up the volume of the home and the property is not necessarily being "graded up" simple to get a larger house volume.

**CRITERIA**:

Section 19.06.025.(f). provides that the Planning Commission may grant exceptions to any of the Neighborhood Design Standards, including the foundation height standards, subject to the site plan process. It includes the following criteria relevant to this specific application:

2. Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
3. The placement and orientation of the main mass, accessory elements, garages and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.

...

6. The exception will equally or better serve the design objectives stated in Section 19.08.025.A and the intent stated for the particular standard being altered.

[19.08.025.(f).]

In this case, the design objectives relevant to this exception include:

4. Manage the relationship of adjacent buildings and promote compatible transitions.

...

6. Locate and orient buildings to maintain the existing grade of the street, block and lot frontages and design them in a manner that reduces the perceived massing from the streetscape and abutting lots.

[19.08.025.(a)]

Additionally, the Building Foundation section also has the following criteria for exceptions to the foundation height limits:

a. the design of the building elevations, and specifically any design details that reduce the scale and massing of the building compared to what could otherwise be built under the zoning standards.

b. The relationship of the proposed dwelling to existing structures, and whether their grading, elevation and design is appropriate for the context.

c. Any special considerations of the lot with respect to the existing grades, propose appropriate grades and the drainage patterns in relation to adjacent properties and the proposed structure.

[19.08.025.(e).5.]

The applicant has included elevations and plans that demonstrate that all other neighborhood design standards will be met. The intent of the building foundation height standards is to limit the perceived scale and massing of homes with reasonable elevations of the top of foundation. Additionally, a limit based on the elevation of the previous home is included to reduce the impact of "grading up" to get additional volume or height in homes (1' above previous home). Due to many existing homes being built at or close to grade, it was anticipated that many homes might need an exception to this later standard to address existing drainage and grading issues.

The proposed application appears consistent with the exception criteria. The proposed home will meet all other applicable design standards.

**RECOMMENDATION:**

Staff recommends approval of the exception, subject to the following conditions:

1. The exception is limited to the plans included in the application and specifically the proposed top of foundation at the proposed 1,026.5 elevation contour.
2. The applicant receives all necessary drainage permits and impervious surface approvals from Public Works prior to building permits.

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

# Planning Commission Application

| For Office Use Only |
|---|
| Case No.: PC2024-115 |
| 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: Benjamin Myers Phone Number: (913) 957-1787

Address: 6601 Nall Ave E-Mail bmyers76@ymail.com

Owner: Benjamin Myers Phone Number: (913) 957-1787

Address: 6601 Nall Ave Zip: 66202

Location of Property: 6601 Nall Ave

Legal Description: as noted on BZA appeal application

Applicant requests consideration of the following: (Describe proposal/request in detail) PV 19.06.025 (e)(2) - Building Foundations grant 1.5' additional for new home build

**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 Rear grant additional height for Top of Foundation wall. 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

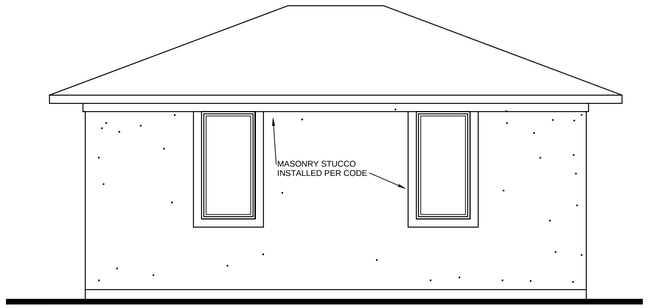
Owner's Signature/Date

MARSHALL HOME DESIGN:

## BUILDERS PLAN DEFINITION

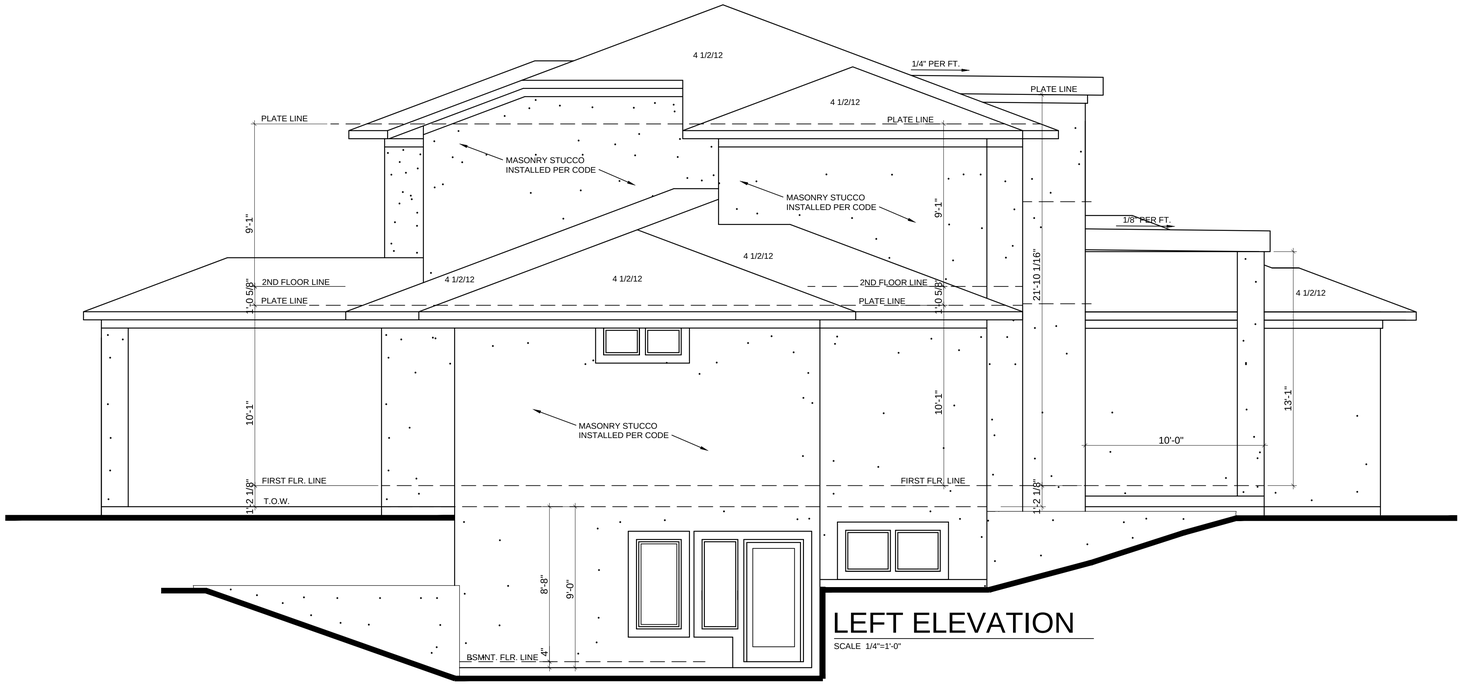
THE TERM "BUILDERS PLAN" REFERS TO A CERTAIN LEVEL OF DEVELOPMENT OF THE DRAWINGS. AS THE NAME IMPLIES, THESE PLANS REQUIRE THAT THE CONTRACTOR POSSESSES COMPETENCE IN RESIDENTIAL CONSTRUCTION. THE CONTRACTOR WARRANTS TO MARSHALL HOME DESIGN, LLC AND AND ITS CONSULTANTS, THAT THEY POSSESS THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL DESIGN SERVICES, AND FOR THAT REASON THE CONTRACTOR OR HOME OWNER HAS RESTRICTED THE SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED"BUILDERS PLANS" IN RECOGNITION OF THE CONTRACTORS SOPHISTICATION, ALTHOUGH MARSHALL HOME DESIGN, LLC. AND ITS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, WE CANNOT GUARANTEE PERFECTION. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO MARSHALL HOME DESIGN, LLC. CONSTRUCTION MAY REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDER PLANS" TO THE FIELD CONDITIONS ENCOUNTERED AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMINSION AND QUALITY. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF MARSHALL HOME DESIGN, LLC. AND ITS CONSULTANTS ARE UNAUTHORIZED. IT IS ALSO UNDERSTOOD THAT THE CONTACTOR WILL BE RESPONSIBLE FOR MEETING ALL APPLICABLE BUILDING CODES. IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR HOMEOWNER FOR THE CONSTRUCTION OF ANY ASPECT OF THE PROJECT MARSHALL HOME DESIGN, LLC. OR A QUALIFIED ARCHITECT OR ENGINEER SHALL IMMEDIATELY BE RETAINED. FAILURE TO NOTIFY MARSHALL HOME DESIGN, LLC. OF THESE NEEDS, OR OF CHANGES TO THE PLANS, SHALL RELIEVE MARSHALL HOME DESIGN LLC., AND ITS CONSULTANTS OF ALL RESPONSIBILITIES OF THE CONSEQUENSES.

STRUCTURAL DESIGN, RETAINING WALL DESIGN, SOILS TESTING, HVAC DESIGN, MEP DESIGN, ENERGY COMPLIANCE, SITE PLAN/DRAINAGE PLAN, STORM ROOM DESIGN AND FOUNDATION DRAINAGE DESIGN BY OTHERS.




## GARAGE-RIGHT SIDE

SCALE 1/4"=1'-0"




## LEFT ELEVATION

SCALE 1/4"=1'-0"




## FRONT ELEV.

SCALE 1/4"=1'-0"

SITE LOCATION:
6601 NALL AVE.
PRAIRIE VILLAGE, KANSAS

BEN & AMANDA
# MYERS RESIDENCE

RESIDENTIAL DESIGN BY:
## MARSHALL HOME DESIGN, LLC.
1723 N.W. 57TH COURT, KANSAS CITY, MO 6451 816-985-4249

COPYRIGHT DATE:
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PLAN NO.:
2204

DRAWING NO.:
1

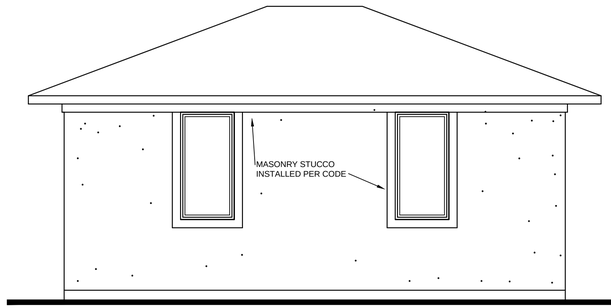
MARSHALL HOME DESIGN:

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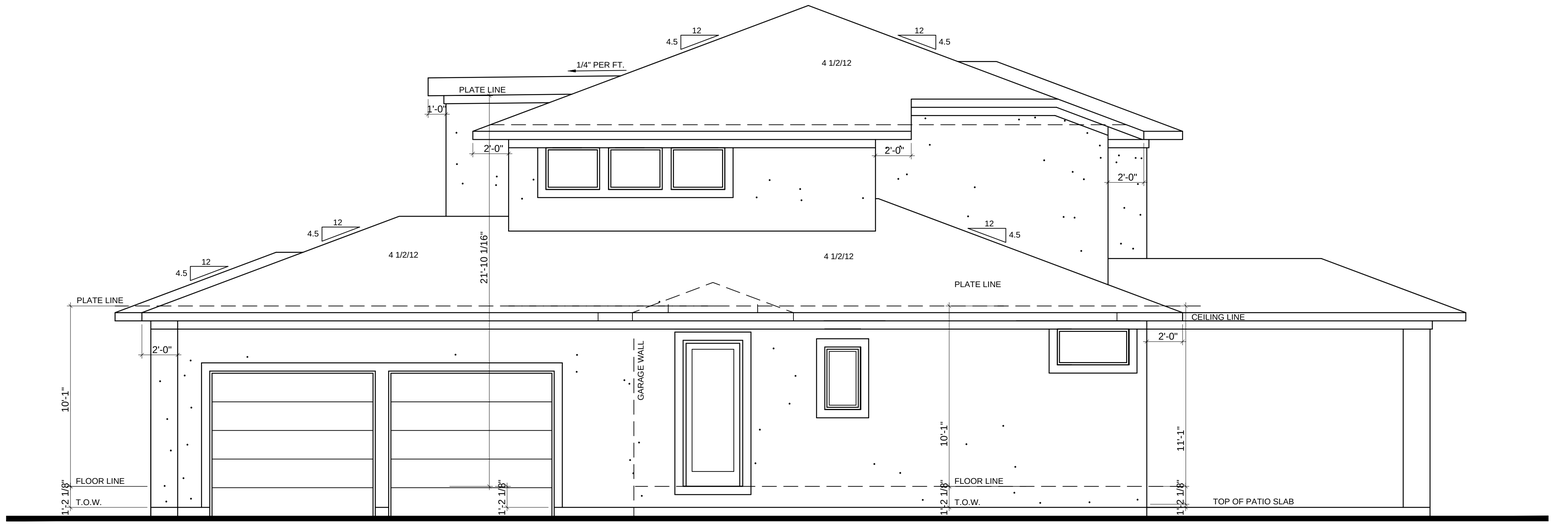
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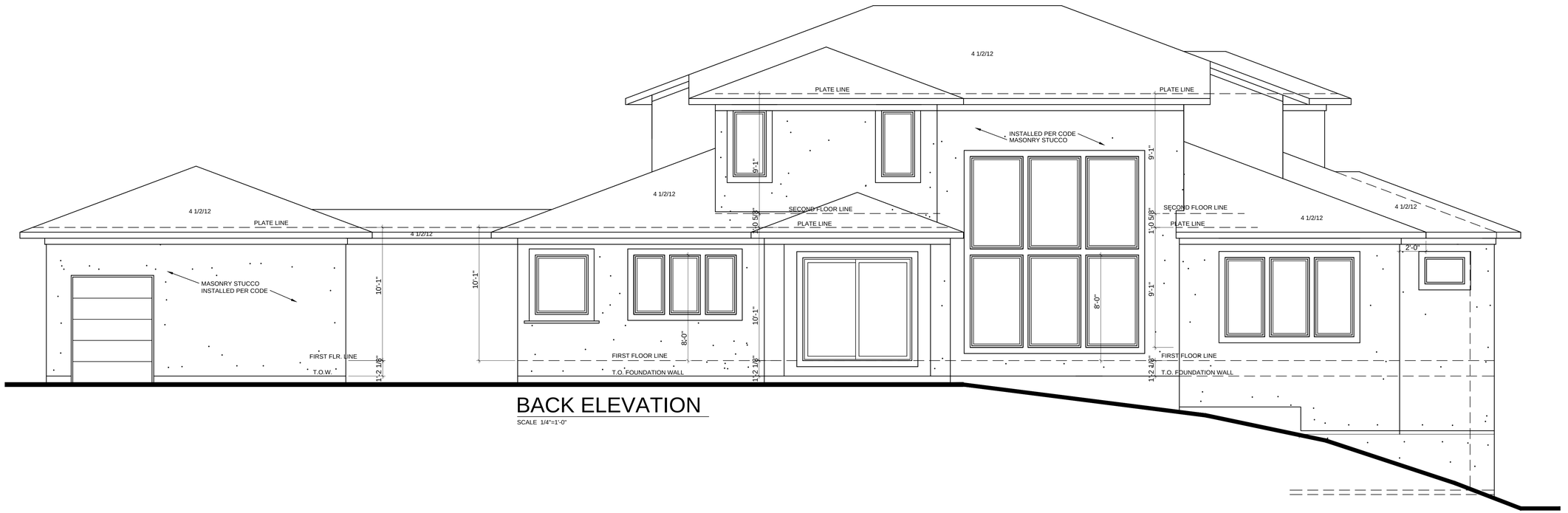

# GARAGE-RIGHT SIDE

SCALE 1/4"=1'-0"




# RIGHT ELEVATION

SCALE 1/4"=1'-0"




# BACK ELEVATION

SCALE 1/4"=1'-0"

SITE LOCATION:
6601 NALL AVE.
PRAIRIE VILLAGE, KANSAS

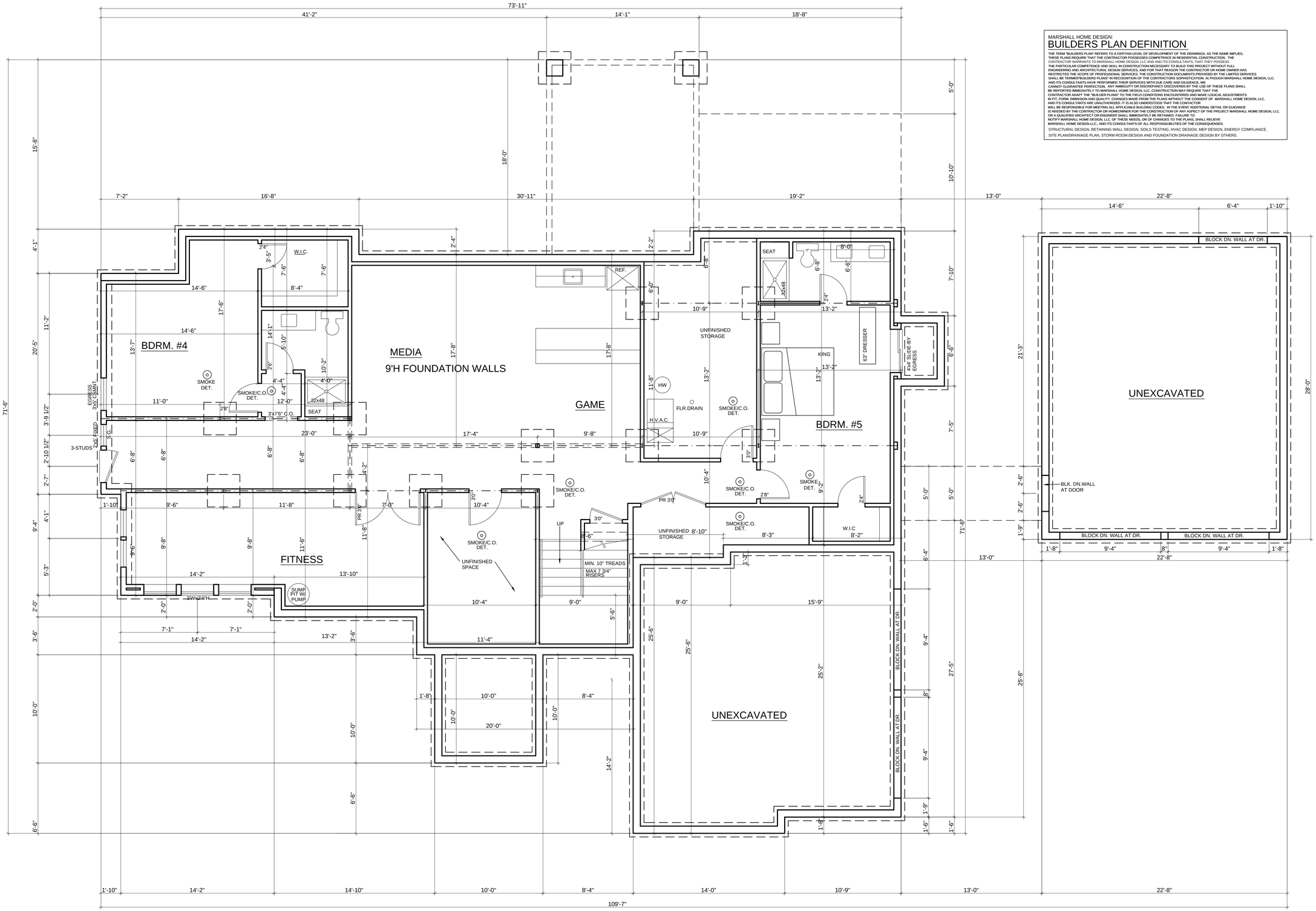
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PLAN NO.:
2204

DRAWING NO.:
2




MARSHALL HOME DESIGN:

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# FOUNDATION PLAN

SCALE 1/4"=1'-0"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THIS DWELLING IN COMPLIANCE WITH ALL LOCAL BUILDING CODES AND REQUIREMENTS AS ADOPTED BY THE CITY OF LEAWOOD, KANSAS

BASEMENT FINISH 1889 S.F.

