CITY OF LEAWOOD GOVERNING BODY MEETING AGENDA

Monday, May 20, 2019
Council Chamber
4800 Town Center Drive
Leawood, KS 66211
7:00 P.M.

MAY 2019

S	M	T	W	T	F	S
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5	**6**	7	8	9	10	11
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19	**20**	21	22	23	24	25
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JUNE 2019

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9	10	11	12	13	14	15
16	**17**	18	19	20	21	22
23	24	25	26	27	28	29
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AGENDA

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

Mayor Peggy Dunn

Councilmembers

Ward One	Ward Two	Ward Three	Ward Four
Debra Filla	Jim Rawlings	Chuck Sipple	Julie Cain
Andrew Osman	Mary Larson	Lisa Harrison	James Azeltine

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. CITIZEN COMMENTS

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. It is not appropriate to use profanity or comment on pending litigation, municipal court matters or personnel issues. Comments about items that appear on the action agenda will be taken as each item is considered. CITIZENS ARE REQUESTED TO KEEP THEIR COMMENTS UNDER 5 MINUTES.

4. PROCLAMATIONS — **National Public Works Week, May 19-25, 2019**

5. PRESENTATIONS/RECOGNITIONS — **Representative Stephanie Clayton**

Introduction of French Firefighter Intern, Erwin Martin

6. SPECIAL BUSINESS

7. CONSENT AGENDA

Consent agenda items have been studied by the Governing Body and determined to be routine enough to be acted upon in a single motion. If a Councilmember requests a separate discussion on an item, it can be removed from the consent agenda for further consideration.

A. Accept Appropriation Ordinance Nos. 2019-18 and 2019-19
B. Accept minutes of the May 6, 2019 Governing Body meeting
C. Accept minutes of the November 7, 2018 Bike/Walk Leawood meeting

D. Approve Change Order No. 1, and 3rd & Final Pay Request in the amount of $8,268.03 to Gunter Construction Company, pertaining to the 119th Street and Mission Road Retaining Wall Project [Project # 82065]

E. Approve Change Order No. 1, in the amount of $28,934.00, to O'Donnell & Sons Construction, pertaining to the 2018 Ironwoods Park Parking Lot Improvement Project, located at 14701 Mission Road [Project # 71025]

F. Approve purchase in the amount of $63,558.40, from Mayer Equipment & Supply, LLC, for [1] track-horse easement machine

G. Resolution approving and authorizing the Mayor to execute a Construction Agreement in the amount of $173,031.00, between the City and J. Warren Co., Inc., pertaining to the 2019 Mission Road Street Light Project from Ranchmart to 92nd Street [Project # 82074]

H. Resolution approving and authorizing the Mayor to execute a Patient Safety Organization Participant Agreement between the City and Center for Patient Safety, pertaining to EMS quality assurance and improvement activities within the Johnson County EMS system

I. Resolution accepting a Temporary Construction Easement from Grantors Michael and Erica Brune, for property located at 3404 W. 85th Street, Lot 73, Leawood Lanes Subdivision, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]

J. Resolution accepting a Temporary Construction Easement from Grantors William Patrick Donnelly, Trustee of the William Patrick Donnelly Trust and Judy M. Donnelly, Trustee of the Judy M. Donnelly Trust, for property located at 8500 Reinhardt Lane, Lot 70, Leawood Lanes Subdivision, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]

K. Resolution accepting a Temporary Construction Easement from Grantor Kathryn J. Hollister, Trustee of the Kathryn J. Hollister Trust, for property located at 8419 Reinhardt Lane, Lot 104, The Cloisters Subdivision, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]

L. Resolution accepting a Temporary Construction Easement from Grantor Dottie M. Abbott, Trustee of the Dottie M. Abbott Trust, for property located at 8415 Reinhardt Lane, Lot 70, The Cloisters Subdivision, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]

M. Resolution accepting a Temporary Construction Easement from Grantors Jack D. Rowe and Paula D. Rowe, for property located at 8409 Reinhardt Lane, Lot 71, The Cloisters Subdivision, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]

N. Resolution accepting a Temporary Construction Easement from Grantor Ruth M. Brito, for property located at 3209 W. 84th Place, Lot 32, The Cloisters Subdivision, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]

O. Resolution accepting a Temporary Construction Easement from Grantors Bert L. Benjamin and Janice C. Benjamin, for property located at 3201 W. 84th Place, Lot 34, The Cloisters Subdivision, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]

P. Resolution accepting a Temporary Construction Easement from Grantor Sally J. Flood, as Trustee of the Sally J. Flood Trust, for property located at 3024 W. 84th Place, Lot 100, The Cloisters Subdivision, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]

Q. Resolution accepting a Temporary Construction Easement from Grantors Clay S. Calvert and Joan M. Calvert, for property located at 8408 Wenonga Road, Lot 76, The Cloisters Subdivision, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]

R. Resolution accepting a Temporary Construction Easement from Grantors Bob Arther and Gail Arther, for property located at 8412 Wenonga Road, Lot 77, The Cloisters Subdivision, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]

S. Resolution accepting a Permanent Storm Sewer Easement from Grantors Bob Arther and Gail Arther, for property located at 8412 Wenonga Road, Lot 77, The Cloisters Subdivision, pertaining to the Prairie Village Storm Water Improvement Project [SMAC Project # DB-11-014]

T. Police Department Monthly Report

U. Fire Department Monthly Report

V. Municipal Court Monthly Report

8. MAYOR'S REPORT

9. COUNCILMEMBERS' REPORT

10. CITY ADMINISTRATOR REPORT

11. STAFF REPORT

COMMITTEE RECOMMENDATIONS

12. PLANNING COMMISSION

[from the April 23, 2019 Planning Commission meeting]

A. Ordinance approving a Special Use Permit for an Independent Living Facility, Preliminary Plan, and Preliminary Plat for The Majestic – Independent Living Facility, located south of 137th Street and west of Mission Road. (PC Case 24-19) **[ROLL CALL VOTE]**

B. Resolution approving a Revised Final Sign Plan for Camden Woods Center – Revised Sign Criteria, located south of 143rd Street and west of Kenneth Road. (PC Case 30-19)

C. Resolution approving a Final Plan for Parkway Plaza – Advanced Cosmetic Surgery Multi-tenant Building, located south of 134th Street and west of Roe Avenue. (PC Case 31-19)

13. OLD BUSINESS

14. OTHER BUSINESS

Schedule Governing Body meeting on June 3, 2019 at 7:00 P.M.

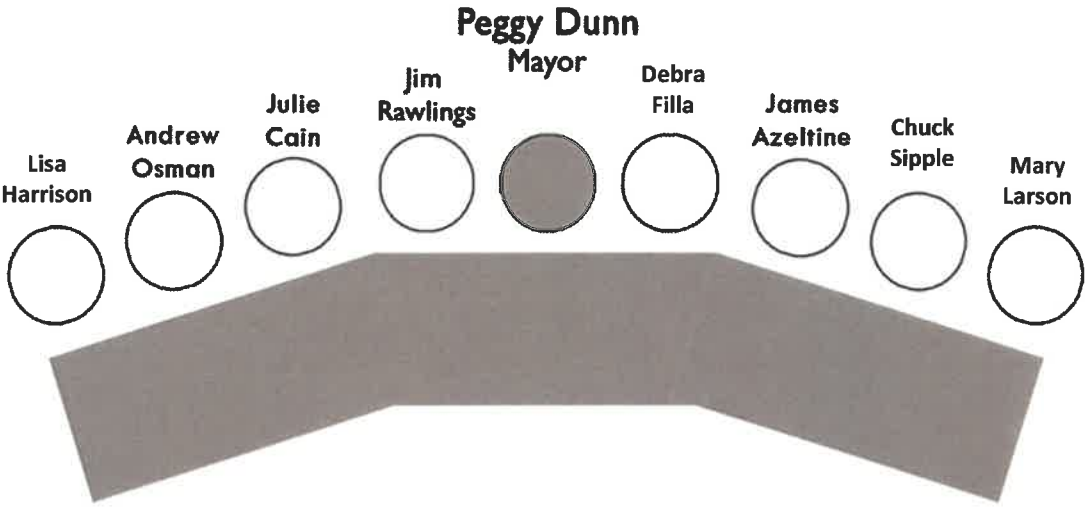
15. NEW BUSINESS

A. Resolution authorizing the construction of a Parks Maintenance Building in the City of Leawood, pursuant to Charter Ordinance No. 33, and for the issuance of General Obligation Bonds or Temporary Notes of the City to pay the costs thereof; expressing the intent to reimburse costs of the project so incurred from proceeds of General Obligation Bonds; and authorizing and approving certain related matters and actions [Project # 80173]

B. Ordinance establishing a Common Consumption Area and authorizing the possession and consumption of alcoholic liquor within its boundaries [Park Place CCA] **[ROLL CALL VOTE]**

ADJOURN

Mayor and City Council



Leawood operates under a Council/Mayor form of government, with a separately elected mayor and 8 council persons. Council members are elected on a non-partisan basis from 4 wards. The Council develops policies and provides direction for the professional city administration. Regular meetings of the Leawood City Council are held the first and third Mondays of each month. Copies of the agenda are available at the Office of the City Clerk on the Friday prior to the meeting.

Number of Votes Required:
Non-zoning Ordinances: Majority of the members-elect of the City Council **[5]**
Charter Ordinances: 2/3 of members-elect of Governing Body **[6]**
Zoning Ordinances and other Planning Commission Recommendations:

- **Passage of Ordinances Subject to Protest Petition**: ¾ majority of members of Governing Body **[7]**
- **Approving Planning Commission Recommendation**: Majority of the members-elect of the City Council **[5]**
- **Remanding to Planning Commission**: Majority of the members-elect of the City Council **[5]**
- **Approving, Overriding, Amending or Revising Recommendation after Remand:** Majority of the members-elect of the City Council **[5]**
- **Overriding, Amending or Revising Recommendation:** 2/3 majority of membership of Governing Body **[6]**

Note: Mayor may cast deciding vote when vote is one less than required.

The next regular meeting of the Leawood Governing Body will be
Monday, June 3, 2019

DATE	**TIME**	**SUBJECT**	**LOCATION**
June 10	**5:30 P.M.**	**Budget & Finance Committee Work Session**	**Main Conf. Room**
June 11	**5:30 P.M.**	**Budget & Finance Committee Work Session** ***[tentative]***	**Main Conf. Room**
August 5		**NO GOVERNING BODY MEETING; NO WORK SESSION**	
August 12	**7:00 P.M.**	**Special Call Governing Body meeting**	**Council Chambers**

The next regular meeting of the Leawood Governing Body will be
Monday, June 3, 2019

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4.

PROCLAMATION

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Leawood, Kansas; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in Leawood, Kansas to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2019, marks the 59th annual National Public Works Week sponsored by the American Public Works Association,

NOW THEREFORE, I, Peggy J. Dunn, Mayor of the City of Leawood, Kansas, do hereby designate the week of

May 19 through 25, 2019
as
"National Public Works Week"

I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and Seal of the City of Leawood this 20th day of May, 2019.

Mayor Peggy J. Dunn

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7.A.

CITY OF LEAWOOD
Check Date 05/08/2019
Ordinance 2019-18

Final Check List

Check #	Vendor	Description	Amount Paid	Check Total
101031	2448 PRODUCTIONS LLC	MISC SERVICES	825.00	**825.00**
101032	ABBEY-SIMONS CO	BUILDING REPAIRS	925.00	**925.00**
101033	ACUSHNET CO - FOOTJOY	PROSHOP MERCHANDISE	769.69	**769.69**
101034	ACUSHNET CO - TITLEIST	PROSHOP MERCHANDISE	695.55	
		PROSHOP MERCHANDISE	774.61	
		PROSHOP MERCHANDISE	-90.00	
		PROSHOP MERCHANDISE	120.76	**1,500.92**
101035	AMERICAN SAFETY & HEALTH INST	TRAIINING	104.60	**104.60**
101036	APAC KANSAS INC	LANDFILL FEE	352.00	
		LANDFILL FEE	352.00	
		LANDFILL FEE	264.00	**968.00**
101037	APWA	REGISTRATION FOR DAVID LEY TO ATTEND	829.00	**829.00**
101038	AT&T	PHONE SERVICE	195.44	**195.44**
101039	BERNIE ELECTRIC WHOLESALE INC	MATERIALS AND SUPPLIES	180.65	**180.65**
101040	BEST PORTABLE TOILETS INC	PORTABLE TOILETS SERVICE/MAINTENANCE	1,125.00	
		PORTABLE TOILETS SERVICE/MAINTENANCE	1,125.00	**2,250.00**
101041	BLUE CHIP COOKIES AT TC	MEETING EXPENSE	62.99	**62.99**
101042	BROWN, MONICA	TRANSCRIPTION - PLANNING COMMISSION	150.00	
		TRANSCRIPTION - BZA MINUTES 4/25/2019	50.00	**200.00**
101043	BRUNER CONTRACTING CO LLC	2018 DESIGN/BUILD: PW MAINT. 2-BAY ADDIT	114,594.50	**114,594.50**
101044	C & C GROUP DIVISIONS	CITY FACILITY MAINT.	376.53	**376.53**