SITE LOCATION:
6601 NALL AVE.
PRAIRIE VILLAGE, KANSAS

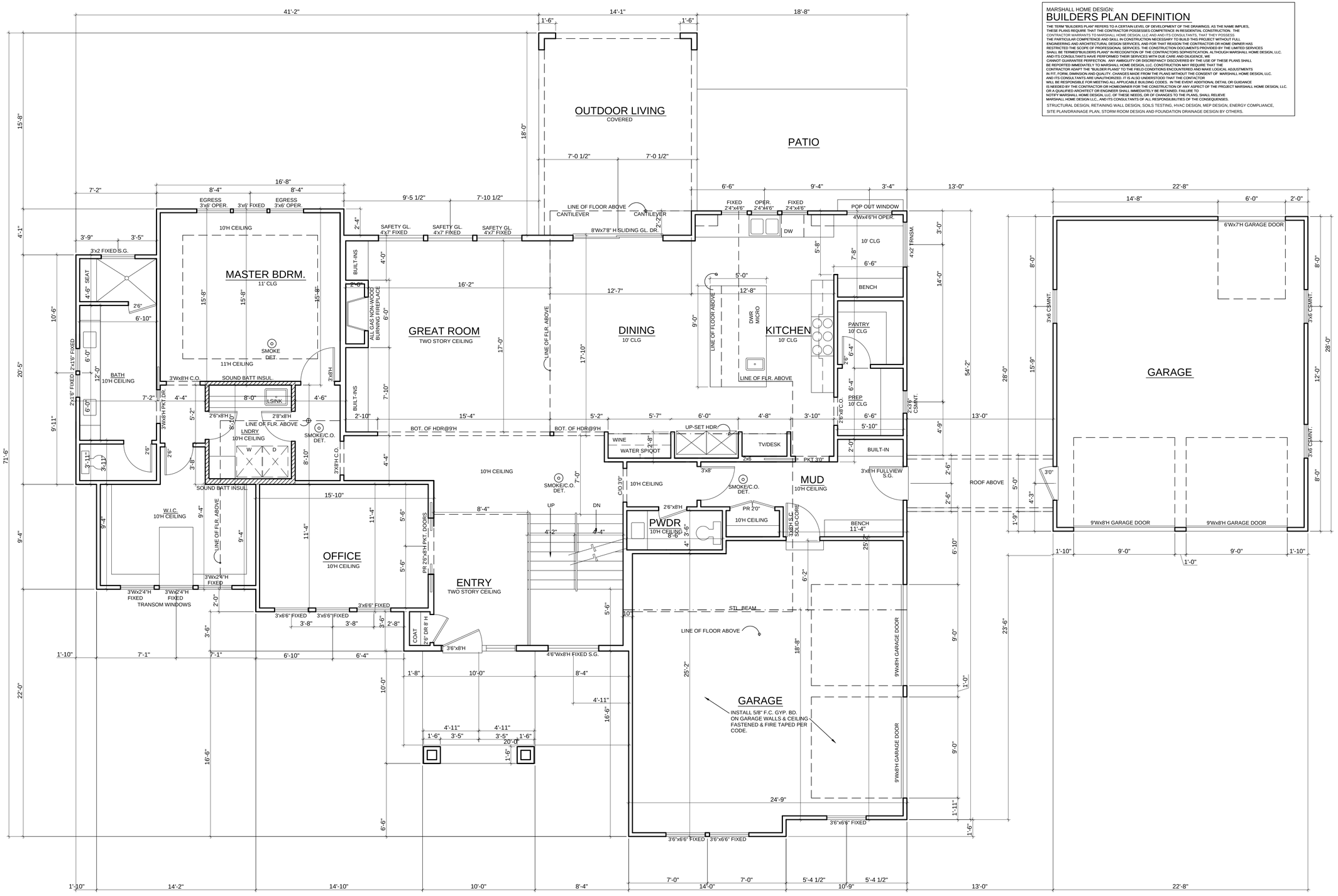
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PLAN NO.: 2204

DRAWING NO.: 3




# FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

| NEW SQUARE FOOTAGE CHART | |
|---|---|
| FIRST FLOOR | 2421 S.F. |
| SECOND FLOOR | 1037 S.F. |
| TOTAL AREA | 3458 S.F. |
| BASEMENT FINISH | 1889 S.F. |

MARSHALL HOME DESIGN:

## BUILDERS PLAN DEFINITION

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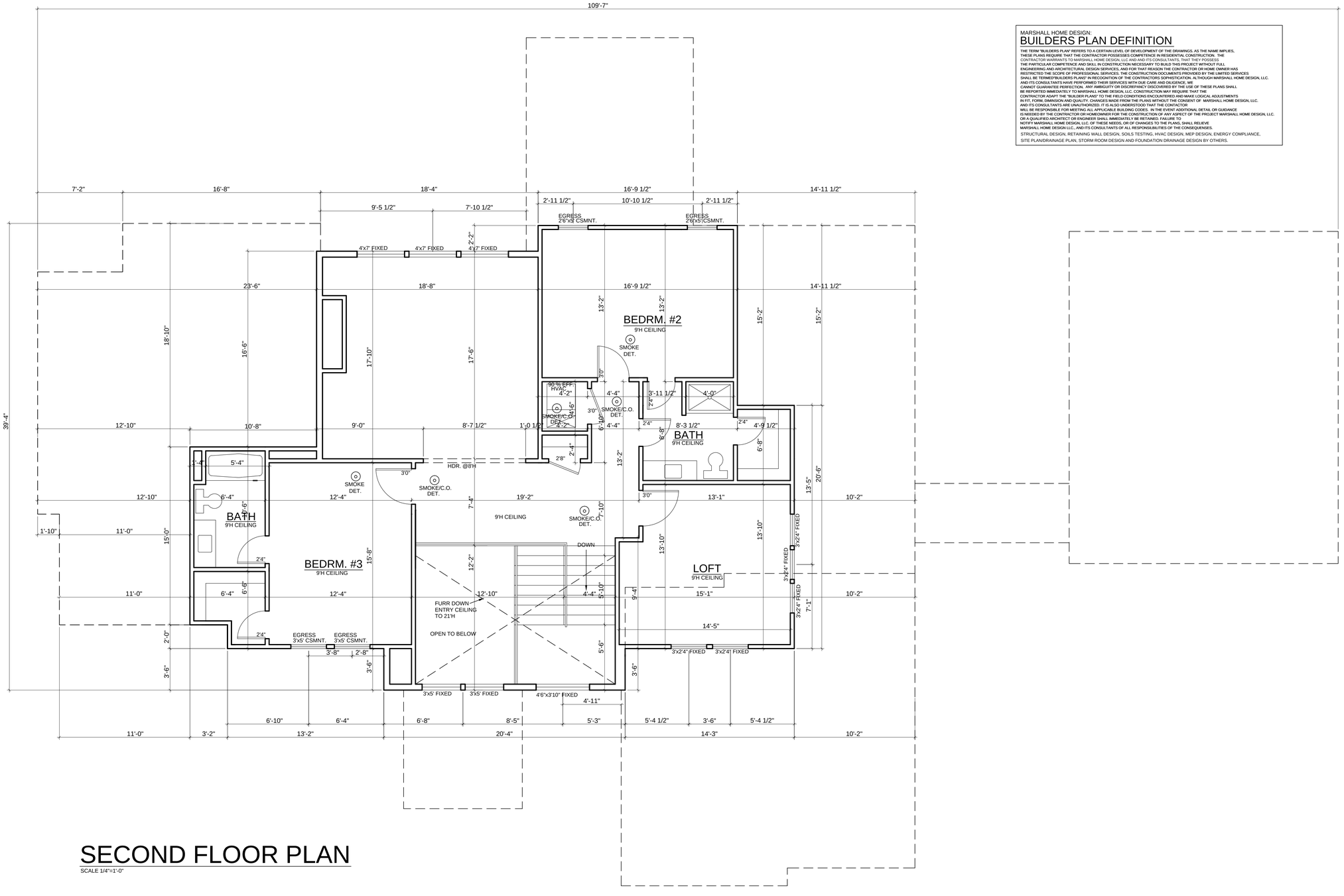
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PLAN NO.:
2204

DRAWING NO.:
4




# SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

MARSHALL HOME DESIGN:

## BUILDERS PLAN DEFINITION

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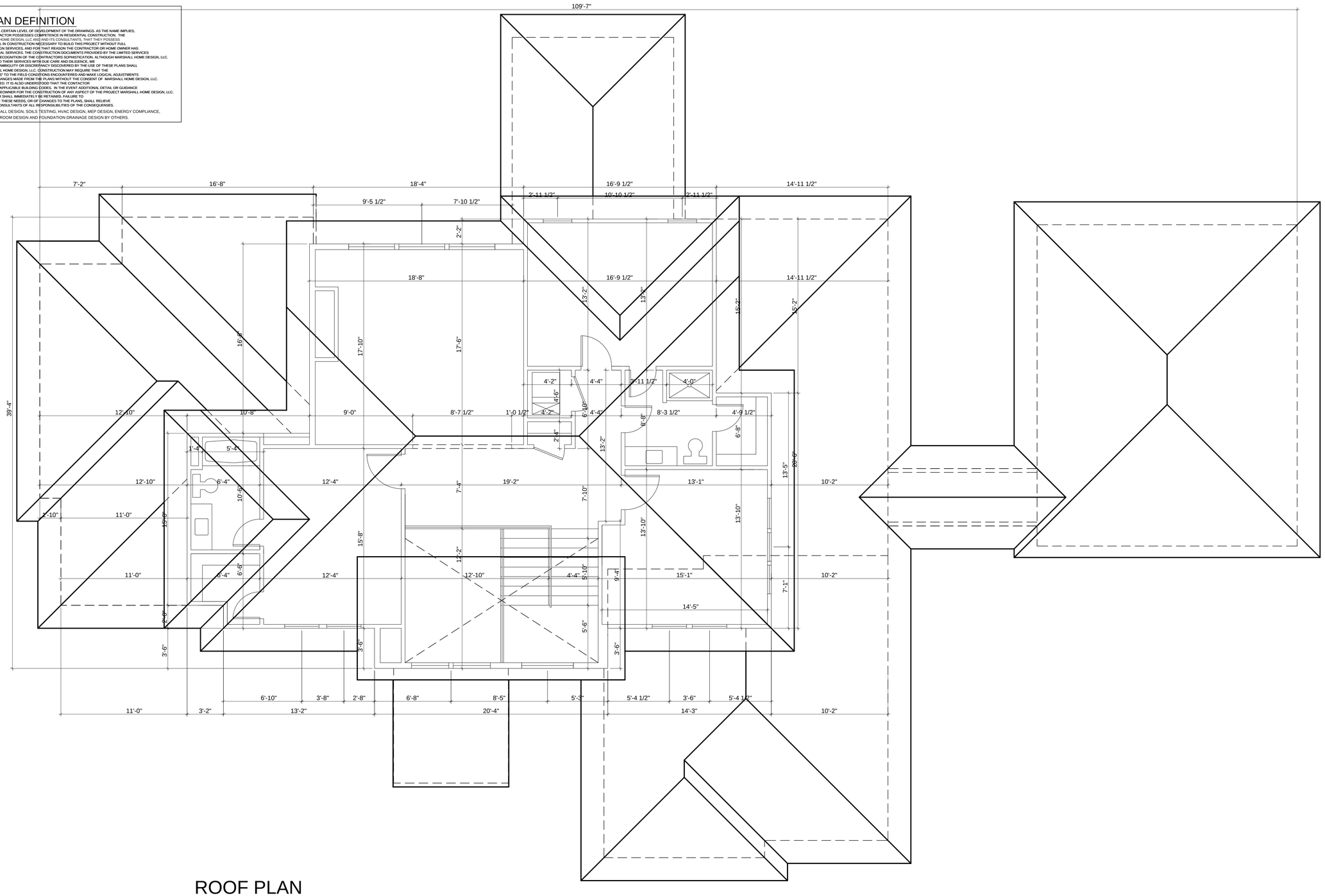
DRAWING NO.:
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MARSHALL HOME DESIGN:

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## ROOF PLAN

SCALE 1/4"=1'-0"

SITE LOCATION:
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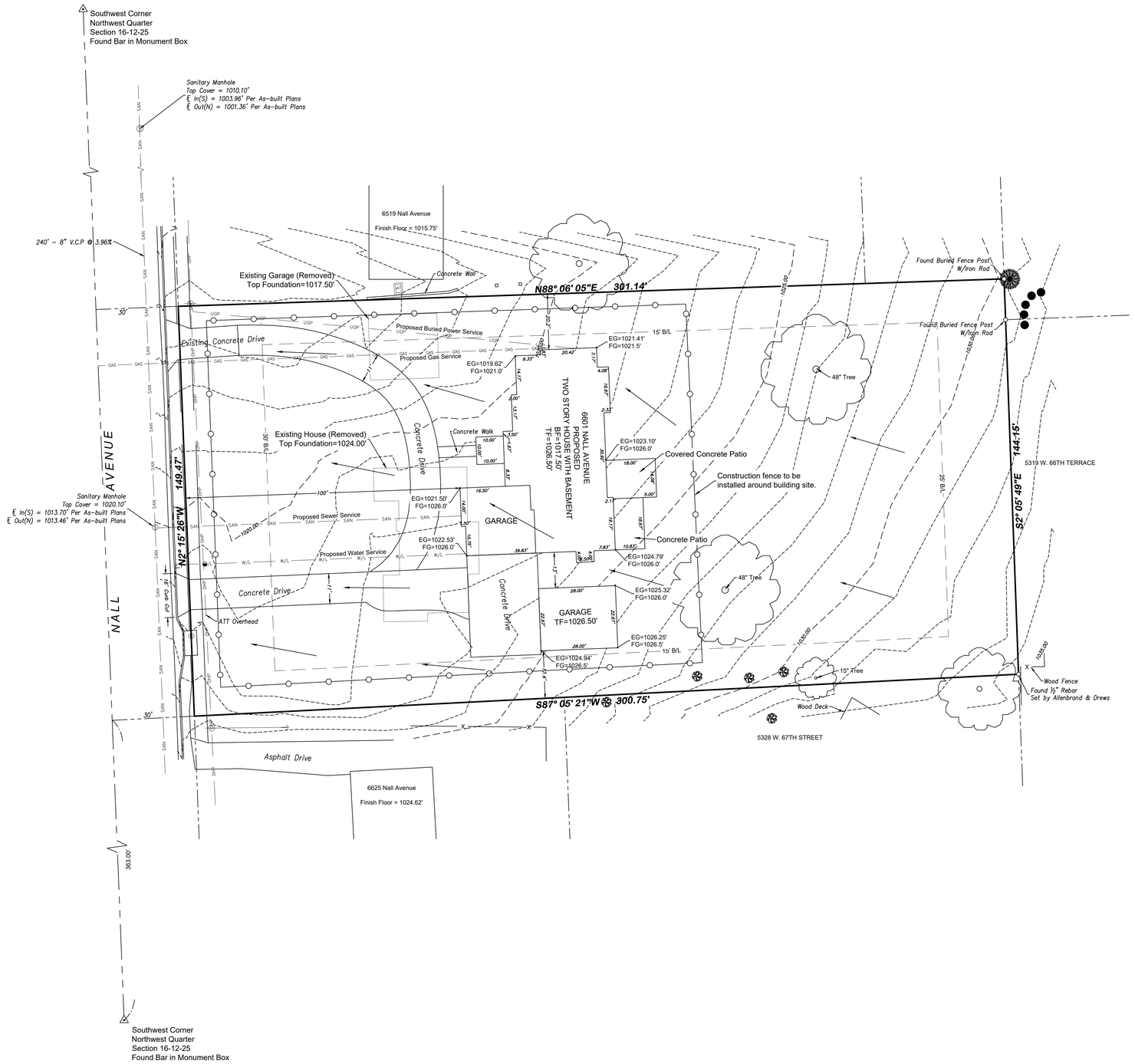
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PLAN NO.:
2204

DRAWING NO.:
6




LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH LS 1239 CAP
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE
- ELECTRICAL BOX
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- GAS GAS LINE
- GAS METER
- STREET LIGHT
- TREE, DECIDUOUS
- SANITARY MANHOLE
- SAN SANITARY SEWER LINE
- STORM MANHOLE
- ST STORM SEWER LINE
- TELEPHONE BOX
- WATER VALVE
- FG FINISH GRADE
- EG EXISTING GRADE
- FF FINISHED FLOOR ELEVATION
- BF BASEMENT FLOOR ELEVATION
- TF TOP OF FOUNDADATION ELEVATION

**LEGAL DESCRIPTION (PER Aims Description):**

Beginning 363 feet North of the Southwest corner of the said Quarter section, thence east 330.5 feet; thence North 150 feet; thence West 330.5 feet; thence South 150 feet to the Point of Beginning.

Current Zoning: R-1A
35' B/L Plat - Front Setback
25' B/L - Rear Setback
7' B/L - Sides Setback

Lot Area = 44,181 Sq. Ft.