Check #	Vendor	Description	Amount Paid	Check Total
101045	CALLAWAY GOLF CO	PROSHOP MERCHANDISE	853.68	
		MERCHANDISE	81.52	
		PROSHOP MERCHANDISE	744.35	
		MERCHANDISE	-81.52	**1,598.03**
101046	CAR WASH 103 INC	PATROL VEHICLE MAINTENANCE	84.00	**84.00**
101047	CARQUEST AUTO PARTS	MATERIAL AND SUPPLIES	153.89	**153.89**
101048	CDW GOVERNMENT INC	EXPENDABLE EQUIPMENT	2,070.00	**2,070.00**
101049	CE WATER MANAGEMENT INC	QUARTERLY WATER MGMT SERVICE	250.00	**250.00**
101050	CHARLESWORTH CONSULTING LLC	INSTALLMENT 5 OF 12	500.00	**500.00**
101051	CHETS LOCK & KEY	MATERIALS AND SUPPLIES	11.94	
		MATERIAL AND SUPPLIES	38.32	**50.26**
101052	CLAYTON, ANTHONY	DJ SERVICES FOR STRIDE 'N RIDE 2019	395.00	**395.00**
101053	CONTINENTAL CONSULTING ENGNRS	"INSPIRATION" SCULPTURE PROFESSIONAL	2,595.00	
		BLUE RIVER PUMP	4,961.67	**7,556.67**
101054	CORPORATE HEALTH KU MEDWEST	PRE EMPLOYMENT & FF PHYSICALS	716.00	**716.00**
101055	COSENTINOS PRICE CHOPPER	DARE SUPPLIES	33.93	
		FISHING DERBY SUPPLIES	17.50	**51.43**
101056	CROFT TRAILER SUPPLY INC	EQUIP MAINT SUPPLIES	16.56	**16.56**
101057	DOCUMART INC	PATROL SUPPLIES	145.20	**145.20**
101058	DREXEL TECHNOLOGIES	PRINTING	138.67	
		ADVERTISING	86.94	
		DIGITAL PLANS	34.24	**259.85**
101059	ECKROAT, RYAN	RECRUITING AND RELOCATION	895.35	**895.35**
101060	EMPLOYERS RESOURCE LLC	TRAINING	300.00	
		TRAINING	337.50	**637.50**

Check #	Vendor	Description	Amount Paid	Check Total
101061	EXCEL LINEN SUPPLY	LINEN CLEANING	89.41	**89.41**
101062	EXCEL LINEN SUPPLY	LINEN CLEANING	36.79	**36.79**
101063	FACTORY MOTOR PARTS CO	VEHICLE PARTS	143.03	**143.03**
101064	FINGER, DALE	TRAVEL ADVANCE - LDV CUSTOM SPECIALTY	112.00	**112.00**
101065	FOLEY INDUSTRIES	MISC SERVICES	795.46	**795.46**
101066	FRY & ASSOCIATES INC	MATERIAL AND SUPPLIES	636.00	**636.00**
101067	GALLS LLC	UNIFORM BOOTS	82.00	
		UNIFORM JACKET	68.50	
		NAMETAGS	58.00	**208.50**
101068	GALLS LLC	UNIFORM JACKET	68.50	**68.50**
101069	GALLS LLC	UNIFORMS	55.25	**55.25**
101070	GEAR FOR SPORTS	PRO SHOP MERCHANDISE	381.54	
		PROSHOP MERCHANDISE	834.66	**1,216.20**
101071	GOLF GENIUS SOFTWARE LLC	GOLF GENIUS SOFTWARE	2,700.00	**2,700.00**
101072	GOVERNMENT SOLUTIONS LLC, MCK	TRAINING	12.40	
		TRAINING	277.60	
		TRAINING	16.71	**306.71**
101073	GPSI LEASING II - ACCORD LLC	GOLF CAR GPS SERVICES FOR 2019	1,628.00	**1,628.00**
101074	GRAINGER INC	MATERIAL AND SUPPLIES	415.05	
		EQUIPMENT MAINTENANCE SUPPLIES	136.12	
		MATERIALS AND SUPPLIES	16.30	
		MATERIALS AND SUPPLIES	26.62	
		MATERIALS AND GOODS	7.31	**601.40**
101075	GROSSMAN CONSULTING LLC	LEAWOOD ESTATES LOT 119 LWC-0700-0005	500.00	**500.00**
101076	GUNTER CONSTRUCTION COMPANY	RETAINING WALL ON MISSION RD. & 119TH ST	5,385.20	**5,385.20**

Check #	Vendor	Description	Amount Paid	Check Total
101077	HASTY AWARDS	SPRING 2019 SOCCER TROPHIES	5,335.25	**5,335.25**
101078	HEN HOUSE BALLS FOOD STORES	STAFF LUNCHEON	52.64	
		FISHING DERBY SUPPLIES	52.23	**104.87**
101079	HERITAGE TRACTOR INC	EQUIP MAINT SUPPLIES	377.22	**377.22**
101080	ICE MASTERS LLC	ICE MACHINE RENTAL	157.00	
		ICE MACHINE RENTAL	895.00	
		ICE MACHINE RENTAL	67.00	
		ADMIN. CONT SERVICES	114.00	
		ICE MACHINE RENTAL	172.00	**1,405.00**
101081	IFAMILY KC LLC	ADVERTISING	575.00	**575.00**
101082	INDUSTRIAL SALES CO INC	MATERIAL AND SUPPLIES	666.06	**666.06**
101083	INTERSTATE ELECTRICAL SUPPLY	MATERIAL & SUPPL;IES	376.56	**376.56**
101084	INTL ASSOC OF FIRE CHIEFS	MEMBERSHIP & DUES	240.00	**240.00**
101085	J M FAHEY CONSTRUCTION CO	BLANKET PO: 2019 ASPHALT FOR STREETS	1,159.70	
		BLANKET PO: 2019 ASPHALT FOR STREETS	4,536.37	
		MISSION ROAD (127TH TO 119TH ST)	182,777.44	**188,473.51**
101086	JO CO EMERGENCY COMM CTR	EMC-DATA CENTER RACK SPACE - 2019	2,500.00	**2,500.00**
101087	JO CO MED ACT	MATERIAL & SUPPLIES	719.85	**719.85**
101088	JUKEBOXX MEDIA LLC	FOOD TRUCK BAND	1,750.00	**1,750.00**
101089	KANSAS DEPT OF REVENUE	VEHICLE TAGS-SPEC10	380.00	**380.00**
101090	KANSAS DEPT OF REVENUE	CMB STAMPS	25.00	**25.00**
101091	KANSAS GOLF & TURF INC	EQUIP MAINT / SERVICE	305.58	**305.58**
101092	KAT NURSERIES	BLDG AND GROUND MAINT	870.00	
		TREES	1,445.00	**2,315.00**
101093	KC CALIBRATION LABORATORIES	MATERIALS AND SUPPLIES	89.25	**89.25**

Check #	Vendor	Description	Amount Paid	Check Total
101094	KONICA MINOLTA BUSINESS SOL	COPY MACHINE MAINTENANCE	1,855.60	
		COPY MACHINE MAINTENANCE	48.27	**1,903.87**
101095	LARRYS GLASS SERVICE	VEHICLE REPAIR	354.81	**354.81**
101096	LAWSON PRODUCTS INC	MATERIAL AND SUPPLIES	352.93	**352.93**
101097	LAWSON PRODUCTS INC	MATERIAL AND SUPPLIES	299.51	**299.51**
101098	LAZER-PIPES SERVICES INC	VEHICLE MAINT.	275.00	**275.00**
101099	LEAGUE OF KS MUNICIPALITIES	ADVERTISING	100.00	**100.00**
101100	LEGAL RECORD	HEARING NOTICE	9.32	
		HEARING NOTICE	9.32	
		HEARING NOTICE	9.32	
		HEARING NOTICE	9.32	
		BIDS - LEE BLVD TO 103RD ST	32.15	**69.43**
101101	LOGAN CONTRACTORS SUPPLY INC	VIBRATING RAM COMPACTOR	1,685.00	**1,685.00**
101102	LOWES	HARDWARE SUPPLIES - T-BALL DUGOUTS	3,111.81	**3,111.81**
101103	LOWES	HARDWARE SUPPLIES	721.72	**721.72**
101104	LOWES	HARDWARE SUPPLIES	197.16	**197.16**
101105	LOWES	HARDWARE SUPPLIES	179.48	**179.48**
101106	LOWES	HARDWARE SUPPLIES	11.74	**11.74**
101107	METROMEDIA INC	ADVERTISING	275.00	**275.00**
101108	MEYER CONSTRUCTION SPECIALTIES	MATERIAL AND SUPPLIES	194.00	**194.00**
101109	MICRO CENTER AR	MATERIAL AND SUPPLIES	869.92	**869.92**
101110	MINUTEMAN PRESS OF OP	PRINTING & BINDING	70.71	**70.71**
101111	MO TURF PAINT & FIELD GRAPHICS	MATERIAL AND SUPPLIES	704.88	**704.88**
101112	MOBILFONE WIRELESS	COMMUNICATION	155.71	**155.71**

Check #	Vendor	Description	Amount Paid	Check Total
101113	MOST DEPENDABLE FOUNTAINS	MATERIAL AND SUPPLIES	602.00	**602.00**
101114	NATIONAL PEN COMPANY LLC	MATERIALS AND SUPPLIES	208.94	**208.94**
101115	NEXT TO NATURE LANDSCAPE LLC	PARKS TRAFFIC MEDIAN MOWING CONTRACT	9,176.00	**9,176.00**
101116	O DONNELL & SONS CONSTRUCTION	2018 THIN LIFT OVERLAY PROGRAM	297,980.45	**297,980.45**
101117	O REILLY AUTO PARTS	VEHICLE SUPPLIES	39.98	
		RANGE SUPPLIES	22.62	
		MATERIAL AND SUPPLIES	14.99	
		MATERIAL AND SUPPLIES	98.91	
		VEHICLE OPERATIONS MAINT	23.57	
		VEHICLE OPERATIONS MAINT	223.07	
		VEHICLE MAINT	5.19	
		MATERIALS AND SUPPLIES	12.99	
		VEHICLE OPERATIONS / MAINT	14.81	
		VEHICLE OPERATIONS / MAINT	9.74	
		SHOP TOOLS	69.99	**535.86**
101118	OBIJI, MISHEA	CLEANING	150.00	
		CLEANING	50.00	**200.00**
101119	PEPSI BEVERAGES COMPANY	PEPSI PRODUCTS FOR AQUATIC CENTER	2,283.44	**2,283.44**
101120	PETTY CASH - CITY OF LEAWOOD	POSTAGE	188.55	**188.55**
101121	PETTY CASH - CITY OF LEAWOOD	REIMBURSEMENTS	54.70	**54.70**
101122	PHILADELPHIA INSURANCE COMP	INSURANCE	322.00	**322.00**
101123	PHILLIPS 66-CONOCO-76	TRAVEL TRAINING FUEL	431.59	**431.59**
101124	PHILLIPS III, FRED	FIRST TEE SPRING SESSION - APR 23 - MAY	100.00	**100.00**
101125	POMP'S TIRE SERVICE INC	EQUIP MAINT SUPPLIES	1,074.86	**1,074.86**
101126	POST PUBLISHING INC	ADVERTISING	425.00	**425.00**
101127	PROACTIVE SPORTS	PROSHOP MERCHANDISE	209.94	**209.94**