Existing Impervious = 4,620 Sq. Ft. / 10%

Proposed Impervious = 8,372 Sq. Ft. / 19%

Proposed Front Greenspace = 17,617 (Gross)
Less 3,163 (Drive)
Net 14,454 Sq. Ft. / 82%

**NOTES:**

1. Basis of bearings : Kansas State Plane Coordinate System, NAD83, North Zone.
2. The property abuts a dedicated public street (Nall Avenue) or rights-of-way providing means for access to the property.
3. Dimensional tolerance of improvements herin on plat: +/-1.0'.
4. Measured land area: = 1.014 acres more or less, 44,181 sq. ft. more or less
5. Survey performed without the benefit of a title commitment.
6. Property is located in "Zone X = area of minimal flood hazard". Property is not located within 100 year floodplain as shown on firm map no. 20091C0039G, map revised August 3, 2009.
7. Landscape areas, window wells, trees, sidewalks within proposed additions and proposed patio areas to be removed.
8. Trees will be added to the frontage of the property as per City requirements.

This is to certify that I, Wayne Malnicof, Kansas LS-1239, have during February 2022, made a survey as shown hereon, and the results of said survey are shown on this survey and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

WAYNE E. MALNICOF LICENSED 1239 KANSAS LAND SURVEYOR

Sheet 1 of 1

Project #:

# PLOT PLAN

6601 NALL AVENUE
CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

N
W E
S

1"=20'
0 10' 20'

*Prepared For:*

Ben & Amanda Myers
2708 N. 45th Terrace
Kansas City, KS 66104

| NO. | BY | DATE | REVISION |
|---|---|---|---|
| 4. | WM | MJS | 6/13/24 | Revised per New House Plans |
| 3. | WM | MJS | 6/13/24 | Revised per contractor Comments |
| 2. | WM | MJS | 6/06/24 | Revised per Owner and City Comments |
| 1. | WM | MJS | 2/05/23 | Original |

MJS CONSULTING, LLC
843 N. EVERGREEN STREET
GARDNER, KANSAS 66030
(816) 716-1001 wem1228@yahoo.com
LAND SURVEYING AND PLANNING

Ben & Amanda Myers
8723 W 65th St, #201
Merriam, KS 66202
(913)957-1787

Hello,

We hope you are well. We are writing to make you aware of our plans to build a home on our property at 6601 Nall Ave. We are requesting a variance from the City of Prairie Village Board of Zoning Appeals to raise the new home's top of foundation wall more than what is proscribed by the zoning regulations. The regulations stipulate that new builds top of foundation wall must stay within 1' of the previous homes' top of foundation wall. We are asking for an additional 1.5' ft because we are placing the new home slightly deeper into the lot, which has a 4% grade from front to back.

As required by the Board of Zoning Appeals, we are providing our neighbors an opportunity to raise any questions or concerns regarding our request for this variance. Accordingly, we are holding a meeting on the driveway of our home at 6601 Nall Ave for you to express those concerns and answer your questions regarding our request. You are invited but not required to attend. We will submit a record of this meeting to the PVBZA identifying attendees and describing any concerns expressed.

This meeting will be held on Tuesday, September 17th, 2024, at 5:00pm.

Please reach out if you have questions, thank you.

Ben & Amanda Myers

BM

Ben Myers <bmyers7@ymail.com>
To Adam Geffert

You replied to this message on 9/23/2024 11:32 AM.
If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Neighbor Letter - Variance Request.docx
52 KB

External email >

Contains topics of a financial nature >

***This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknow

Hi Adam,

I had no attendees, so is there anything I'm needing to provide you in regards to that?

Attached is a copy of the letter we mailed

Regards,

Ben

# STAFF REPORT

**TO:** Prairie Village Planning Commission
**FROM:** Chris Brewster, Multistudio, Planning Consultant
**DATE:** October 1, 2024, Planning Commission Meeting

| | |
|---|---|
| **Application:** | PC 2024-114 – Revised 9/24/24 |
| **Request:** | Site Plan – Commercial Building Remodel |
| **Action:** | *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application* |
| **Property Address:** | 4000 W. 71st Street (71st Street & Mission Road), Prairie Village, KS |
| **Applicant/Owner :** | Tyler Wysong, Kimley Horn (applicant) / GRI Prairie Village, LLS, First Washington Realty Inc. (owner) |
| **Current Zoning and Land Use:** | C-2 General Business District – Retail (vacant) |
| **Surrounding Zoning and Land Use:** | **North:** C-2 General Business – Restaurant / Retails / Services (continuation of shopping center)<br>**East:** C-O Commercial Office – Church; & D-1 (Mission Hills, KS) – Golf Course<br>**South:** R-1B Single Family Residential District – Single Family<br>**West:** C-2 General Business – Restaurant (continuation of shopping center); & R-1B Single Family Residential District – Single Family |
| **Legal Description:** | PRAIRIE VILLAGE SHOPPING CENTER LT 1 |
| **Property Area:** | 14.35 ac. (624,925.64 s.f.) |
| **Related Case Files:** | PC 2021-121 – Site Plan, Commercial Building Remodel |
| **Attachments:** | Application, site plan, landscape plan, elevations, and supporting reports |

## General Location Map



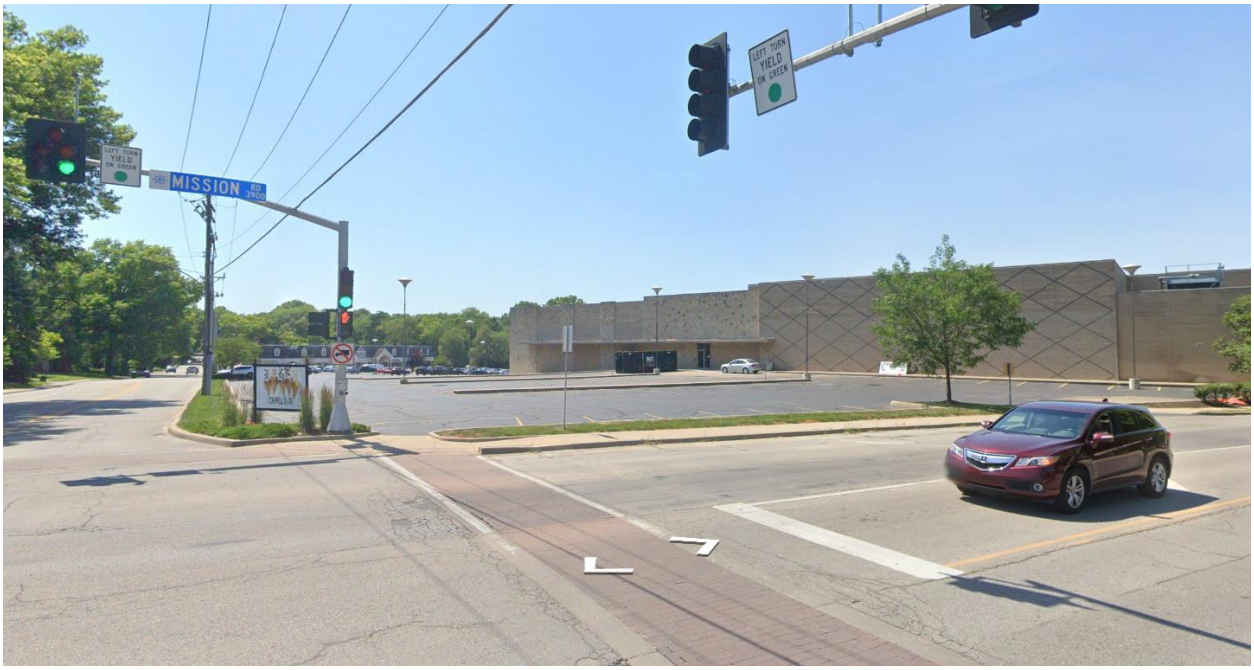

## Aerial Map



**Site**



**Street Views**




*Street view looking west at 71st Street & Mission Road*




*Street view looking east on 71st Street.*




*Street view looking north on Mission Road.*



*Bird's eye view*

**Background:**

The applicant is requesting site plan approval for a remodeling of a vacant commercial building. The changes involve removal of the third level (second story from south side, third story from north side), changes to the exterior of the façade, a small addition for a loading dock, reconfiguration of parking and loading areas, and landscape improvements associates with exterior plazas, courtyards, parking areas, and streetscapes. The property is zoned C-2 General Business, and most recently has been used for a department store (Macy's building). A site plan for a remodel was approved in 2021 but never executed for building permits. The remodeling will convert the building to multi-tenant space, which is anticipated to include a retail (grocery) on the first (lower) level, with retail, restaurant, and/or service business spaces on the second (south elevation street) level. Remodel with expansions of buildings of more than 10% or exterior renovations with substantial material changes require the Planning Commission to review and approve a site plan.

The applicant held a neighborhood meeting on August 26, 2024, in accordance with the Prairie Village Resident Participation Policy. The applicant has provided background on that meeting to supplement the application.

***Update – 9/24/24:*** The Planning Commission continued this application at the September 10, 2024 meeting. The discussion centered around asking the staff and applicant to look at the following main issues:

1. The 12% grade at the internal street extension of the Alhambra entrance, and specifically any safety or operational concerns result or whether eliminating that connection could lead to an improved and more efficient site design.
2. Pedestrian access and circulation generally, and specifically considering connections from the west and how any possible improvements could affect the proposed crossing at the Alhambra entrance.
3. Landscape plan and general greenspace throughout the plan.
4. Building design decisions, and specifically three main issues (a) greater design detail or material variation on the east elevation (a large, single-material façade on Mission Road); more emphasis or additional details on designs for the north elevation and entrance (the termination of the internal courtyard); and (c) material choices and application, relative to the character of the existing buildings.

The applicant submitted revised plans on September 24, 2024. This report is the same staff report as submitted with the application at the September meeting; however, each section includes an "update" addition to compare where the resubmitted plans address the above concerns raised by the Planning Commission.

**Site Plan Criteria:**

New uses, expansion of uses by 10% or more, and other significant changes in the opinion of the building official require site plan review in the C-2 district [Zoning Ordinance, Section 19.20.045]. The following are the site plan review criteria: [Section 19.32.030]

**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**.

*This proposal advances comprehensive plan policies regarding repurposing underutilized property and returning a currently vacant building to a viable use. Several of the associated improvements will also improve the visual appearance, social spaces, and pedestrian connections to and within the center. The plan does not fully capitalize on opportunities for active mixed-use centers identified as "Activity Centers" in the comprehensive plan, or as permitted by the C-2 zoning district. However, the plan is consistent with all applicable standards of the C-2 zoning district*

*Prairie Village Shopping Center is designated as a Village Center in the plan, this proposal addressed the following development principles for Village Centers:*

- *Strengthening the viability of commercial centers, diversifying uses and tenants, and reinforcing them as community destinations.*
- *Reinforcing walkable patterns.*
- *Leveraging the value of activity centers and growing the sales and tax base of commercial property.*

*The property is zoned C-2 and the proposed plan generally meets all building and setback requirements of the C-2 District (35' 2.5 story height; 15' front setback; and 0' side or rear unless adjacent to R-1 – C-O zoning [Section 19.20.015 – 035]).*

*The project is a remodel of an existing building that conforms with all the C-2 building and setback standards. The existing building is 2 stories (approximately 28 feet high), measured from the grade at the frontage. Due to the grade of the site, the building has a walk-out on the north side and operates as a 3-story building (approximately 42.5') on the rear and internal to the site. The proposed remodel will remove the upper story and the resulting height is 21 feet on the south elevation and 35 feet on the north elevation. The building is situated between 115 feet and 200 feet from the front on 71st Street, and approximately 23 feet from Mission Road.*

*A small building addition is proposed over a current parking area on the southeast portion of the site associated with the loading areas. This will involve lowering the grade to the first level, enclosing the truck loading area, resulting in an approximately 10 feet high x 30 feet wide upper wall portion on Mission Road. This wall will be between 6 and 10 feet from the lot line on Mission Road. C-2 allows a 0' side setback; however, it requires a 15' street side setback from Mission Road. This building addition is the same location and configuration as the approved 2021 plan and is lower than the prior plan due to the removal of the upper story and the move of the grocery store to the first level. Staff supports this position of the loading area as the best location on the site and supports the configuration for the enclosure of the loading area. Additionally, this is based on staff interpretation that*

*the C-2 district street side corner lot setback not applying to this situation due to the following:*

- *It is a minor accessory structure addition to the existing building.*
- *The building is not configured in a typical format as corner lot - it has a "street front" relation at the southeast corner and a rear lot configuration on the lower level where the accessory structure is located.*
- *There are several buildings on this lot and in the overall shopping center that do not meet the front or street side setback for C-2 and are legal nonconforming structures.*
- *The ordinance allows accessory structures to be located in the required setback provided they are setback at least 1/3 of their height (this portion of the structure is approximately 10 feet high and between 6 and 10 feet from the lot line and meets this requirement.).*

*However, as a condition of the site plan approval, staff would recommend details on the landscape and architectural features on the wall be considered to soften the impact on the streetscape.*

*The application includes a parking plan that shows 232 parking spaces directly related to this proposed site plan (Lots A4, A5, and A6) and a total parking count of 1,071 spaces for the entire Prairie Village shops. This results in a loss of 69 spaces from the entire plan with most occurring from lots A4, A5 and A6 associated with this plan. However, the site is part of the larger Prairie Village Shopping Center with over 1,000 parking spaces (6% below existing condition) and is within the blended parking rate required for mixed office and commercial centers by the zoning ordinance. The blended rate and the reduction of square footage with this proposed plan (approximately 38,000 less) make the proposed plan acceptable and meets the ordinance.*

*The parking lot does not meet the required setbacks for parking areas and is between approximately 4 feet and 8 feet from 71st Street and Mission Road at various locations. (Section 19.46.015(f) requires a 15 feet setback for all parking adjacent to streets). However, this is an existing parking area that pre-dates these standards and is eligible to remain and be improved according to the nonconforming use and structure provisions of the ordinance (Section 19.40.015 and 020.) This issue is related to the landscape and sidewalk discussions along 71st Street, discussed below.*

***Update – 9/24/24:** The building location and plans remain the same. The revised plan affects the above analysis and applicable criteria only with respect to parking. The new sidewalk / streetscape configuration proposed west of the Alhambra entrance results in 14 fewer parking spaces in this location, resulting in a total of 218 directly related to the proposed plan and 1,057 for the entire Prairie Village shops. This quantity is nearer to the minimum that the ordinance would require under the blended rate. However, the Planning Commission direction in September was to consider improved pedestrian access even at the expense of parking or if parking were to go below the required minimum. Staff concurs with*

*this direction and the proposed alternative in the applicant's revised plans. The plan proposes converting angled parking facing 71st Street (Lot A-6) to parallel along an added sidewalk, resulting in 14 fewer spaces. This location is not necessarily "priority" parking, but it does place greater reliance on remote and/or shared parking throughout the center to meet minimum ordinance requirements. However, the improved pedestrian access along the north side of 71st Street, connecting with the trail and pedestrian bridge to the west, is a greater benefit and is more aligned with the comprehensive plan policies for the center and 71st Street.*

**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.**

*The Prairie Village shopping center is bounded by 71st Street on the north, Mission Road on the east, and Tomahawk on the south and west, creating a triangular parcel with good access from three different significant streets. Additionally, the center is organized around a series of "internal streets," detailed like pedestrian-oriented public streets and dividing the center into a series of blocks. These include a bowed main street extending off and parallel to Mission Road on the east, a connector street from Tomahawk to this street in the center, and an extension of Alhambra Street to the west of this building. The latter is the existing entrance to the previous Macy's site and will remain the main access under this plan. The public streets and internal streets provide vehicle access to the dispersed parking that serves the center. One current access from Mission Road (right in only) to the parking lot in front of this building will be closed off with this project to allow better utilization of the parking area. Public Works has reviewed a Trip Generation Report supplied by the applicant in association with this project.*

*In general, the proposed plan improves the pedestrian access and amenities for the site and creates a more inviting experience on the south end of the shopping center. Pedestrian connections from both Mission Road (at the southeast corner of the building near the main entrance) and 71st Street (at the extension of Alhambra with a crosswalk across 71st Street) are added and emphasized. These build upon and support the internal pedestrian circulation of the shopping center.*

*City standards require sidewalks on all streets. 71st Street does not currently have a sidewalk on the north side of the street adjacent to the shopping center, due to right-of-way constraints. The Bike / Ped Plan calls for an 8-foot sidewalk on 71st Street, which would be desired on the north side to align with the recently installed pedestrian bridge on the north side at 71st Street and Tomahawk. City standards require sidewalks on streets.*

*Associated with the 2021 proposal, staff explored three additional conceptual options with the applicant – each of which presented compromises and had technical and logistical issues that needed to be solved to implement the concept, and each raised additional issues and concerns for the applicant.*

- *Concept 1 – Shift the parking area north. This option involves shifting the entire parking area to the north to gain an additional 6 to 8 feet to put in a sidewalk. Due to the angle of the building, the further the parking area is shifted north, then parking spaces in the northwest corner of the lot would be lost. It is likely that 5 to 6 spots would be lost in lot A5 of the applicants Overall Parking Plan (C-400), and reconfiguration of the parking abutting 71st Street would be required in lot A6 eliminating 16 to 24 more spaces. This would be the minimum necessary to gain any sidewalk space along 71st Street, and the sidewalk would be similar to the sidewalk on the west side of the site near the pedestrian bridge. This does not reflect the ideal pedestrian experience, and it is likely that the parking lot landscape edge would not be possible under this concept, which staff feels is equally as important as the addition of the sidewalk along 71st Street*
- *Concept 2 – Remove the north bay of parking and shift parking. This option is similar to Concept 1 but involves removing the entire north bay of parking along the storefront in Lot A5 and would involve a similar scenario as Concept 1 for Lot A6. The remainder of the parking area could shift 12 to 18 feet north. This would gain space to have an 8-foot trail / sidewalk outside of the existing landscape / utility area, and sufficient space for a landscape edge and/or ornamental wall along the parking area. However, it would result in a greater loss of parking spaces (approximately 37 to 45 spaces).*
- *Concept 3 – Convert to angled parking. This option involves converting all the internal parking to angled parking. This would gain approximately 10 to 15 feet of additional width, which may allow for an adequate sidewalk, and landscape/hardscape edge along the frontage of the parking area. However, the angled parking scenario would result in some loss of parking spaces (approximately 5 to 8 in Lot A5 and the same 16 to 24 in Lot A6).*

*Any option would require further study and design strategies to address the following challenges:*

- *Right-of-way, easement and other technical issues regarding the curb location and property lines.*
- *Connecting to sidewalks and intersections to the east and west.*
- *Addressing utilities and other existing structures along this edge.*

*Based on these conceptual discussions and the challenges, the applicant proposed an option with the 2021 submittal, which is also included in the current 2024 plan:*

- *A mid-block crossing at Alhambra that leads to a north/south pedestrian route to the building frontage along the east side of the access drive.*
- *A sidewalk connection from the existing Mission Road sidewalk to the plaza area at the southeast corner of the building.*

- *An improved landscape edge, with low shrubs and ornamental trees along the parking area at 71st Street.*

*While this was not the desired solution, staff determined at the time of the 2021 plan that this was an acceptable solution, considering the existing conditions and the constraints for an improved sidewalk connection on the north side of 71st Street. However, staff recommends that the landscape edge treatment be continued west the Alhambra entrance along 71st Street to complete the frontage design and parking screening on that entire side.*

*The plan proposes a trash enclosure just east of the entrance from Alhambra. The applicant has explored several locations and selected this as the most practical. The ordinance requires that all trash enclosures be completely screened from streets by a combination of architectural and/or landscape enhancements. Due to the proximity to the street and location at a prominent pedestrian entrance staff recommends the enclosure have a strong architectural tie to the building and also have a heavy landscape emphasis in association with the landscape and streetscape improvements.*

*The other site design and engineering standards are met by the proposal:*

- *This is a rehabilitation of an existing building in a large shopping center and has adequate capacity for utilities to serve the development.*
- *There are few impacts on stormwater for this area – there will not be additional impervious surface added and there will be some addition of landscape associated with the parking lot improvements.*
- *There is no significant grading associated with the plan that would create off-stie impacts. There will be some grade and elevation issues with the improvements on the east side of the building associated with the loading area and the west parking area, but these take advantage of prevailing grades and do not impact transitions to the streetscape or adjacent sites.*
- *The plan improves pedestrian access from the south in two specific ways - (1) a connection and crossing at Alhambra and an extended peninsula leading to steps and the west side of the building, which adds further definition of the extension of Alhambra as an "internal street" contributing to the block structure and pedestrian scale of the center; and (2) a sidewalk connection from Mission Road to the outdoor plaza at the southeast corner of the building and the associated closing of the vehicle entrance on from Mission Road on the south side of the building that will allow a continuous sidewalk from the intersection of 71st and Mission. Note: grade access to shops further north and into the common courtyard would continue with the existing pedestrian access provided by the first Mission Road entrance north of the building. The landscape comments do recommend some specific landscape plantings to meet ordinance requirements and to further emphasize these improved pedestrian connections*

***Update – 9/24/24:*** *As indicated above, a significant revision to the plan involves a new sidewalk / streetscape configuration proposed west of the Alhambra*

*entrance. The plan proposes converting angled parking facing 71st Street (Lot A-6) to parallel along an new proposed sidewalk. This improves pedestrian access along the north side of 71st Street, connecting with the trail and pedestrian bridge to the west of the site with a more direct and complete connection from the west to the site, and is more aligned with the comprehensive plan policies for the center and 71st Street.*

*The revised plan retains the internal street connection directly north of the Alhambra interest and some adjustments have been made to address concerns with the grade. However, staff is not concerned with the proposed grade. American Public Works Associating specifications for driveways specifies 8% maximums at the immediate entrance, and 12% for "sag" drives (dips to low points), and then 15% for any drive outside of the public right-of-way. Additionally, as an infill site and dealing with existing circumstances staff feel this is an acceptable design.*

**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 proposed building design involves cladding with new materials and introduction of storefronts on the south elevation and north portion of the west elevation. The introduction of storefronts provides a more open and active frontage than occurred with the prior large box and single entrance. Additionally, the lower rear entrance to the pedestrian courtyard will be maintained with a patio for use by the lower level tenant. These changes provide more activation of outside social spaces (sidewalks and three larger outside gathering spaces).*

*The cladding of the existing building introduces three new material elements - composite wood panels, ACM (metal) panels, and painted brick (tan or grey), in addition the existing stone. There is additional material on the pillars of the west elevations that has not been identified, which will need to be specified and coordinated with the above materials; from renderings it appears the intent is to match the existing stone elements of the building, but this should be confirmed at the Planning Commission. This design is a similar design language of the U.S. Bank building on the east side of the Prairie Village Shops (approved by Planning Commission in May, 2022). However, it is a departure from the main "inline" buildings of the Prairie Village Shops in the following ways:*

- *The main buildings have a strong continuous pedestrian-scale horizontal element across the entire building frontages with the arcade features. The proposed elements on this building present more vertical features with the false parapets emphasizing each retail entry rather than the building although each does include an independent horizontal canopy. [Note: the parapets also appear to be settings for conventional retail signs, however the signs appearing in this plan are conceptual only; any future signs will be required to either comply with the current Prairie Village shops special area sign plan, amend that plan through proper review and approval process; or default to the city-wide sign standards]*
- *The material pallet is changing with the addition of new materials and colors not present on the main inline buildings.*

*Although this design is not necessarily informed by design elements of the surrounding inline buildings for the shops, it is consistent with the prior approved U.S. Bank building. Additionally, like the U.S. Bank building, the prior condition of this buildings is more of a "stand alone" building that was already a departure from the main elements of the shops. However, this design should not be considered as establishing a precedent for the rest of the Prairie Village Shopping Center without considering a more comprehensive and long-range plan for future development, rehabilitation, and design of the area.*

***Update – 9/24/24**. The revised plans involve two changes:*

- *New composition of the east elevation. This elevation now mirror what was originally proposed on the west elevation. This includes three distinct components – a center portion of composite wood; two outside components of grey painted brick; and then narrow, vertical stone elements at the transitions.*
- *A slight adjustment on the nort elevation that shifts the entrance feature and vertical outside chimney element to the west and centers it on the interior courtyard.*
- *The proposed material palette is the same with the changes made in the application of materials noted above.*

**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 establishes planting criteria based on 4 site elements – (1) streetscape/frontage, (2) foundation, (3) parking, and (4) buffers. These standards can then be adjusted to meet adequate performance criteria for each site.*

*Based on these requirements, staff provided the applicant with the following comments based on an originally landscape plan. A revised submittal has addressed several of these comments, but some remain to be addressed. (All species recommended to comply with city-approved tree lists or Multistudio Great Trees for Kansas City Region list):*

1. *71st Street Frontage: (This is related to the sidewalk discussion above, and coordinates with the 2021 considerations of the 71st Street streetscape issues.)*
    a. *Substitute the Star Magnolia (10' – 12' height) with an ornamental tree (20' to 25' height) that would remain compatible with existing utilities considering actual maturity height and planting conditions)*
    b. *Expand the same treatment to the frontage and parking screen west of the Alhambra entrance, so that it meets the ordinance requirement for parking screening and street tree requirements. This will also present a more complete streetscape and frontage design along 71st Street.*
2. *Mission Road Frontage*
    a. *Add 9 to 10 street trees (large trees) spaced evenly along the Mission Road Frontage (this should accentuate this as a comfortable pedestrian path and also help soften and mitigate the wall of the lading area along the mission frontage (along with alternative architecture and landscape treatments)*
    b. *Adjust the retaining wall to the lower parking area near the loading area, so it does not result in a 2' lower landscape buffer and 4' upper buffer. Instead, the wall would be at the back of curb on the lower level, and a 6' to 8' buffer would result at the upper level.*
3. *Internal Parking Area –*
    a. *Substitute the Tulip Poplar for a more durable tree appropriate for parking islands*
    b. *Convert the island "lawn areas" to full landscape for better appearance and easier maintenance / livability.*
    c. *Add two shade trees (large tree) to the peninsula on the north side of the Alhambra entrance crosswalk (this would help soften the parking and also accentuate the pedestrian entry.)*
4. *Interior and Social Spaces –*
    a. *Recommend converting larger lawn areas in south plaza to landscape for better visual impact and survival.*
    b. *Require screening of two transformers on the east end of the plaza with shrubs, ornamental grasses, and perennials.*
    c. *Recommend some enhanced landscape incorporated into the sidewalk / "streetscape" / stairs on the west side of the building to soften the large façade, enhance this pedestrian walkway, and substitute for the ordinance requirement of foundation plantings along this elevation. The*

*overall approach to the grade and the stairs warrant an exception to the foundation planting provided some alternative landscape enhancement can occur in this area.*

d. *Emphasize and specify landscape associated with the lower-level patio at the terminus of the interior courtyard on the north of the building.*

*A revised landscape plan is included in the packet that addresses many of these issues. Since the applicant is working towards an appropriate solution that meets the ordinance requirements and the preliminary comments, staff would recommend approval of the plan based on the condition that the applicant continue to work with staff on the following remaining items:*

A. *Continuing the streetscape treatment of the parking fronting on 71st Street west of the Alhambra entrance.*

B. *Accentuating the Alhambra interior street extension with additional trees – particularly two large trees on opposing sides of the cross walk (one in the new peninsula and one in the new landscape island on the east side).*

C. *Street trees on Mission Road frontage. There are utilities in the area, and particularly at the location where the new building addition exists. However, staff believes these should be at a depth and location where it would not interfere with implementing the ordinance standard for street trees on the Mission Road frontage. This condition includes 3 aspects:*

   1) *The ordinance requires 1 large street tree per every 40 feet of frontage, but also includes contingencies and alternatives for when constraints are encountered [19.47.030(a)(1)]. Staff would like to explore all of these options with the applicant.*

   2) *Staff sees an opportunity improve the current configuration of the sidewalk and landscape area along this stretch of Mission that would improve the pedestrian experience and be beneficial to both the sidewalk space and the landscape area, If a solution t is mutually agreeable to Public Works and the applicant.*

   3) *The trees and landscape issues in this vicinity should be combined with the architectural enhancements of the new loading dock enclosure wall.*

D. *Further consideration and potential refinement of the species selection to conform with acceptable plant materials from the cities citied plant resources, and which present the greatest longevity and best maintenance for all landscape areas.*

***Update – 9/24/24:*** *A revised landscape plan is included with the plan set which includes the following changes:*

- *Continuation of the streetscape edge along the entirety of 71st Street in association with the new sidewalk. This includes a mix of shrubs and ornamental trees that can address the relationship with overhead utilities.*
- *4 new "gateway" trees near the pedestrian crossing at the interior street extension of the Alhambra entrance, and additional landscape details on the wall supporting the steps to the lower level.*

- *More ground cover and low-level plantings substituting for "lawn" and several of the internal landscape islands*
- *Eight additional street trees proposed along the Mission Road frontage.*

*These significantly address most of staff's comments. However, staff would still like opportunity to assist the applicant with refinement and/or species and/or specific plant locations through permitting, particularly in the event that other details of the plan are adjusted due to unforeseen constrains.*

**Recommendation:**

Staff recommends approval of the site plan subject to the following:

1. The applicant coordinates with staff to ensure the details of the trash enclosure include a heavy screen that eliminates visibility from the street and improves the appearance with a architectural screen complementing the building design and enhanced landscape associated with the streetscape.
2. A final revised landscape plan be submitted to staff prior to any building permits furthering the goal of staff's initial review comments and specifically addressing the following:
   a. Continuing the streetscape treatment of the parking fronting on 71st Street west of the Alhambra entrance; staff may approve any alternatives according to the ordinance and meeting the intent of the parking and streetscape screen.

      ***Update 9/24/24.*** *This condition has been addressed in the revised plans associated with the new sidewalk on the west side of 71st Street.*

   b. Accentuating the Alhambra interior street extension with additional trees – particularly two large trees on opposing sides of the crosswalk (one in the new peninsula and one in the new landscape island on the east side).

      ***Update 9/24/24.*** *This condition has been addressed on the revised plans.*

   c. Street trees on Mission Road frontage, and staff may consider and approve any alternatives based on the space / utility constraints, the objective of softening the wall nearest the street, and improving the pedestrian experience along Mission Road with vertical landscape features.

      ***Update 9/24/24.*** *This condition has been addressed in the revised plans. Further refinement between the staff and applicant may be necessary to address utilities or consider the placement of the sidewalk on Mission Road prior to constriction drawings and permits.*

   d. Further consideration and potential refinement of the species selection to conform with acceptable plant materials from the city's cited plant resources, and which present the greatest longevity and best maintenance for all landscape areas
3. Planning Commission concurs with staff's analysis of the building design criteria, and that no precedent is set for future changes to other buildings until a more comprehensive and long-range plan for the shops occurs.

***Update 9/24/24.*** *The proposed plan includes the following revisions:*

*a. The east elevation now includes a varied composition with a differentiated center portion of composite wood, and balanced north and south portions of grey painted brick, and each section is broken by a narrow vertical stone element. This reflects a similar composition on the west elevation of the prior plan, continued in the revised plan, and addresses the direction of the Planning Commission at the September meeting.*

b. *The north elevation now is similar to the prior plan but the entrance feature and vertical outdoor chimney element is shifted to the west slightly to center on the interior courtyard. This addresses an issue discussed by the Planning Commission at the September meeting.*

4. The material on the columns of the west elevation be identified and confirmed as compatible with the new additional materials and/or representative and consistent with the existing stone materials.

***Update 9/24/24****. This material was clarified at the September 10, 2024 Planning Commission Meeting.*

5. The materials and specific architectural details of the portion of the wall enclosing the loading dock that is visible be identified and confirmed to include ornamentation and visual interest due to the prominent location.

***Update 9/24/24****. The material and composition on this enclosure remains the same as the original plans. However, the addition of street trees on Mission Road (per condition 2.c.) will soften some of the vertical visibility of this wall plane. Staff would still like to review final landscape plans and possibly the need for some decorative / visual interest application on this wall along the sidewalk if the landscape plan is not sufficient in softening this relationship to the sidewalk and Mission Road.*

6. Signs in this submittal are conceptual only. Sign plans shall be submitted prior to permits either (1) demonstrating compliance with the Prairie Village sign requirements; (2) opting out of the Prairie Village sign plan and complying with the city-wide sign ordinance; or (3) updating the Prairie Village sign plan through appropriate procedures required for area-specific sign plans in the sign ordinance.

7. Prior to building permits a lighting plan is submitted for all exterior lighting demonstrating compliance with the Prairie Village lighting standards.

# CITY OF PRAIRIE VILLAGE

*The Star of Kansas*

## Planning Commission Application

| For Office Use Only | |
|---|---|
| Case No.: | PC2024-114 |
| 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: TYLER WYSONG, KIMLEY-HORN Phone Number: 913-909-6503

Address: 805 PENNSYLVANIA AVENUE, KCMO 64105 E-Mail TYLER.WYSONG@KIMLEY-HORN.COM

Owner: GRI PRAIRIE VILLAGE, LLC Phone Number: 301-907-7800

Address: 7200 WISCONSIN AVENUE, SUITE 600 BETHESDA, MD Zip: 20814

Location of Property: 7070 MISSION RD. PRAIRIE VILLAGE, KS 66208

Legal Description: A PORTION OF LOT 1 AND LOT 2 OF PRAIRIE VILLAGE SHOPPING CENTER, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

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

UPGRADE THE FACADE & DEMISE THE EXISTING BUILDING INTO MULTIPLE TENANTS. ADDITIONAL SITE IMPROVEMENTS TO THE PARKING LOT ARE INCLUDED

### 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 THE VILLAGE REDEVELOPMENT AT 71ST AND MISSION. 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.**

Tyler Wysong Digitally signed by Tyler Wysong DN: C=US, E=tyler.wysong@kimley-horn.com, O=Kimley-Horn, CN=Tyler Wysong Date: 2024.09.14 10:04:15-05'00'

Applicant's Signature/Date

AUTHORIZED AGENT OF MANAGING MEMBER

Owner's Signature/Date

# SITE PLAN DEVELOPMENT SET
FOR
# THE VILLAGE REDEVELOPMENT AT 71ST & MISSION

THE PRAIRIE VILLAGE SHOPPING CENTER
PRAIRIE VILLAGE, KS 66206

## PROJECT TEAM

**OWNER:**
GRI PRAIRIE VILLAGE, LLC
CONTACT: ANDREA HIDALGO
TEL: (301) 961-3261

**CIVIL ENGINEER:**
KIMLEY-HORN AND ASSOCIATES, INC.
CONTACT: TYLER WYSONG, P.E.
TEL: (816) 652-2334
EMAIL: TYLER.WYSONG@KIMLEY-HORN.COM

**LANDSCAPE:**
KIMLEY-HORN AND ASSOCIATES, INC.
CONTACT: SEAN RAY
TEL: (816) 319-2182

**ARCHITECT:**
CALLISONRTKL, INC.
CONTACT: DEAN BATTLE
TEL: (214) 468-7653

**TRAFFIC:**
KIMLEY-HORN AND ASSOCIATES, INC.
CONTACT: JEFF WILKE
TEL: (816) 683-7064
EMAIL: JEFF.WILKE@KIMLEY-HORN.COM

## UTILITY AND GOVERNING AGENCY CONTACTS

**CITY OF PRAIRIE VILLAGE:**
7700 MISSION ROAD
PRAIRIE VILLAGE KS 66208
TEL: (913) 381-6464

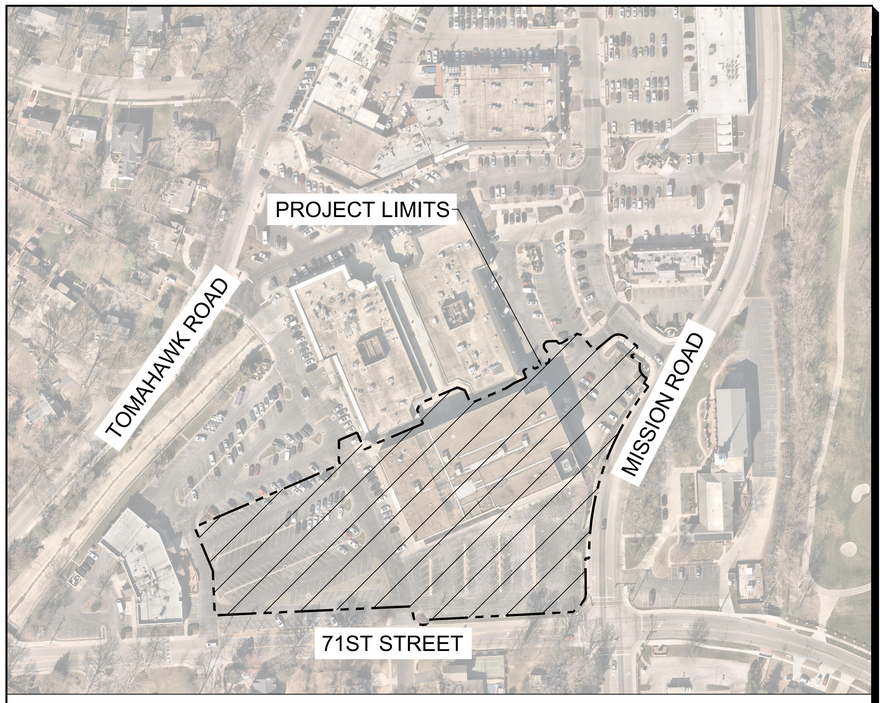
**STORM:**
CITY OF PRAIRIE VILLAGE
TEL: (913) 385-4011