Check #	Vendor	Description	Amount Paid	Check Total
101128	PROFESSIONAL TURF PRODUCTS	EQUIP MAINT	376.30	**376.30**
101129	PROGRESSIVE ELECTRONICS INC	BUILDING & GROUNDS	84.00	
		BUILDING & GROUNDS	84.00	
		BUILDING & GROUNDS	84.00	**252.00**
101130	PROGRESSIVE ELECTRONICS INC	FIRE ALARM MONITORING SERVICE	84.00	**84.00**
101131	PROGRESSIVE ELECTRONICS INC	FIRE ALARM MONITORING SERVICE	84.00	**84.00**
101132	PROGRESSIVE ELECTRONICS INC	FIRE MONITORING SERVICE	84.00	**84.00**
101133	PROGRESSIVE ELECTRONICS INC	MONITORING SERVICE - FIRE	84.00	**84.00**
101134	Q4 INDUSTRIES LLC	MATERIAL AND SUPPLIES	38.48	
		BUILDING MAINTENANCE SUPPLIES	216.87	
		MATERIAL AND SUPPLIES	434.90	
		MATERIAL AND SUPPLIES	466.24	
		2019 BLANKET PO FOR BUILDING SUPPLIES	1,189.62	
		2019 BLANKET PO FOR BUILDING SUPPLIES	1,257.92	**3,604.03**
101135	RANCH MART ACE HARDWARE	MATERIALS AND SUPPLIES	97.13	
		BUILDING AND GROUNDS MAINT	252.19	
		RETIREMENT SUPPLIES	6.50	**355.82**
101136	REDDI SERVICES INC	OIL SEPARATOR AT TRUCK WASH - RAMP	1,042.50	**1,042.50**
101137	REEVES WIEDEMAN COMPANY	BUILDING AND GROUND MAINT	196.09	**196.09**
101138	REINDERS INC	21-22-4 FERTILIZER WITH MESOTRIONE FOR	1,980.00	
		BUILDING AND GROUND MAINT	660.00	**2,640.00**
101139	REINHART FOODSERVICE	PREPARED FOOD	911.88	**911.88**
101140	RETTIG, TROY	TRAVEL ADVANCE - LDV CUSTOM SPECIALTY	112.00	**112.00**
101141	ROB SIGHT FORD	VEHICLE PARTS	34.65	
		VEHICLE PARTS	72.33	
		VEHICLE PARTS	79.65	
		VEHICLE PARTS	334.05	**520.68**

Check #	Vendor	Description	Amount Paid	Check Total
101142	ROMA BAKERY	PREPARED FOOD	23.50	
		PREPARED FOOD	40.70	**64.20**
101143	SAMS CLUB DIRECT	FOOD	3,273.46	**3,273.46**
101144	SANCHEZ, RICHARD	TRAVEL REIMBURSEMENT - NATIONAL	397.71	**397.71**
101145	SHAWNEE MISSION SCHOOL DIST	LEAWOOD SOCCER RENTALS	380.00	**380.00**
101146	SHERWIN WILLIAMS CO	BUILDING AND GROUND MAINT	68.34	
		BUILDING AND GROUNDS MAINT	29.97	
		BUILDING AND GROUND MAINT	68.34	**166.65**
101147	SHRED-IT USA LLC	SHREDDING SERVICE	427.50	**427.50**
101148	SIPPLE, KAY L	PAYMENT FOR 2019 YOGA CLASSES	2,292.40	**2,292.40**
101149	SITEONE LANDSCAPE SUPPLY LLC	MATERIAL AND SUPPLIES	88.86	**88.86**
101150	SOUTHEASTERN SECURITY CONS IN(	PARKS VOLUNTEERS / COACHES	129.50	**129.50**
101151	STAPLES BUSINESS ADVANTAGE	MATERIAL AND SUPPLIES	167.98	
		MATERIAL AND SUPPLIES	-10.10	
		MATERIAL AND SUPPLIES	2.60	
		MATERIAL AND SUPPLIES	35.00	
		MATERIAL & SUPPLIES	60.14	
		OFFICE SUPPLIES	21.18	
		OFFICE SUPPLIES	68.75	
		MATERIAL AND SUPPLIES	55.09	
		MATERIAL AND SUPPLIES	161.85	
		MATERIAL AND SUPPLIES	42.55	
		MATERIAL & SUPPLIES	182.00	**787.04**
101152	STIVERS TEMPORARY PERSONNEL IN	STIVERS STAFFING SERVICES: FERRELL	1,154.30	**1,154.30**
101153	STOP STICK LTD	PATROL EXPENDABLE EQUIPMENT	628.00	**628.00**

Check #	Vendor	Description	Amount Paid	Check Total
101154	SUBURBAN LAWN & GARDEN INC	YARD WASTE TIP FEE	26.00	
		BLDG / GROUND SUPPLIES	-1.09	
		BLDG AND GROUND SUPPLIES	72.60	
		BLDG AND GROUND SUPPLIES	65.27	
		BLDG AND GROUND SUPPLIES	198.42	
		BLDG AND GROUND SUPPLIES	123.96	
		BLDG AND GROUND SUPPLIES	92.97	
		BLDG AND GROUND MAINT	48.93	
		BLDG AND GROUND MAINT	181.00	
		BUILDING / GROUND MAINT	98.16	
		BUILDING AND GROUND MAINT	130.88	
		BUILDING AND GROUND MAINT	-132.37	
		BUILDING AND GROUND MAINT	130.88	
		BUILDING AND GROUND MAINT	164.40	**1,200.01**
101155	SUMMIT TRUCK GROUP	VEHILCE MAINT.	38.46	**38.46**
101156	SUPERIOR SIGNALS INC	VEHICLE PARTS	698.21	**698.21**
101157	SUPREME TURF PRODUCTS	BUILDING AND GROUND MAINT	700.00	**700.00**
101158	SYSCO FOOD SERVICE OF KC INC	FOOD	445.63	**445.63**
101159	TABEN GROUP LC	MAY 2019 125 ADMIN FEES	161.50	**161.50**
101160	TABORY, WALTER	THE FIRST TEE SPRING SESSION	637.50	**637.50**
101161	TAYLORMADE GOLF COMPANY INC	CLOTHING / UNIFORM	363.37	**363.37**
101162	TEES PLEASE INC	UNIFORM AND CLOTHING	207.51	**207.51**
101163	TOPCON SOLUTIONS STORE	MATERIALS AND SUPPLIES	78.40	
		MATERIALS AND SUPPLIES	270.00	**348.40**
101164	TOWN & COUNTRY BLDG SERVICES	CLEANING SERVICES	4,950.00	**4,950.00**
101165	TRAFFIC SIGNAL CONTROLS INC	TRAFFICALM IQ1200 FUL MATRIS	10,860.00	**10,860.00**
101166	TRANSUNION RISK & ALTERNATIVE	PROFESSIONAL INVESTIGATIVE SERVICES	50.00	**50.00**