**WATER:**
WATERONE
TEL: (800) 694-8989

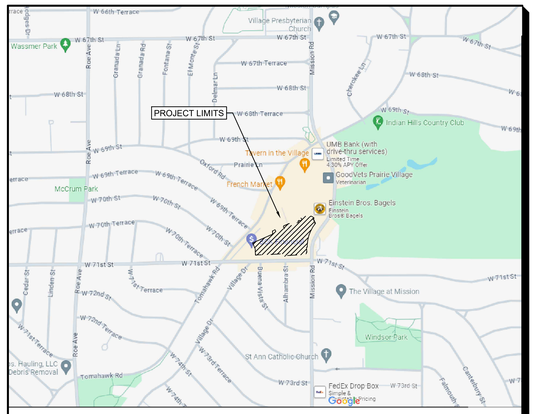
**SANITARY:**
JOHNSON COUNTY WASTEWATER
TEL: (913) 715-8520

**GAS:**
KANSAS GAS SERVICE
TEL: (800) 784-4780

**ELECTRIC:**
EVERGY
TEL: (800) 383-1183




LOCATION MAP
NOT TO SCALE




VICINITY MAP
NOT TO SCALE

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C-000 | COVER SHEET |
| C-100 | EXISTING CONDITIONS |
| C-200 | SITE PLAN |
| C-300 | GRADING & UTILITY |
| C-400 | OVERALL PARKING PLAN |
| L-100 | LANDSCAPE PLAN |
| L-200 | LANDSCAPE DETAILS |
| A-000 | ARCHITECTURAL COVER SHEET |
| A-0000 | PLANNING COMMISSION - BASEMENT |
| A-0001 | PLANNING COMMISSION - LEVEL 01 |
| A-0002 | PLANNING COMMISSION - LEVEL 02 |
| A-0003 | PLANNING COMMISSION - ROOF |
| A-201 | EXTERIOR ELEVATIONS 01 |
| A-202 | EXTERIOR ELEVATIONS 02 |
| A-203 | MATERIAL PALETTE |

Kansas 811
KS: 1-800-344-7233
WICHITA: 316-687-2470

CALLISONRTKL

**The Village Redevelopment at 71st and Mission**

7070 Mission Road (Top Level)
7060 Mission Road (Main Level)
7040 Mission Road (Lower Level)
Prairie Village, Kansas 66206

CRTKL PROJECT NO. - 010-200047.00

**OWNER**
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7200 Wisconsin Avenue
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Bethesda, MD 20814
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Phone: 301.961.3261

**CONSTRUCTION MANAGER & TENANT COORDINATOR**
Project Advocates
15605 Kessler St.
Overland Park, KS 66221
Contact: Radd C. Way
Phone: 913.522.0080

**ARCHITECT**
CallisonRTKL Inc.
1717 Pacific Avenue
Dallas, 75201
Contact: Dean Battle
Phone: 214.468.7653

**STRUCTURAL ENGINEER**
PMA Engineering
6717 Shawnee Mission Parkway
Suite 100
Overland Park, KS 66202
Contact: Valerie J K Baehr, P.E.
Phone: 913.831.1262

**MEP ENGINEER**
BC Engineers, Inc.
5720 Reeder
Shawnee, Kansas 66203
Contact: Richard Curry
Phone: 913.262.1772

**CIVIL ENGINEER**
Kimley-Horn
805 Pennsylvania Avenue
Suite 150
Kansas City, MO 64105
Contact: Tyler Wysong, P.E.
Phone: 816.652.2334

**Disclaimer**

**Signature & Seal**

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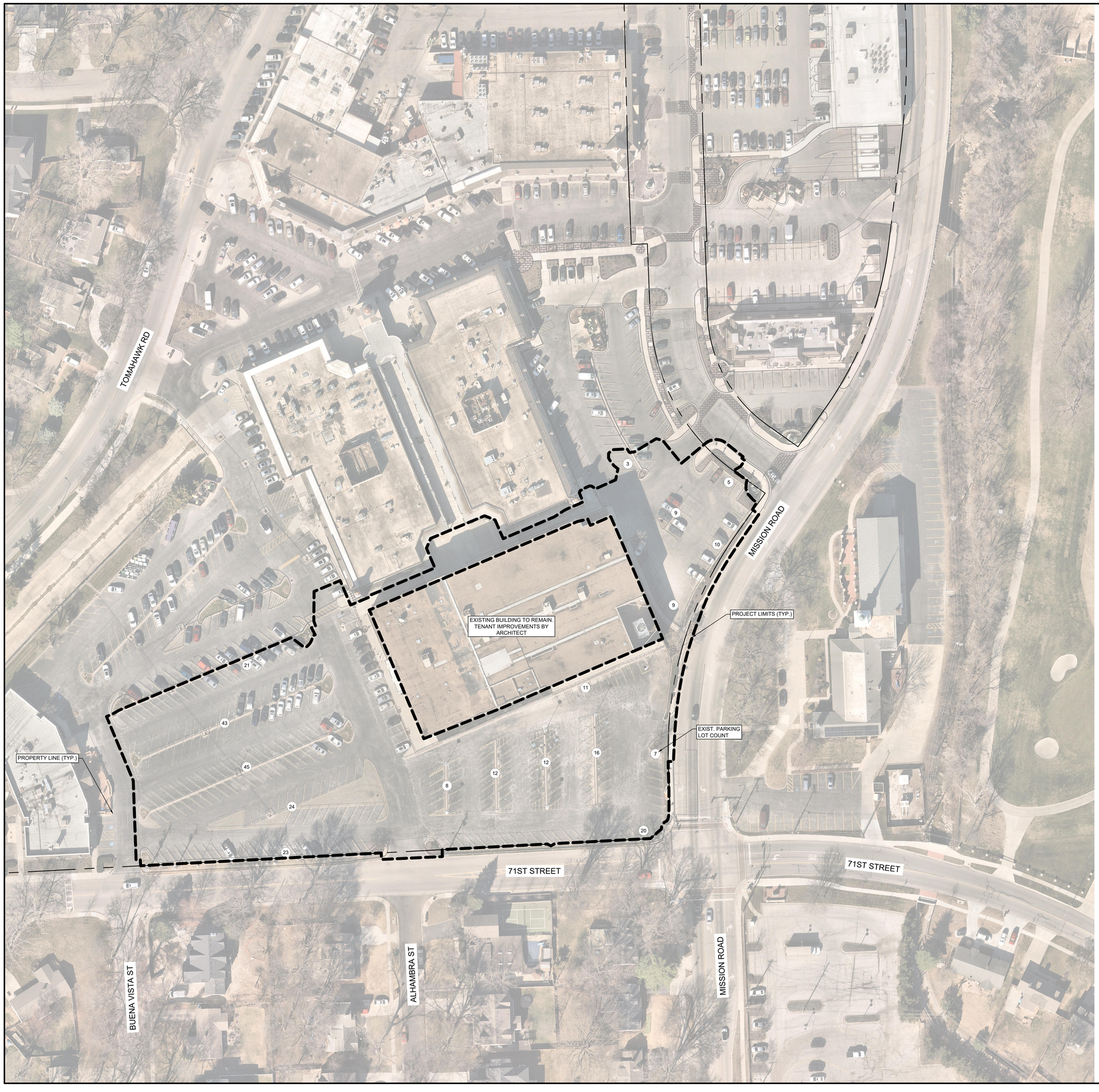
**Issue Drawing Log**

| | 9/27/2024 | ENTITLEMENT SUBMISSION |
|---|---|---|

**COVER SHEET**

**C-000**

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

## LEGEND

- CONTROL POINT
- FOUND 1/2" REBAR & CAP "KVE CLS 20"
- FOUND CHISELED "+" IN CONCRETE
- FOUND COTTON SPINDLE IN ASPHALT
- ATT — UNDERGROUND AT&T CABLE
- TV — UNDERGROUND CABLE TV LINE
- E — UNDERGROUND ELECTRIC
- FOC — UNDERGROUND FIBEROPTIC CABLE
- G — UNDERGROUND GAS
- OHE — OVERHEAD ELECTRIC LINE
- S — UNDERGROUND SANITARY SEWER
- W — UNDERGROUND WATER
- DECIDUOUS TREE
- LP — LIGHT POLE
- FDC — FIRE DEPARTMENT CONNECTION
- WV — WATER VALVE
- FIRE HYDRANT
- WM — WATER METER
- WMH — WATER MANHOLE
- RD — ROOF DRAIN
- GP — GUARD POST
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- V — VALVE, UNKNOWN TYPE
- GV — GAS VALVE
- SIGN
- 904' — EXISTING GRADE 1' CONTOUR
- 905' — EXISTING GRADE 5' CONTOUR
- EXISTING SPOT ELEVATION

- BFPV — BACKFLOW PREVENTION VALVE
- CATV — CABLE TELEVISION
- CONC. — CONCRETE
- ELEC. — ELECTRIC
- FDC — FIRE DEPARTMENT CONNECTION
- FF — FINISHED FLOOR
- FL — FLOWLINE
- GP — GUARD POST
- HB — HOSEBIB
- ICV — IRRIGATION CONTROL VALVE
- LP — LIGHT POLE
- MH — MANHOLE
- PB — PULL BOX
- PED. — PEDESTAL
- RCP — REINFORCED CONCRETE PIPE
- RD — ROOF DRAIN
- SDMH — STORM DRAIN MANHOLE
- SMH — SANITARY SEWER MANHOLE
- TC — TOP OF CURB
- UNK. — UNKNOWN
- WM — WATER METER
- WMH — WATER MANHOLE
- WV — WATER VALVE

**LEGAL DESCRIPTION**
A PORTION OF LOT 1 AND LOT 2 OF PRAIRIE VILLAGE SHOPPING CENTER, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

**NOTE:** EXISTING CONDITIONS ARE BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY MINNEY SURVEYING INC. DATED 04/05/2023.

**HORIZONTAL DATUM:**(US SURVEY FEET)
THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM-NORTH ZONE.

CAF=0.99992747

JCPW 1059
NORTHING=259,322.17 FEET
EASTING=2,267,429.25 FEET

1 METER = 3.28083333 U.S. SURVEY FEET

DISTANCES SHOWN ARE GROUND DISTANCES, SCALED FROM 0,0.
TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY BY 1.00007253

**VERTICAL DATUM:**(US SURVEY FEET)
JOHNSON COUNTY BM 878
BERNTSEN ALUMINUM DISKL STAMPED "BM 878" IN THE TOP OF A 12" CONCRETE WINGWALL AT THE SOUTHEAST CORNER OF A CONCRETE BRIDGE ON THE SOUTH SIDE OF 71ST STREET, APPROXIMATELY 0.1 MILES WEST OF MISSION ROAD.

NAVD88 DATUM ELEVATION: 923.423 FEET

**UTILITY STATEMENT:**
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
KANSAS ONE CALL TICKET #20592585 & #20620393, WATER ONE TICKET #13284734, #13284735, #13284736 & #13284737, #13300428, #13300429, #13300431, #13300433

**NOTES:**

1. THIS MAP IS THE RESULT OF A FIELD SURVEY PERFORMED IN DECEMBER 2020 AND JUNE 2021, AT A SCALE OF 1"=20', WITH A CONTOUR INTERVAL OF 1 FOOT.

## SUMMARY TABLE

EXISTING PROJECT AREA = 4.14 AC

CALLISONRTKL

# The Village Redevelopment at 71st and Mission

7070 Mission Road (Top Level)
7060 Mission Road (Main Level)
7040 Mission Road (Lower Level)
Prairie Village, Kansas 66206

CRTKL PROJECT NO. - 010-200047.00


**OWNER**
GRI Prairie Village
7200 Wisconsin Avenue
Suite 600
Bethesda, MD 20814
Contact: Gregg Zike
Phone: 301.961.3261

**CONSTRUCTION MANAGER & TENANT COORDINATOR**
Project Advocates
15605 Kessler St.
Overland Park, KS 66221
Contact: Radd C. Way
Phone: 913.522.0080

**ARCHITECT**
CallisonRTKL Inc.
1717 Pacific Avenue
Dallas, 75201
Contact: Dean Battle
Phone: 214.468.7653

**STRUCTURAL ENGINEER**
PMA Engineering
6717 Shawnee Mission Parkway
Suite 100
Overland Park, KS 66202
Contact: Valerie J K Baehr, P.E.
Phone: 913.831.1262

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**CIVIL ENGINEER**
Kimley-Horn
805 Pennsylvania Avenue
Suite 150
Kansas City, MO 64105
Contact: Tyler Wysong, P.E.
Phone: 816.652.2334


**Disclaimer**

**Signature & Seal**

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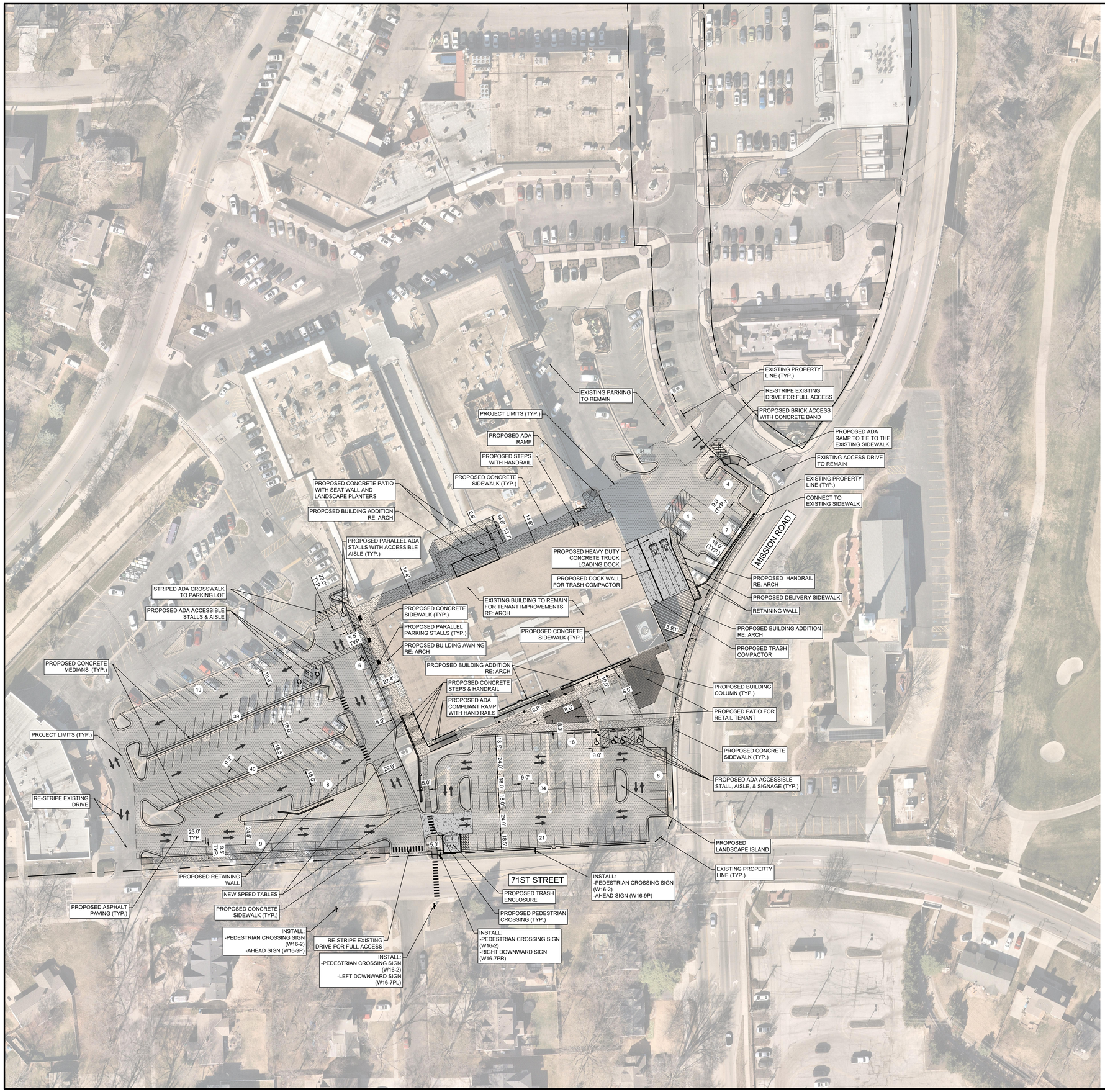
**Issue Drawing Log**

| | 9/27/2024 | ENTITLEMENT SUBMISSION |
|---|---|---|

# EXISTING CONDITIONS

C-100

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

## SITE PLAN LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD CURB & GUTTER
- FLUSH CURB & GUTTER
- TRANSITION CURB & GUTTER

## SITE PLAN NOTES

1. ALL DIMENSIONS AND COORDINATES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF CIVIL ENGINEER'S INTERPRETATION OF THE BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
6. SEE ELECTRICAL PLANS FOR SITE LIGHTING AND SITE ELECTRICAL.
7. ALL PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID WHITE STRIPING.
8. ALL ADA PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED WITH 4" SOLID BLUE STRIPES, AND ADA COMPLIANT ACCESSIBLE PARKING SYMBOLS.
9. ALL DIRECTIONAL PAVEMENT MARKINGS (STOP BARS, TURN ARROWS, ETC.) SHALL BE PAINTED WITH SOLID WHITE PAVEMENT MARKINGS.
10. ALL PROPOSED SIGNAGE (STOP SIGNS, YIELD SIGNS, ETC.) SHALL CONFORM TO MUTCD STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, BONDS AND INSURANCE AS REQUIRED BY THE CITY AND OWNER.

## GENERAL NOTES

1. THE SITE IMPROVEMENTS ARE LIMITED TO WHAT IS SHOWN HEREIN. NO WORK IS PLANNED FOR THE EXISTING BUILDINGS NORTH OR SOUTH OF 4000 W. 71ST STREET.
2. NO MODIFICATIONS TO PROPERTY LINES, EASEMENTS, RIGHT-OF-WAY, OR SETBACKS ARE BEING PROPOSED WITH THIS PROJECT.
3. ALL OTHER EXISTING PARKING, SIDEWALKS, AND FEATURES WITHIN LOT 1 & 2 ARE INTENDED TO REMAIN.
4. SEE ARCHITECTURAL FOR PROPOSED BUILDING SIGNAGE.