Check #	Vendor	Description	Amount Paid	Check Total
101167	TROON GOLF LLC	MANAGEMENT FEES - TROON 2019	9,292.24	
		COOP MKTG & SERVICES TROON 2019	1,625.00	
		CENTRALIZED SERVICES TROON 2019	1,129.27	**12,046.51**
101168	TURFLINE INC	EQUIP MAINT / SERVICE	1,404.52	**1,404.52**
101169	UNIVERSITY OF KS	TRAINING	20.00	**20.00**
101170	VANCE BROS INC	BLANKET PO: 2019 ASPHALT FOR STREETS	3,120.00	
		ASPHALT	70.00	
		BLANKET PO: 2019 ASPHALT FOR STREETS	1,755.00	
		BLANKET PO: 2019 ASPHALT FOR STREETS	1,462.50	**6,407.50**
101171	VERMEER SALES & SERVICE INC	MATERIAL AND SUPPLIES	637.91	**637.91**
101172	WALKER TOWEL & UNIFORM SERVICI	MAT CLEANING	99.54	
		MAT CLEANING	99.54	**199.08**
101173	WASTE MANAGEMENT OF KANSAS IN	TRASH DISPOSAL	326.90	**326.90**
101174	WASTE MANAGEMENT OF KANSAS IN	TRASH DISPOSAL	94.63	
		TRASH DISPOSAL	195.20	
		TRASH DISPOSAL	131.68	
		TRASH DISPOSAL	175.17	
		TRASH DISPOSAL	296.08	**892.76**
101175	WASTE MANAGEMENT OF KANSAS IN	TRASH DISPOSAL	283.77	**283.77**
101176	WASTE MANAGEMENT OF KANSAS IN	TRASH DISPOSAL	265.74	**265.74**
101177	WASTE MANAGEMENT OF KANSAS IN	TRASH DISPOSAL	115.88	**115.88**
101178	WATER DISTRICT 1 JO CO	WATER SERVICE	50.37	
		WATER SERVICE	114.12	
		WATER SERVICE	71.58	
		WATER SERVICE	213.45	**449.52**
101179	WATER DISTRICT 1 JO CO	WATER SERVICE	186.15	**186.15**
101180	WATER DISTRICT 1 JO CO	WATER SERVICE	136.44	**136.44**

Check #	Vendor	Description	Amount Paid	Check Total
101181	WATER DISTRICT 1 JO CO	WATER SERVICE	115.44	**115.44**
101182	WATER DISTRICT 1 JO CO	WATER SERVICE	68.63	**68.63**
101183	WATER DISTRICT 1 JO CO	WATER SERVICE	33.15	**33.15**
101184	WATER DISTRICT 1 JO CO	WATER SERVICE	31.47	**31.47**
101185	WATER DISTRICT 1 JO CO	WATER SERVICE	14.20	**14.20**
101186	WCA WASTE SYSTEMS INC	RECYCLING SERVICE	94.16	**94.16**
101187	WCA WASTE SYSTEMS INC	RECYCLING SERVICE	80.38	**80.38**
101188	WCA WASTE SYSTEMS INC	RECYCLING SERVICE	36.82	**36.82**
101189	WEATHER OR NOT	WEATHER FORECASTS/ALERTS	4,855.00	
		WEATHER OR NOT SERVICES FOR PUBLIC	4,842.00	**9,697.00**
101190	WESSPUR TREE EQUIPMENT INC	MATERIAL AND SUPPLIES	257.40	**257.40**
101191	WESTERN ENTERPRISES INC	4TH OF JULY FIREWORKS	9,750.00	**9,750.00**
2600519	KC POWER & LIGHT CO	POWER SERVICE	33.14	**33.14**
3140519	KC POWER & LIGHT CO	POWER SERVICE	36.11	**36.11**
3380519	KC POWER & LIGHT CO	POWER SERVICE	287.02	**287.02**
5090519	KC POWER & LIGHT CO	POWER SERVICE	166.67	**166.67**
6040519	KC POWER & LIGHT CO	POWER SERVICE	56.23	**56.23**
6240519	KC POWER & LIGHT CO	POWER SERVICE	28.15	**28.15**
6400519	KC POWER & LIGHT CO	POWER SERVICE	97.06	**97.06**
6540519	KC POWER & LIGHT CO	POWER SERVICE	36.85	**36.85**
8380519	KC POWER & LIGHT CO	POWER SERVICE	540.69	**540.69**
4100519	KC POWER & LIGHT CO	POWER SERVICE	195.92	**195.92**

Check #	Vendor	Description	Amount Paid	Check Total
:6170519	KC POWER & LIGHT CO	POWER SERVICE	223.35	**223.35**
:2030519	KC POWER & LIGHT CO	POWER SERVICE	31.26	**31.26**
;0420519	KC POWER & LIGHT CO	POWER SERVICE	20.61	**20.61**
;8830519	KC POWER & LIGHT CO	POWER SERVICE	55.41	**55.41**
;9120519	KC POWER & LIGHT CO	POWER SERVICE	33.34	**33.34**
;4340519	KC POWER & LIGHT CO	POWER SERVICE	162.34	**162.34**
;5430519	KC POWER & LIGHT CO	POWER SERVICE	34.29	**34.29**
'5520519	KC POWER & LIGHT CO	POWER SERVICE	19.59	**19.59**
;3130519	KC POWER & LIGHT CO	POWER SERVICE	165.50	**165.50**
)6510519	KC POWER & LIGHT CO	POWER SERVICE	51.37	**51.37**

181 checks in this report.