CALLISONRTKL

# The Village Redevelopment at 71st and Mission

7070 Mission Road (Top Level)
7060 Mission Road (Main Level)
7040 Mission Road (Lower Level)
Prairie Village, Kansas 66206

CRTKL PROJECT NO. - 010-200047.00

**OWNER**
GRI Prairie Village
7200 Wisconsin Avenue
Suite 600
Bethesda, MD 20814
Contact: Gregg Zike
Phone: 301.961.3261

**CONSTRUCTION MANAGER & TENANT COORDINATOR**
Project Advocates
15605 Kessler St.
Overland Park, KS 66221
Contact: Radd C. Way
Phone: 913.522.0080

**ARCHITECT**
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1717 Pacific Avenue
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**STRUCTURAL ENGINEER**
PMA Engineering
6717 Shawnee Mission Parkway
Suite 100
Overland Park, KS 66202
Contact: Valerie J K Baehr, P.E.
Phone: 913.831.1262

**MEP ENGINEER**
BC Engineers, Inc.
5720 Reeder
Shawnee, Kansas 66203
Contact: Richard Curry
Phone: 913.262.1772

**CIVIL ENGINEER**
Kimley-Horn
805 Pennsylvania Avenue
Suite 150
Kansas City, MO 64105
Contact: Tyler Wysong, P.E.
Phone: 816.652.2334

**Disclaimer**

**Signature & Seal**

NOT FOR CONSTRUCTION

**Issue Drawing Log**

| | 9/27/2024 | ENTITLEMENT SUBMISSION |
|---|---|---|

## SITE PLAN

C-200

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

## UTILITY LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ELECTRIC LINE
- PROPOSED SANITARY GREASE INTERCEPTOR
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- UE — PROPOSED UNDERGROUND ELECTRIC
- GAS — GAS LINE (BY GAS COMPANY)
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- W — PROPOSED PRIVATE DOMESTIC WATER SERVICE LINE
- FP — PROPOSED FIRE SERVICE LINE
- W — PROPOSED WATERMAIN (BY DEVELOPER)
- W — PROPOSED WATERMAIN (BY WATERONE)

## GRADING LEGEND

- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- AR — ACCESSIBLE ROUTE

## GENERAL NOTES

1. THE GRADING SHOWN IS CONCEPTUAL IN NATURE AND SHOULD NOT BE VIEWED AS FINAL CONSTRUCTION DOCUMENT OR PERMIT LEVEL OF DESIGN. FINE GRADING (SPOT ELEVATIONS) WILL BE INCLUDED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.
2. THE EXISTING UTILITY SERVICES FOR THE BUILDING ARE ALL INTENDED TO REMAIN. NO BUILDING SERVICE MODIFICATIONS ARE BEING PROPOSED WITH THIS PROJECT.
3. EROSION CONTROL MEASURES (SILT FENCE, TRIANGULAR SILT DIKE, INLET PROTECTION, ETC.) WILL BE DOCUMENTED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.

## GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
2. ALL GRADING OPERATIONS (EXCAVATION, FILL, COMPACTION, ETC.) SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER WILL BE DESIGNATED AND PAID FOR BY THE OWNER.
3. NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
4. ALL FILL MATERIAL SHALL BE IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS, OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
5. THE CONTRACTOR SHALL LEAVE ALL AREAS NOT TO RECEIVE PAVEMENT, 6 INCHES BELOW FINISHED GRADE, TO ALLOW FOR TOPSOIL. SEE LANDSCAPE PLANS, FOR ADDITIONAL REQUIREMENTS.
6. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
7. ALL ADA PARKING STALLS AND ACCESS AISLES, SHALL HAVE LESS THAN 2% RESULTANT SLOPE, IN ANY DIRECTION.
8. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% MINIMUM, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM, AND LESS THAN 5% RUN SLOPE.
9. ALL BUILDING ENTRANCES AND EXITS, SHALL HAVE A MINIMUM 5' LANDING WITH 1.5% TYPICAL SLOPE AWAY FROM THE BUILDING (2.0% MAXIMUM).
10. FINISHED GRADE AROUND THE BUILDING, SHALL BE 6" BELOW FINISHED FLOOR, EXCEPT AS NOTED IN THE ENLARGED GRADING PLANS.

CALLISONRTKL

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**Signature & Seal**

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**Issue Drawing Log**

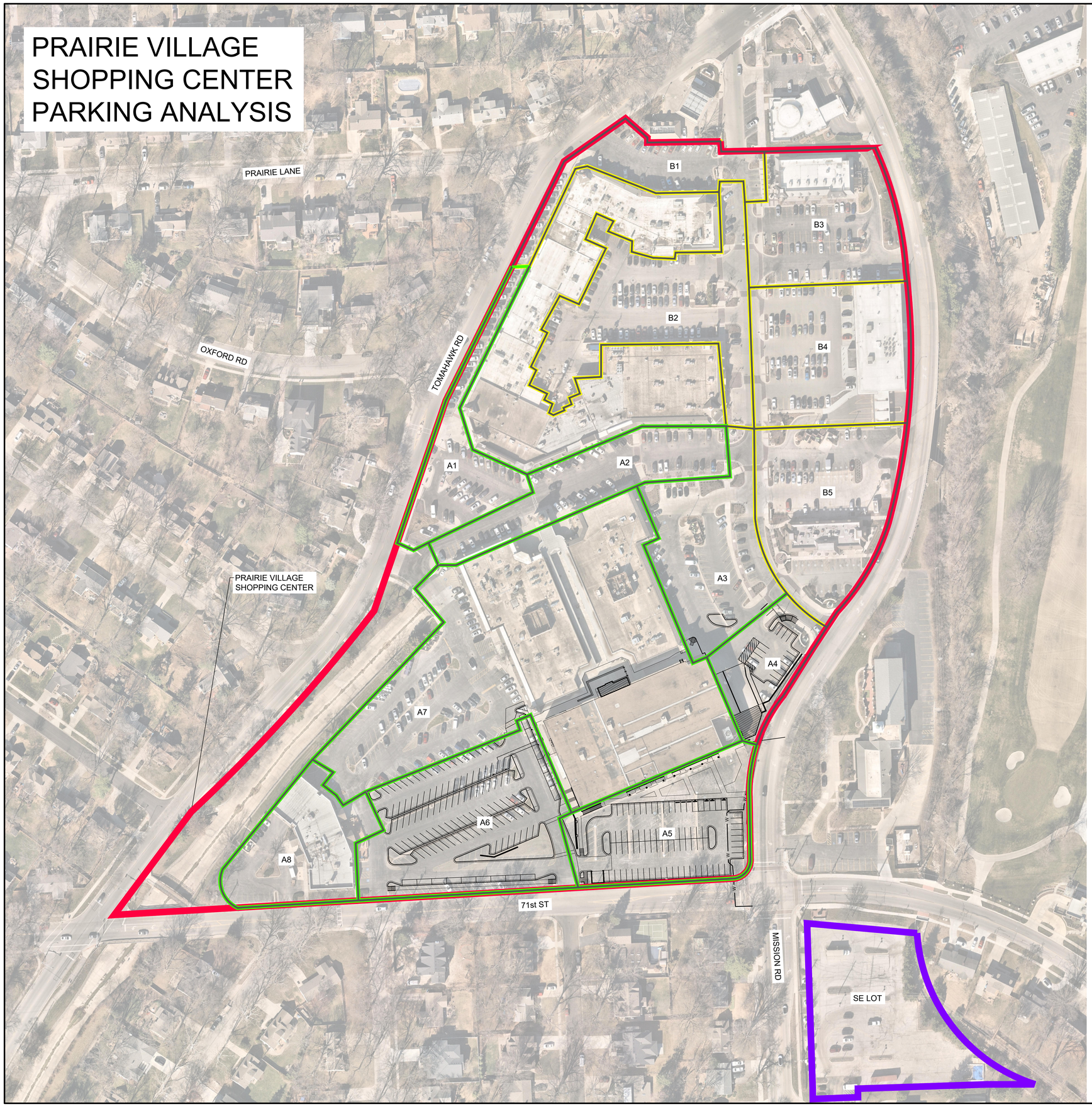
| | 9/27/2024 | ENTITLEMENT SUBMISSION |
|---|---|---|

**GRADING & UTILITY**

**C-300**

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# PRAIRIE VILLAGE SHOPPING CENTER PARKING ANALYSIS




NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

| Parking Counts | | | | | | |
|---|---|---|---|---|---|---|
| Area | EXIST. STD | EXIST. ADA | EXIST TOT. | PROP. STD | PROP. ADA | PROP. TOT. |
| A1 | 60 | 0 | 60 | 60 | 0 | 60 |
| A2 | 64 | 3 | 67 | 64 | 3 | 67 |
| A3 | 72 | 3 | 75 | 70 | 3 | 73 |
| A4 | 33 | 0 | 33 | 15* | 0* | 15 |
| A5 | 82 | 4 | 86 | 76* | 4* | 80 |
| A6 | 175 | 4 | 179 | 116* | 6* | 122 |
| A7 | 111 | 4 | 115 | 111* | 4* | 115 |
| A8 | 23 | 1 | 24 | 23 | 1 | 24 |
| B1 | 44 | 3 | 47 | 44 | 3 | 47 |
| B2 | 84 | 6 | 90 | 84 | 6 | 90 |
| B3 | 59 | 2 | 61 | 197** | 5** | 202 |
| B4 | 68 | 2 | 70 | | | |
| B5 | 71 | 1 | 72 | | | |
| SE Lot | 161 | 0 | 161 | 161 | 0 | 161 |
| **TOTAL** | **1107** | **33** | **1140** | **1021** | **35** | **1056** |
| *See Macy's Site Plan | | | | | | |
| **Previous improvements with US Bank Projects | | | | | | |

## LEGEND

- PRAIRIE VILLAGE SHOPPING CENTER
- PARKING AREA A
- PARKING AREA B
- SOUTHEAST LOT PARKING

CALLISONRTKL

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Disclaimer

Signature & Seal

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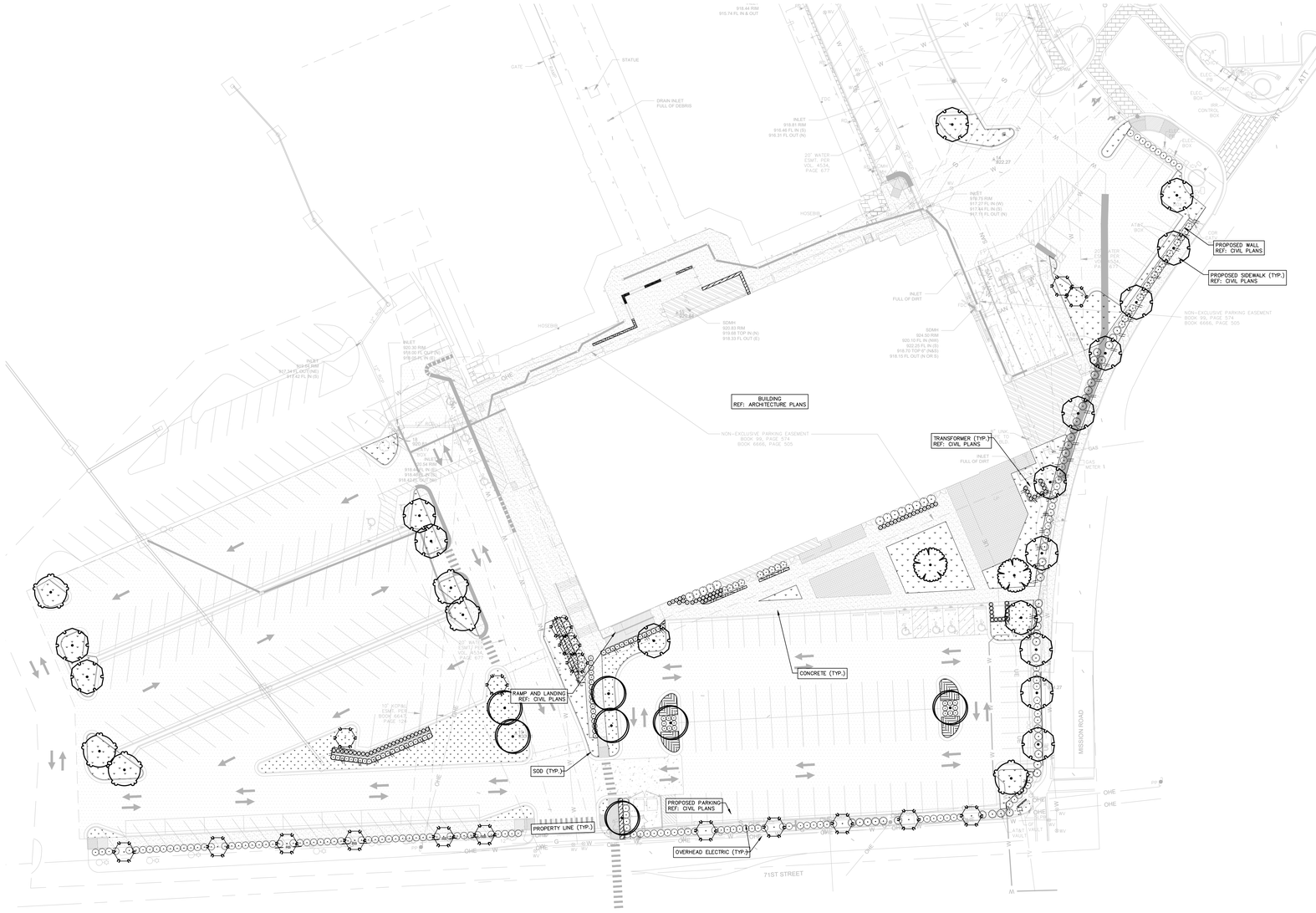
Issue Drawing Log

| | 9/27/2024 | ENTITLEMENT SUBMISSION |
|---|---|---|

**OVERALL PARKING PLAN**

**C-400**

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PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT. | CALIPER | HEIGHT | REMARKS |
|---|---|---|---|---|---|---|---|
| **TREES** | | | | | | | |
| | AO | 6 | ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE | B & B | 2" CAL. MIN | 12' - 14' HT. | SINGLE, STRAIGHT LEADER, FULL AND MATCHING |
| | CC | 18 | CERCIS CANADENSIS / EASTERN REDBUD | B & B | 1.5" CAL. MIN. | 10' - 12' HT. | SINGLE, STRAIGHT LEADER FULL AND MATCHING |
| | GT | 17 | GLEDITSIA TRIACANTHOS / HONEY LOCUST | B & B | 2" CAL. MIN | 12' - 14' HT. | SINGLE, STRAIGHT LEADER FULL AND MATCHING |
| | MG | 2 | MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S BEAUTY MAGNOLIA | B & B | 2" CAL. MIN. | 12' - 14' HT. | SINGLE, STRAIGHT LEADER FULL AND MATCHING |
| | UA | 7 | ULMUS AMERICANA `PRINCETON` / AMERICAN ELM | B & B | 2" CAL. MIN | 12' - 14' HT. | SINGLE, STRAIGHT LEADER FULL AND MATCHING |

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | | |
| | CK | 64 | CALAMAGROSTIS × ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS | 1 GAL | 18" HT. MIN. | SEE PLAN | FULL AND MATCHING |
| | FG | 44 | FOTHERGILLA GARDENII / DWARF FOTHERGILLA | 3 GAL | 24" HT. MIN | SEE PLAN | FULL AND MATCHING |
| | HA | 13 | HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA | 3 GAL | SEE PLAN | SEE PLAN | FULL AND MATCHING |
| | ID | 69 | ILEX GLABRA `DENSA` / INKBERRY HOLLY | 3 GAL | SEE PLAN | 24" HT MIN | FULL AND MATCHING |
| | MS2 | 24 | MISCANTHUS SINENSIS `ADAGIO` / ADAGIO EULALIA GRASS | 3 GAL | 24" HT. MIN | SEE PLAN | FULL AND MATCHING |
| | RH | 37 | RHODODENDRON X `HERBERT` / HERBERT GABLE AZALEA | 3 GAL | 24" HT. MIN | SEE PLAN | FULL AND MATCHING |
| | VD | 10 | VIBURNUM DENTATUM / ARROWWOOD VIBURNUM | 3 GAL | 24" HT. MIN | SEE PLAN | FULL AND MATCHING |
| | VO | 125 | VIBURNUM OBOVATUM / WALTER'S VIBURNUM | 3 GAL | 48" HT. MIN. | SEE PLAN | FULL AND MATCHING |

| SYMBOL | QTY | BOTANICAL / COMMON NAME | CONT | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| **GROUNDCOVERS** | | | | | | |
| | 11 | ECHINACEA PURPUREA / PURPLE CONEFLOWER | 1 GAL | 12" HT MIN. | 18" OC | FULL AND MATCHING |
| | 43 | HOSTA SIEBOLDIANA 'ELEGANS' / HOSTA SIEBOLDIANA 'ELEGANS' | 1 GAL | 12" HT MIN. | 18" OC | FULL AND MATCHING |
| | 148 | JUNIPERUS HORIZONTALIS / CREEPING JUNIPER | 1 GAL | 12" HT MIN. | 24" O.C. | FULL AND MATCHING |
| | 342 | LIRIOPE SPICATA / CREEPING LILYTURF | 1 GAL | 12" HT MIN. | 18" OC | FULL AND MATCHING |
| **TURF** | | | | | | |
| FA | 12,386 SF | TALL FESCUE / FESTUCA ARUNDINACEA | SOD | | | SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASES. |

NOTES:
1. PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
2. CONTRACTOR TO PROVIDE FULL AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE CLIENT AND LANDSCAPE ARCHITECT FOR APPROVAL.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

CALLISONRTKL

# The Village Redevelopment at 71st and Mission

7070 Mission Road (Top Level)
7060 Mission Road (Main Level)
7040 Mission Road (Lower Level)
Prairie Village, Kansas 66206

CRTKL PROJECT NO. - 010-200047.00


**OWNER**
GRI Prairie Village
7200 Wisconsin Avenue
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Phone: 301.961.3261

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**Issue Drawing Log**

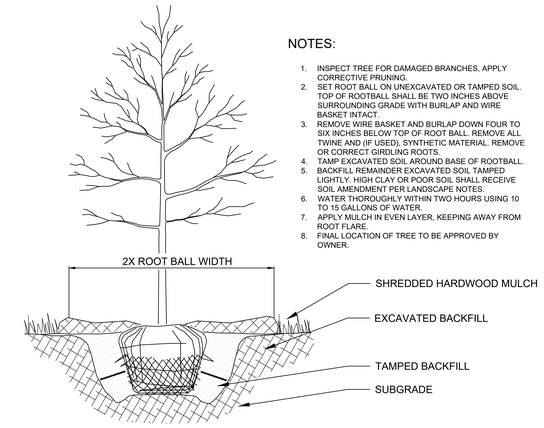
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## LANDSCAPE PLAN

L-100

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Plotted By: Parks, Suzanna Sheet Set: MACY'S PV NEW Layout: L-100 LANDSCAPE PLAN September 24, 2024 11:44:44am \\kimley-horn.com\MW_knc\KNC_LDEV\268036000_Macy's Prairie Village\2 Design\CAD\PlanSheets\L-100 LANDSCAPE PLAN.dwg

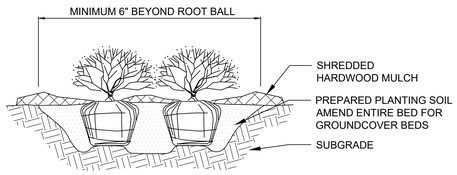



NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS




NOTES:

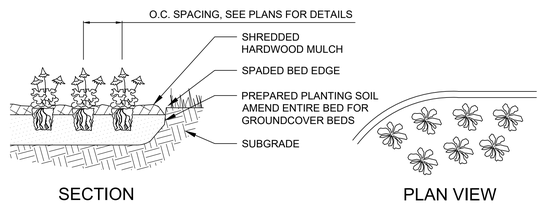
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.