Grand Total All Checks: 771,232.41

CITY OF LEAWOOD
Check Date 05/15/2019
Ordinance 2019-19

Final Check List

Check #	Vendor	Description	Amount Paid	Check Total
101192	2448 PRODUCTIONS LLC	AQUATIC CENTER VIDEO	150.00	
		VIDEO EDITING FOR GEZER PARK LANDING	175.00	**325.00**
101193	3M COMPANY	MATERIAL AND SUPPLIES	120.00	**120.00**
101194	A M LEONARD INC	UNIFORM/CLOTHING	217.81	**217.81**
101195	AA WHEEL AND TRUCK SUPPLY INC	MATERIALS & SUPPLIES	95.00	**95.00**
101196	ACUSHNET CO - TITLEIST	PROSHOP MERCHANDISE	119.76	
		PROSHOP MERCHANDISE	108.78	
		PROSHOP MERCHANDISE	119.76	**348.30**
101197	ALPINE LITHO-GRAPHICS INC	LICENSING ENVELOPES	326.00	**326.00**
101198	AMERICAN EQUIPMENT COMPANY	VEHICLE MAINT.	50.00	**50.00**
101199	AMERICAN SENTRY ELECTRONIC SYS	LABOR FOR SERVICE CALL	269.00	**269.00**
101200	ARTHUR J GALLAGHER RISK MGMNT	INSURANCE	6,851.99	**6,851.99**
101201	AT&T	PHONE SERVICE	169.20	**169.20**
101202	AT&T	PHONE SERVICE	128.91	**128.91**
101203	ATZENWEILER, PAUL	RETIREMENT SUPPLIES	88.17	**88.17**
101204	BATTERIES PLUS	EQUIPMENT MAINT.	15.99	
		EQUIPMENT MAINT.	83.70	**99.69**
101205	BERNIE ELECTRIC WHOLESALE INC	MATERIAL AND SUPPLIES	661.23	**661.23**
101206	BLACK & MCDONALD	2019 STREET LIGHT AND TRAFFIC SIGNAL	18,224.34	**18,224.34**
101207	BLUE VALLEY GOODYEAR	EQUIP MAINT SUPPLIES	201.60	**201.60**

Check #	Vendor	Description	Amount Paid	Check Total
101208	BLUE VALLEY LABORATORIES INC	GOLF HOLE POND MAINTENANCE	225.00	
		GOLF HOLE POND MAINTENANCE	450.00	**675.00**
101209	BRIGGS TURF FARM	SOD	895.00	
		SOD	265.00	
		SOD	106.00	
		SOD	132.50	
		SOD	18.55	
		SOD	53.00	
		SOD	132.50	
		SOD	132.50	
		SOD	18.55	**1,753.60**
101210	CABLE-DAHMER CHEVROLET	VEHICLE OPERATIONS/MAINT	54.47	**54.47**
101211	CALLAWAY GOLF CO	PROSHOP MERCHANDISE	1,404.69	
		PROSHOP MERCHANDISE	177.10	
		PROSHOP MERCHANDISE	191.46	**1,773.25**
101212	CDW GOVERNMENT INC	WD 12TB HARD DRIVES	4,980.00	**4,980.00**
101213	CINTAS CORPORATION NO 2	FIRST AID SUPPLIES	19.75	**19.75**
101214	COBRA PUMA GOLF INC	PROSHOP MERCHANDISE	72.38	**72.38**
101215	CONSOLIDATED COMMUNICATION	INTERNET/PHONE	455.31	**455.31**
101216	CORPORATE HEALTH KU MEDWEST	KU MEDWEST: SEASONALS POST-OFFER TEST:	1,629.00	**1,629.00**
101217	DOCUMART INC	BUSINESS CARDS - SKIP MAIWALD	121.77	
		SUPPLIES~	110.00	**231.77**
101218	DREXEL TECHNOLOGIES	PRINTING AND BINDING	308.83	**308.83**
101219	E EDWARDS WORK WEAR INC	UNIFORM/CLOTHING	200.00	**200.00**
101220	EMPLOYERS RESOURCE LLC	COACHING AND TRAINING	450.00	**450.00**
101221	EXCEL LINEN SUPPLY	LINEN CLEANING	36.79	**36.79**

Check #	Vendor	Description	Amount Paid	Check Total
101222	EZLINKS GOLF LLC	ONLINE TEE TIMES	972.50	**972.50**
101223	FAMILY TREE NURSERY	BLDG/GROUND SUPPLIES	215.52	
		BLDG/GROUND SUPPLIES	287.36	**502.88**
101224	FELD FIRE	EQUIPMENT MAINT.	33.00	**33.00**
101225	FILTA ENVIRONMENTAL SOLUTIONS	FRYER SERVICE	45.00	**45.00**
101226	FORESTRY SUPPLIERS INC	UNIFORM/CLOTHING	204.05	**204.05**
101227	GALLS LLC	STOCK UNIFORM PATCHES	875.00	
		UNIFORM SHIRTS	191.60	**1,066.60**
101228	GALLS LLC	UNIFORMS	59.00	
		UNIFORMS	139.98	
		UNIFORMS	69.99	**268.97**
101229	GERKEN RENT-ALL	BUILDING GROUNDS MAINT	97.20	**97.20**
101230	HDR ENGINEERING INC	AMENDMENT NO. 1 FOR APPRAISAL SERVICES	1,500.00	**1,500.00**
101231	HEN HOUSE BALLS FOOD STORES	DARE SUPPLIES	27.85	
		CITIZEN ACADEMY SUPPLIES	29.20	**57.05**
101232	J & A TRAFFIC PRODUCTS	MATERIALS & SUPPLIES	950.00	
		MATERIALS & SUPPLIES	175.00	**1,125.00**
101233	J M FAHEY CONSTRUCTION CO	BLANKET PO: 2019 ASPHALT FOR STREETS	2,008.96	**2,008.96**
101234	JAMAR TECHNOLOGIES INC	MATERIALS & SUPPLIES	62.96	**62.96**
101235	JO CO GOVERNMENT	1ST Q 2018 RTA QUARTERLY ONLINE	450.00	**450.00**
101236	JO CO WASTEWATER	WASTEWATER SERVICE	171.55	**171.55**
101237	JO CO WASTEWATER	WASTEWATER SERVICE	140.46	**140.46**
101238	JO CO WASTEWATER	WASTEWATER SERVICE	16.15	**16.15**