3 PERENNIAL PLANTING

NTS

## LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

Plotted By: Parks, Suzanna Sheet Set: MACYS PV NEW Layout: L-200 LANDSCAPE DETAILS September 24, 2024 11:44:46am \\Kimley-horn.com\MW_kmc\KNC_LDE_2080360000_Macy's Prairie Village\2 Design\CAD\PlanSheets\L-100 LANDSCAPE PLAN.dwg

CALLISONRTKL

# The Village Redevelopment at 71st and Mission

7070 Mission Road (Top Level)
7060 Mission Road (Main Level)
7040 Mission Road (Lower Level)
Prairie Village, Kansas 66206

CRTKL PROJECT NO. - 010-200047.00

**OWNER**
GRI Prairie Village
7200 Wisconsin Avenue
Suite 600
Bethesda, MD 20814
Contact: Gregg Zike
Phone: 301.961.3261

**CONSTRUCTION MANAGER & TENANT COORDINATOR**
Project Advocates
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Overland Park, KS 66221
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| | 9/27/2024 | ENTITLEMENT SUBMISSION |
|---|---|---|

## LANDSCAPE DETAILS

L-200

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# *The Village Redevelopment at 71st and Mission*

***7060 Mission Road (Main Level)***
***7040 Mission Road (Lower Level)***
***Prairie Village, Kansas 66206***

**PROJECT TEAM:**

*Owner / Developer*

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301.961.3261

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*Civil Engineer*

**Kimley-Horn**
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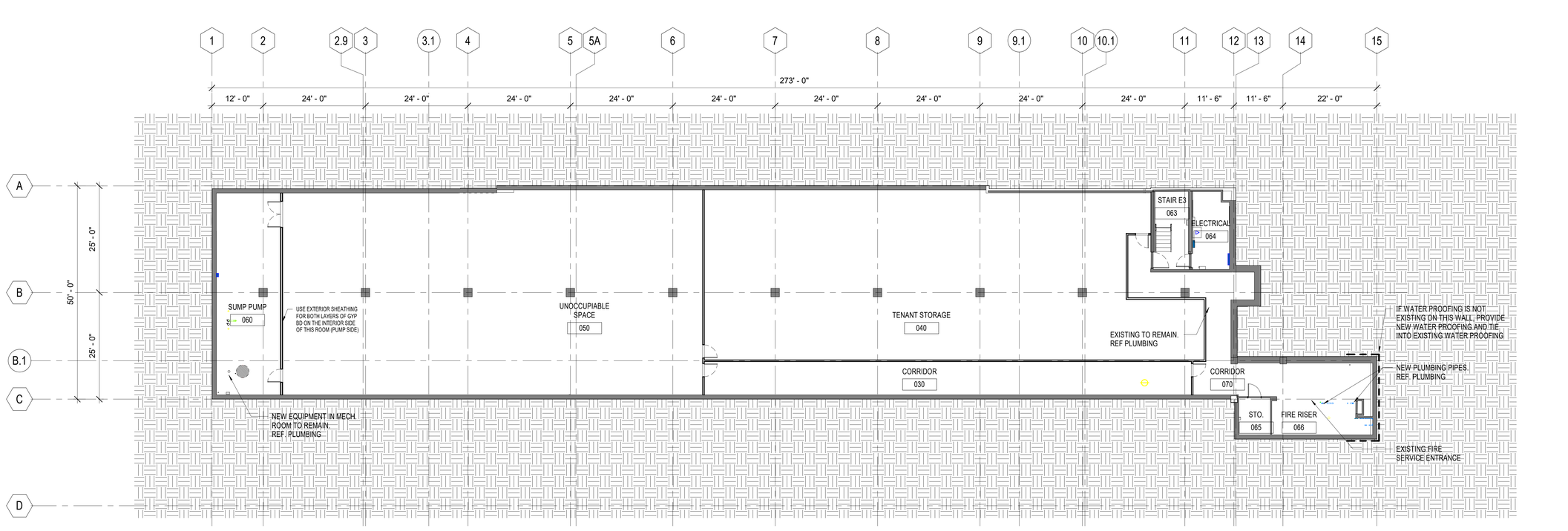
*Structural Engineer*

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401.753.7771

*MEP Engineer*

**BC Engineering, Inc.**
5720 Reeder
Shawnee, Kansas 66203
Contact: Richard Curry
913.262.1772

**PLANNING COMMISSION PACKAGE** **09/23/24**




TRUE NORTH

1 NEW CONSTRUCTION PLAN-LEVEL B

SCALE: 3/32" = 1'-0"

ARCADIS

# The Village Redevelopment at 71st and Mission

7060 Mission Road (Main Level)
7040 Mission Road (Lower Level)
Prairie Village, Kansas 66206

CRTKL PROJECT NO. - 010-200047.00

**OWNER**
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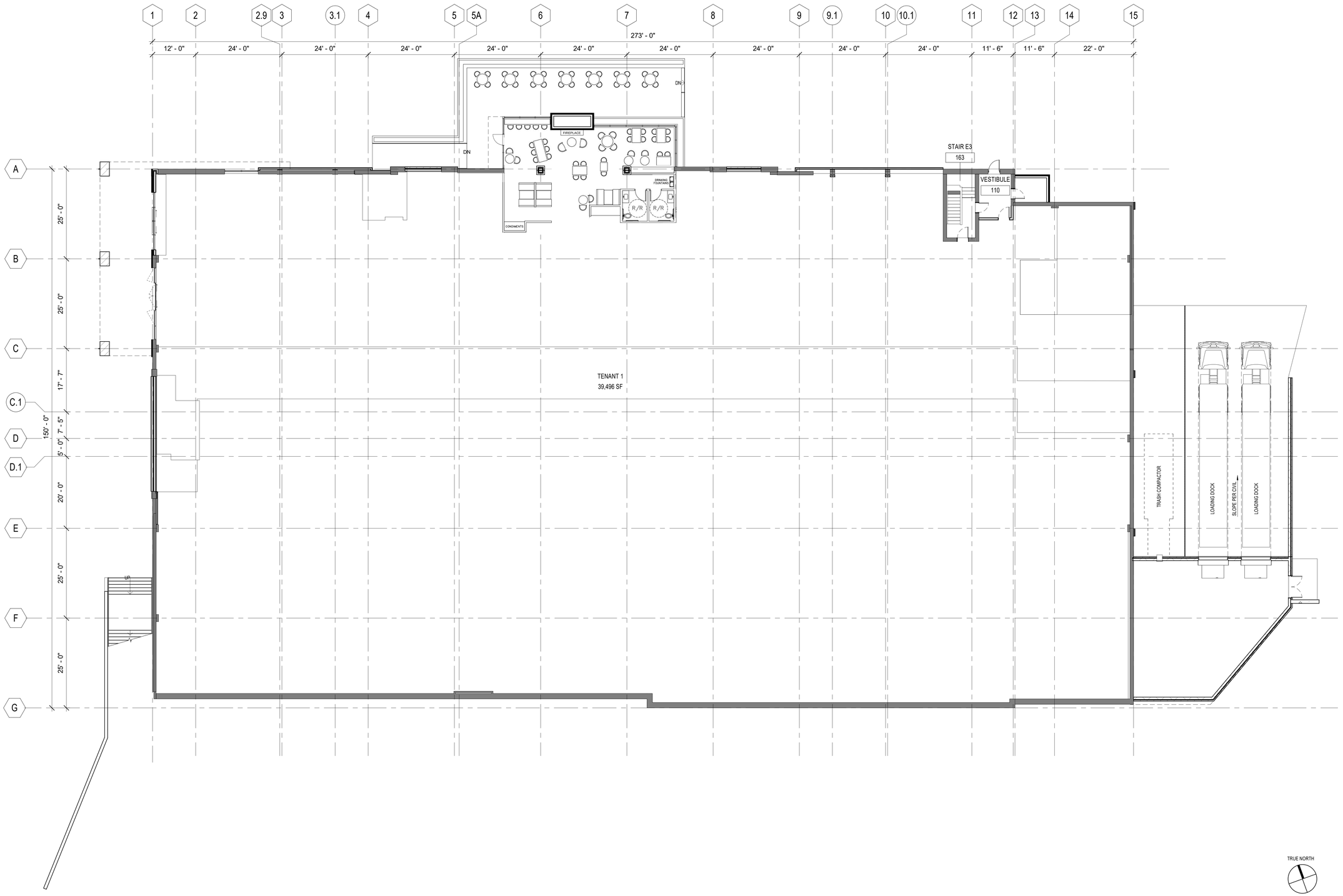
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## PLANNING COMMISSION - BASEMENT

**A-0000**



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1 NEW CONSTRUCTION PLAN-LEVEL 1

SCALE: 3/32" = 1'-0"

ARCADIS

# The Village Redevelopment at 71st and Mission

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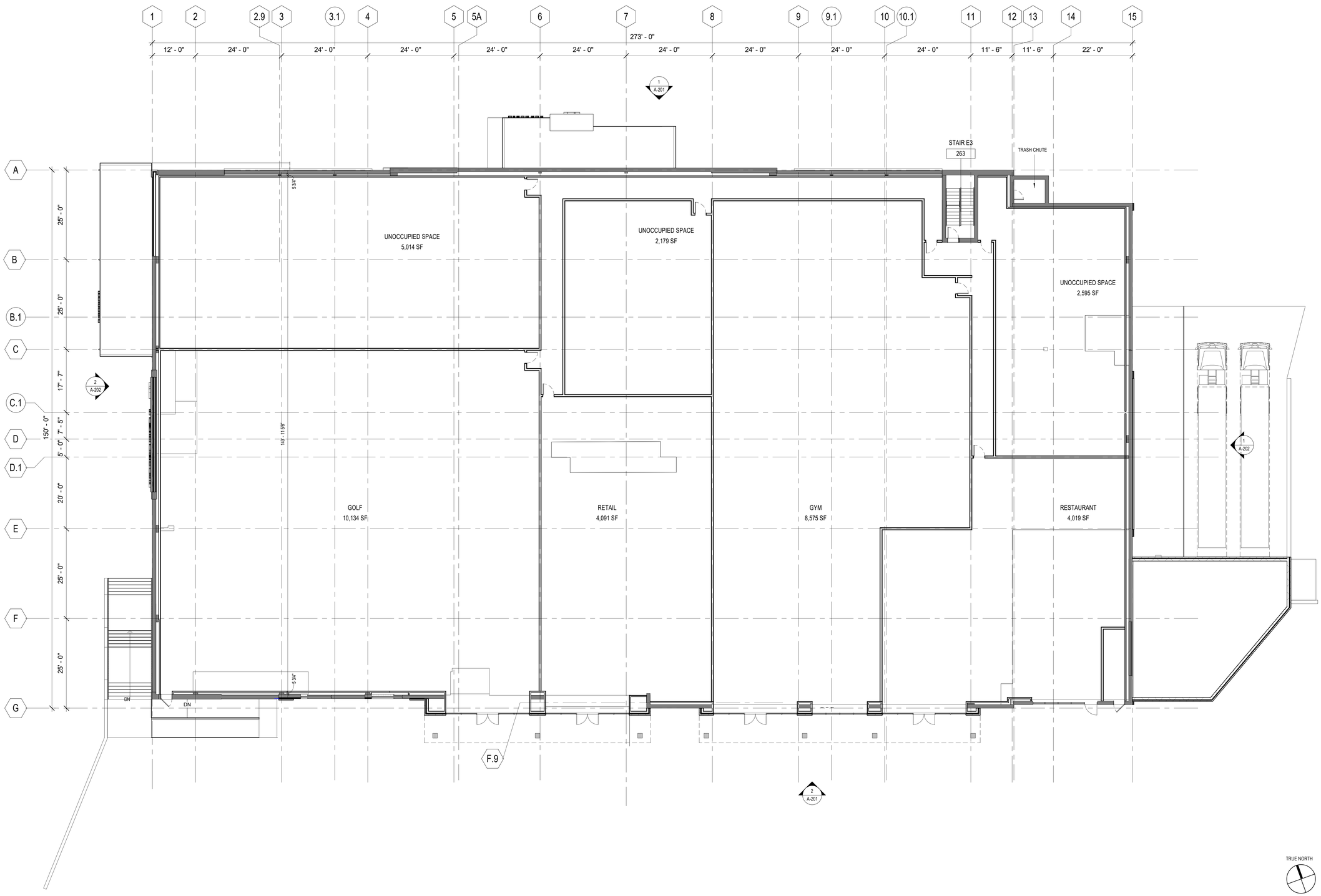
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1 NEW CONSTRUCTION PLAN-LEVEL 2

SCALE: 3/32" = 1'-0"

TRUE NORTH

ARCADIS

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7040 Mission Road (Lower Level)
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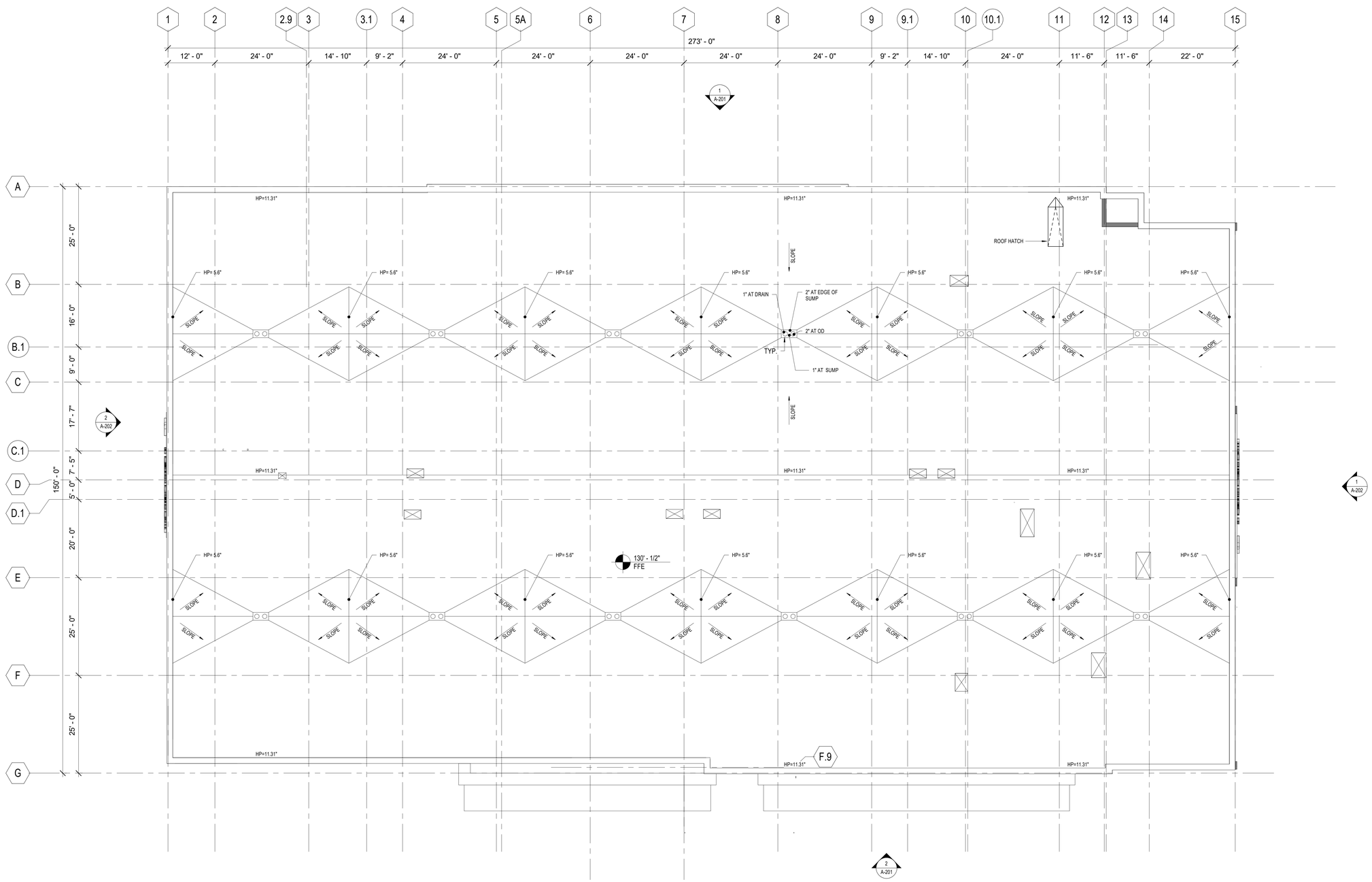
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## PLANNING COMMISSION - LEVEL 02

**A-0002**



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1 ROOF - PLANNING COMMISSION

SCALE: 3/32" = 1'-0"

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ARCADIS

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**Signature & Seal**

2024.09.23

**Issue Drawing Log**

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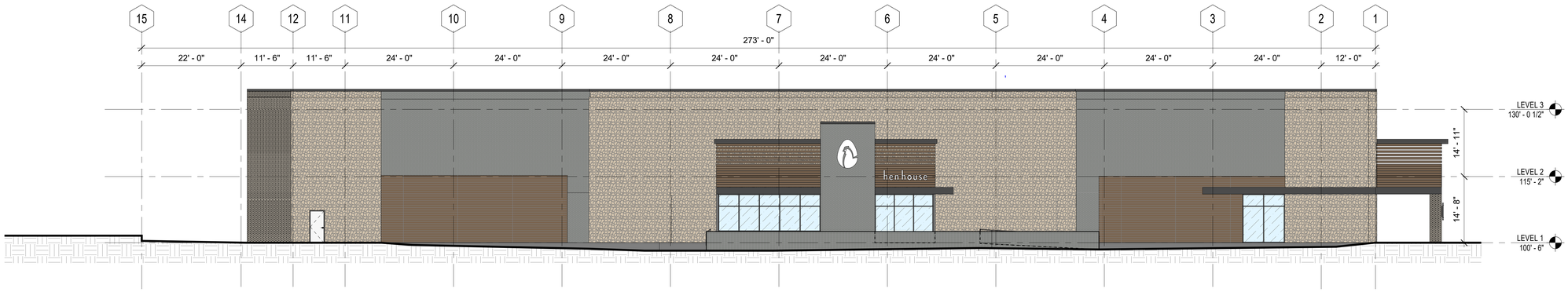
**PLANNING COMMISSION PACKAGE**

# PLANNING COMMISSION - ROOF

**A-0003**




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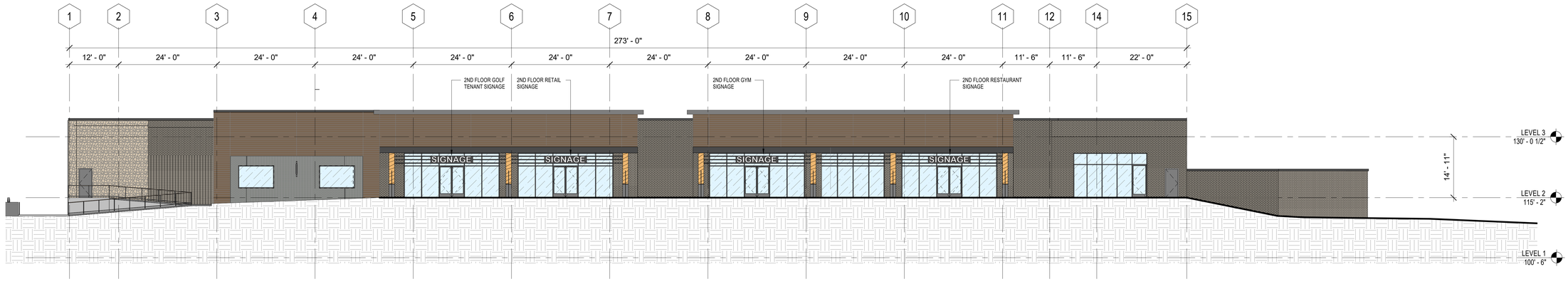



1 NORTH ELEVATION-NEW COLORED

SCALE: 3/32" = 1'-0"



EXISTING ELEVATION




2 SOUTH ELEVATION-NEW COLORED

SCALE: 3/32" = 1'-0"




EXISTING ELEVATION

ARCADIS

# The Village Redevelopment at 71st and Mission

7060 Mission Road (Main Level)
7040 Mission Road (Lower Level)
Prairie Village, Kansas 66206

CRTKL PROJECT NO. - 010-200047.00

**OWNER**
GRI Prairie Village
7200 Wisconsin Avenue
Suite 600
Bethesda, MD 20814
Contact: Gregg Zike
Phone: 301.961.3261

**ARCHITECT**
Arcadis Inc.
300 S Pearl Expy Suite 650
Dallas, Texas 75201
Contact: Dean Battle
214.468.7653

**STRUCTURAL ENGINEER**
WSP USA Buildings Inc.
1223 Mineral Spring Avenue
North Providence, RI 02904
Contact: David J. Odeh
401.753.7771

**MEP ENGINEER**
BC Engineers, Inc.
5720 Reeder
Shawnee, Kansas 66203
Contact: Richard Curry
Phone: 913.262.1772

**CIVIL ENGINEER**
Kimley-Horn
805 Pennsylvania Avenue,
Suite 150
Kansas City, MO 64105
Contact: Matthew Kist, P.E.
Phone: 816.652.0138

**Disclaimer**

**Signature & Seal**

2024.09.23

**Issue Drawing Log**

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|---|---|---|
| | | |

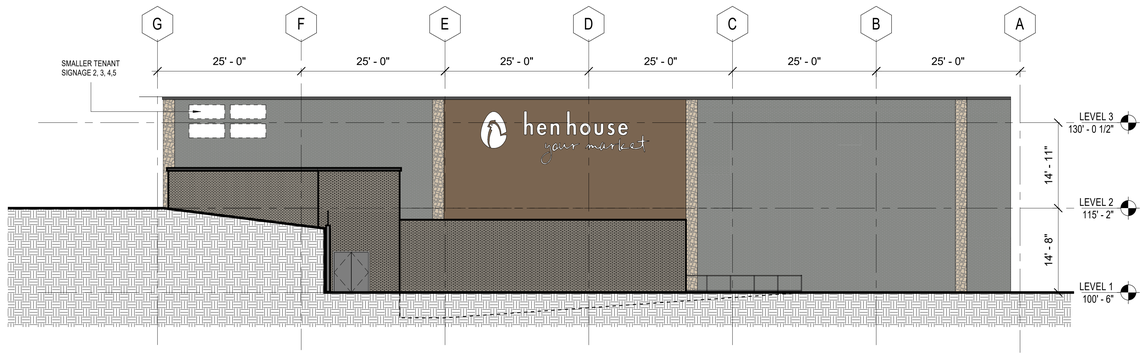
**PLANNING COMMISSION PACKAGE**

## EXTERIOR ELEVATIONS 01

**A-201**



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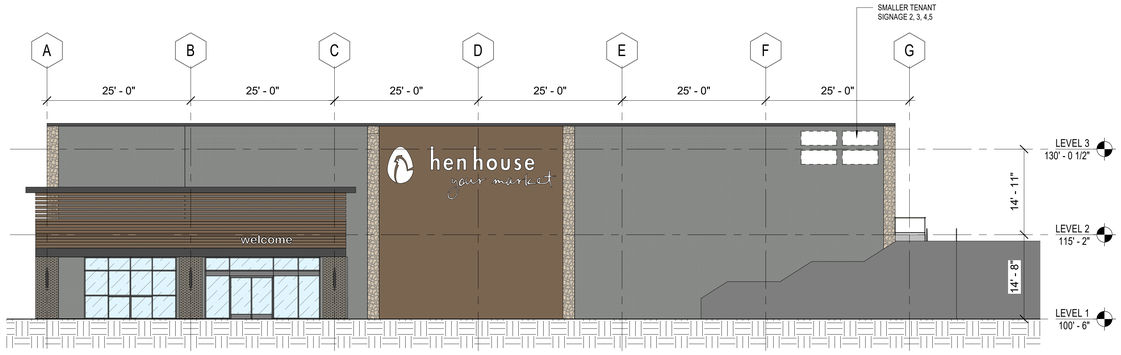



1 EAST ELEVATION-NEW COLORED

SCALE: 3/32" = 1'-0"




EXISTING ELEVATION




2 WEST ELEVATION-NEW COLORED

SCALE: 3/32" = 1'-0"



EXISTING ELEVATION

ARCADIS

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7040 Mission Road (Lower Level)
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**Disclaimer**

**Signature & Seal**

2024.09.23

**Issue Drawing Log**

| | | |
|---|---|---|
| | | |

**PLANNING COMMISSION PACKAGE**

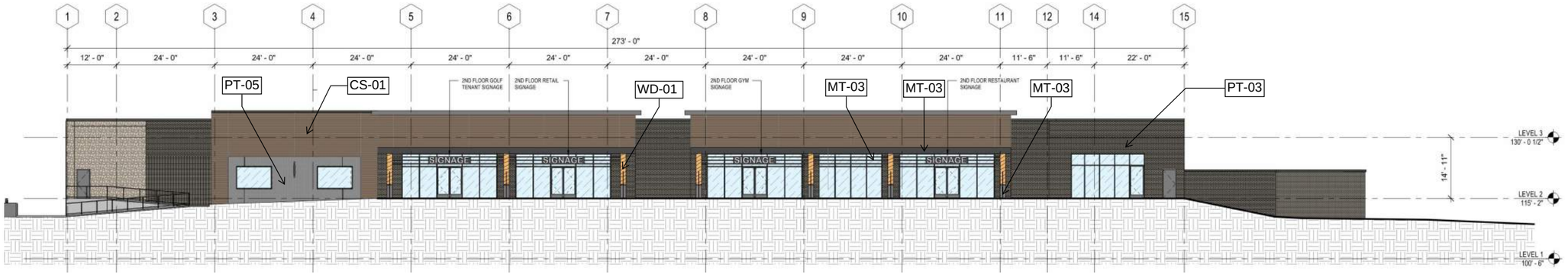
## EXTERIOR ELEVATIONS 02

**A-202**



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# MATERIAL PALETTE




PT-03

BRICK PAINT - SW 9588

PT-05

BRICK PAINT - SW 7067

PT-04

DOOR PAINT - SW 7064

WD-01



WOOD

CS-01



COMPOSITE WOOD PANEL

MT-03

METAL PAINT COLOR



EXISTING STONE

**DRAINAGE MEMORANDUM**
August 9, 2024

SUBJECT:

7070, 7060 & 7040 Mission Road
Prairie Village, KS 66206
Johnson County, KS
Kansas Uniform Parcel #: 0460651503008001010

PROJECT AREA: 4.59 acres (Part of Lot 1 Prairie Village Shopping Center)

INTRODUCTION:

This drainage memorandum (memo) provides a summary of the existing and proposed conditions, related to the redevelopment of the existing building located at 4000 West 71st St. in Prairie Village, Kansas (previous address). The existing building is located on part of Lot 1 (14.35 acres), of the Prairie Village Shopping Center. The project scope generally consists of interior building modifications to allow for splitting of the existing single tenant building and converting it to a multi-tenant building. Site improvements include a revised south parking lot, existing parking lot modifications for ADA accessibility, sidewalk improvements, and the addition of a loading dock on the east side of the building. The existing building envelope generally remains unchanged, aside from some modifications to the existing facades. The overall project site is approximately 4.59 acres; however, the project limits (disturbed area) are significantly less, at approximately 4.00 acres.

EXISTING CONDITIONS:

The site is located on Mission Road and north of West 71st Street. The existing area breakdowns for the site are as follows:

| | Existing | |
|---|---|---|
| Parameter | Area (sf) | Area (ac) |
| Impervious Area | 151,099.14 | 3.47 |
| Building | 40,270.52 | 0.92 |
| Pervious Area | 8,762.04 | 0.20 |
| Total | 200,131.69 | 4.59 |

Stormwater runoff from the project area currently surface drains to an existing series of interconnected catch basins on the east and west sides of the site.

PROPOSED CONDITIONS:

The proposed redevelopment and associated site improvements will maintain the existing drainage patterns, and the existing stormwater system will continue to convey the stormwater runoff away from the site. The proposed area breakdowns for the proposed site are as follows:

| | Proposed | |
|---|---|---|
| Parameter | Area (sf) | Area (ac) |
| Impervious Area | 138,382.31 | 3.18 |
| Building | 42,778.52 | 0.97 |
| Pervious Area | 18,970.86 | 0.44 |
| Total | 200,131.69 | 4.59 |

DIFFERENCE:

| | Change | |
|---|---|---|
| Parameter | Area (sf) | Area (ac) |
| Impervious Area | (12,683.83) | -0.29 |
| Building | 2,508 | +0.06 |
| Pervious Area | 10,208.83 | +0.23 |
| Total | 200,131.69 | 4.59 |

CLOSURE

As discussed above, the site impacts due to the proposed project are minimal, and the amount of impervious surface area is slightly decreasing resulting in reduced stormwater peak flow rates exiting the site. Because impervious surface area is not increasing, and drainage patterns as a whole remain generally unchanged, no additional stormwater management facilities or improvements are being proposed.

KIMLEY-HORN AND ASSOCIATES, INC.



Tyler Wysong, P.E.

August 21st, 2024

NOTICE TO NEIGHBORING PROPERTY OWNERS

RE: REQUEST FOR SITE PLAN APPROVAL – The 7070 Village Redevelopment

Dear Neighbor,

Kimley-Horn has submitted a site plan for the 7070 Village Redevelopment on behalf of First Washington Realty to the City of Prairie Village Planning Commission for review and approval. First Washington Realty intends to convert the existing single tenant building into a multi-tenant building. The scope is anticipated to include upgrades to the façade and demise the existing retail building. The first floor will become a grocer use and the second floor will be comprised of four (4) different retail uses. Improvements are also being proposed to the exterior of the building including parking lot, sidewalk, and addition of a new loading dock.

The development team would like to invite you to a neighborhood meeting at which time we can answer any questions you may have about the proposed improvements. The meeting will be held online at 6pm on August 26th, 2024. Information for the online virtual meeting is listed below.

Join with a video conferencing device

https://kimley-horn.zoom.us/j/96641454741

Meeting ID: 966 4145 4741

Or call in (audio only)

+16699006833,,96641454741# US (San Jose)

16694449171,,96641454741# US

Meeting ID: 966 4145 4741

We look forward to hearing your feedback.

Sincerely,

Tyler Wysong, Kimley Horn

Cc: Gregg Zike, First Washington Realty

Andrea Hidalgo, First Washington Realty

Dean Battle, Arcadis

Arrin Tieben, Kimley-Horn

August 21st, 2024

FIGURE 1 – Project Vicinity Map



Kimley»Horn

## *Record of Meeting*

**Meeting Date/Time:** August 26, 2024
Scheduled Time: 6:00-7:00 PM (CST)
Meeting Duration: 6:00-6:40 PM (CST)

**Meeting Location:** Virtual Zoom Video Conference Call

**Subject:** **The Village Redevelopment at 71st & Mission Neighborhood Engagement Meeting**

**Attendees:**

**Developer Team:**

| Name | Organization | Email |
|---|---|---|
| Andrea Hidalgo | First Washington | ahidalgo@firstwash.com |
| Tyler Wysong | Kimley-Horn | Tyler.Wysong@Kimley-Horn.com |
| Arrin Tieben | Kimley-Horn | Arrin.Tiben@Kimley-Horn.com |

**Neighborhood Attendees:**

| Name | Address |
|---|---|
| Dennis Orel | 7118 Buena Vista St. |
| Laura & Garrett Schmidt | 7101 Alhambra St. |
| Marsha Chezek | 7119 Buena Vista St. |
| Missy & Mic Johnson | 4025 Prairie Ln. |
| Marlyn Morrison | 7109 Buena Vista St. |

The following statements were the key items discussed during the conference call held on the above time and date, with the outcomes in RED:

- Laura Schmidt asked about the type of tenants that would be going in on the second floor.
    - Andrea talked quickly about the number of tenants on the second floor and provided some information related to a potential golf retailer, gym, restaurant, and another retail space. Andrea explained that due to leases not being signed by the tenants at the Village Redevelopment, she was not able to comment further on prospective tenants at this time.
    - Andrea did confirm to attendees that the grocer located on the first floor would be Hen House.
- Laura Schmidt asked about the timeline of construction.

  - Andrea mentioned that this was completely dependent on city approval process. That said, attendees were informed that best case scenario would be construction beginning after the first of the year with an approximate 12-month duration.
- Laura and Garrett Schmidt mentioned concerns with spill over lighting as they live directly across the street from the development.
  - Tyler and Andrea talked quickly about the new lighting that would be installed with the proposed development. They assured the Schmidt's that lighting would be designed per City code which does not allow for light spillover at the property line.
- Laura and Garrett Schmidt asked about the pedestrian crossing at 71st Street. They asked if flashing beacons would be installed at the crossing. Based on the question, it was understood that the Schmidt's did not want flashing lights at this intersection.
  - Tyler explained that pedestrian crossing signs and pedestrian crossing ahead signs would be installed at/near the crossing. It was also mentioned that ADA curb ramps would be installed along with crosswalk striping to allow pedestrian access to the development. After Tyler informed the Schmidt's that flashing beacons were not proposed at this time, their concerns seemed to be alleviated.
- Laura Schmidt asked what would happen to the existing Hen House.
  - Andrea explained that the existing space would be demised and improved for future tenants, but no further information could be provided as it is still to be determined.
- Laura Schmidt asked about future public hearings and what the development process looks like from this point moving forward.
  - Tyler informed the attendees that following the neighborhood meeting, the development team will send an attendance sheet with meeting summary notes to the City by September 3rd. The development team will address any planning staff comments. Tyler mentioned the public would have an additional chance to provide input on the project at the Planning Commission meeting on September 10th prior to final approval of the site plan by the commission. Tyler then corrected himself, stating the commission meeting on September 10th is a commission meeting and not a public hearing so the public would not have an opportunity to speak.
  - Following approval at the planning commission, the development team would have to apply for a building permit which includes final engineering documents.
- Mic Johnson mentioned concerns about the timeline of receiving notices.
  - Tyler and Andrea informed Mic that the City process is compressed because of all of the steps that have to happen between planning commission and the neighborhood meeting. Tyler mentioned that certified mailers were sent before the City deadline and Mic had no further comments.

- Laura Schmidt asked about the signage shown on the south façade on the renderings.
    - Andrea explained the signage shown is basic conceptual signage and is not what the final building signage would look like. Andrea explained the final signage will be more aesthetically pleasing to the surrounding area and the proposed façade improvements.
- Laura Schmidt followed up on her previous question about who the tenants would be for the retail space on the second floor.
    - Andrea provided more details on the golf simulator space and gym space but was unable to provide any additional details on the retail space as this information is still to be determined.
- Dennis Orel was curious why the elevations were not matching the aesthetic of the shopping center. Dennis mentioned the renderings looked more like Corinth Quarter.
    - Andrea mentioned the architectural struggles of modifying the existing building because of the shape and they are doing their best to match aesthetic of the shopping center with the existing conditions/structure integrity of the building. Andrea also expanded on the removal of the top floor to match more closely to surrounding building heights and mentioned using color pallets to compliment the surrounding shopping center.
- Misty Johnson asked about another space that FWR is managing in the shopping center.
    - Andrea did not have leasing information available to answer this question.

***The statements and information listed above represent our understanding of the items discussed in the above-referenced meeting. If Kimley-Horn and Associates, Inc. has misrepresented any statements made by any of the attendees, please notify us immediately so that we may revise and redistribute the meeting minutes. If no response is received within five business days, all of the information contained in this document will be considered true and accurate.***