Check #	Vendor	Description	Amount Paid	Check Total
101239	KANSAS CITY FIRST AID LLC	MATERIAL AND SUPPLIES	236.00	
		FIRST AID SUPPLIES	218.00	**454.00**
101240	KANSAS CITY GOLF ASSOCIATION	KCGA HANDICAPS	3,934.00	**3,934.00**
101241	KANSAS STATE TREASURER	REINST, JUD, LEO TRAIN,DUI,SEAT BELT	10,389.00	**10,389.00**
101242	KAT NURSERIES	TREES	1,415.00	**1,415.00**
101243	LANGUAGE LINE SERVICES	INTERPRETATION SERVICES	24.10	**24.10**
101244	LEGAL RECORD	HEARING NOTICE	5.79	
		HEARING NOTICE	9.32	
		HEARING NOTICE	18.97	
		HEARING NOTICE	7.72	
		HEARING NOTICE	5.79	
		HEARING NOTICE	5.79	
		HEARING NOTICE	5.79	
		HEARING NOTICE	5.79	
		HEARING NOTICE	7.72	
		HEARING NOTICE	5.79	
		HEARING NOTICE	5.79	
		HEARING NOTICE	5.79	**90.05**
101245	MAHER OIL CO	EQUIP MAINT SERVICE	578.18	
		EQUIP MAINT/SERVICE	868.76	**1,446.94**
101246	MICRO CENTER AR	MATERIALS & SUPPLIES	479.99	
		MATERIALS & SUPPLIES	94.96	**574.95**
101247	MINUTEMAN PRESS OF OP	PRINTING & BINDING	60.21	**60.21**
101248	MULTIPLE SERVICES EQUIPMENT CO	MATERIALS & SUPPLIES	137.80	**137.80**
101249	MUNICIPAL LAWYERS ASSOCIATION, I	IMLA MEMBERSHIP	625.00	**625.00**
101250	NATIONAL SIGN COMPANY INC	MATERIAL AND SUPPLIES	354.00	**354.00**
101251	NIGROS WESTERN STORE INC	UNIFORM/CLOTHING	195.00	**195.00**

Check #	Vendor	Description	Amount Paid	Check Total
101252	O DONNELL & SONS CONSTRUCTION	2018 IRONWOODS PARK PARKING LOT RENOVA	13,077.92	**13,077.92**
101253	O REILLY AUTO PARTS	MATERIAL & SUPPLIES	80.19	
		VEHICLE MAINT.	19.48	
		EQUIP MAINT SUPPLIES	4.70	
		EQUIP MAINT/SUPPLIES	79.99	
		MATERIALS & SUPPLIES	69.48	**253.84**
101254	PARTSMASTER	REPAIRS & MAINT EQUIP	601.02	**601.02**
101255	PEPSI BEVERAGES COMPANY	BEVERAGES	568.11	**568.11**
101256	PET CREMATION SERVICES	ANIMAL CREMATION SERVICES	365.00	**365.00**
101257	PLEASANT LINE CORPORATION	REIMBURSEMENT TO MICHAEL STUTZ	379.96	
		WALKING WOMAN SCULPTURE	42,428.71	**42,808.67**
101258	PRAXAIR DISTRIBUTION INC 493	INDUSTRIAL ACETYLENE	555.35	**555.35**
101259	PRECISION SMALL ENGINE CO INC	REPAIRS MAINT - PUMP STATION	485.10	**485.10**
101260	PREFERRED FAMILY HEALTHCARE	ALCOHOL TAX FUND ALLOCATION	5,030.00	**5,030.00**
101261	PRIDE CLEANERS MJV-A LLC	UNIFORM CLEANING	48.00	**48.00**
101262	PROFESSIONAL TURF PRODUCTS	2- 2019 3330 GREENS MOWERS	75,959.76	
		2- 2019 3330 GREENS MOWERS	-7,000.00	
		2- 2019 3330 GREENS MOWERS	31,674.32	**100,634.08**
101263	PROFESSIONAL TURF PRODUCTS	EQUIP MAINT SUPPLIES	422.01	**422.01**
101264	Q4 INDUSTRIES LLC	MATERIALS & SUPPLIES	536.85	**536.85**
101265	RANCH MART ACE HARDWARE	MATERIALS & SUPPLIES	16.99	**16.99**
101266	REEVES WIEDEMAN COMPANY	MATERIALS & SUPPLIES	150.54	**150.54**
101267	REINDERS INC	BLDG/GROUND MAINT/SERVICE	530.56	**530.56**
101268	REINHART FOODSERVICE	PREPARED FOOD	865.92	**865.92**

Check #	Vendor	Description	Amount Paid	Check Total
101269	ROMA BAKERY	PREPARED FOOD	49.80	**49.80**
101270	RUBIN BROWN	CITY AUDIT SERVICES	6,250.00	**6,250.00**
101271	SANTA FE DISTRIBUTING INC	BUILDING MAINTENANCE SUPPLIES	166.24	**166.24**
101272	SCHINDLER ELEVATOR CORPORATIO	YEARLY BILLING -UNDER CONTRACT FOR	3,970.68	**3,970.68**
101273	SHERWIN WILLIAMS CO	MATERIALS AND SUPPLIES	28.79	
		MATERIALS AND SUPPLIES	84.87	
		BUILDING AND GROUNDS MAINT	29.97	
		BUILDING AND GROUND MAINT	68.34	**211.97**
101274	SPRAYER SPECIALTIES INC	EQUIP MAINT SUPPLIES	4.34	**4.34**
101275	STANARD & ASSOCIATES INC	ONLINE POST TEST	490.00	**490.00**
101276	STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	187.14	
		MATERIALS AND SUPPLIES	12.34	
		MATERIALS & SUPPLIES	70.34	
		MATERIALS & SUPPLIES	29.35	
		MATERIALS & SUPPLIES	39.46	**338.63**
101277	STIVERS TEMPORARY PERSONNEL IN	STIVERS STAFFING SERVICES: FERRELL	1,154.30	**1,154.30**

Check #	Vendor	Description	Amount Paid	Check Total
101278	SUBURBAN LAWN & GARDEN INC	MULCH	65.44	
		MULCH	130.88	
		MULCH	130.88	
		PLANTS, MULCH & YARD WASTE FEES	82.23	
		PLANTS, MULCH & YARD WASTE FEES	21.78	
		PLANTS, MULCH & YARD WASTE FEES	52.12	
		PLANTS, MULCH & YARD WASTE FEES	52.77	
		PLANTS, MULCH & YARD WASTE FEES	19.04	
		PLANTS, MULCH & YARD WASTE FEES	314.00	
		PLANTS, MULCH & YARD WASTE FEES	22.00	
		PLANTS, MULCH & YARD WASTE FEES	92.97	
		PLANTS, MULCH & YARD WASTE FEES	309.90	
		PLANTS, MULCH & YARD WASTE FEES	12.00	
		PLANTS, MULCH & YARD WASTE FEES	146.79	
		PLANTS, MULCH & YARD WASTE FEES	245.55	
		PLANTS, MULCH & YARD WASTE FEES	61.07	
		PLANTS, MULCH & YARD WASTE FEES	49.35	
		PLANTS, MULCH & YARD WASTE FEES	75.67	
		PLANTS, MULCH & YARD WASTE FEES	98.18	
		PLANTS, MULCH & YARD WASTE FEES	236.46	
		PLANTS, MULCH & YARD WASTE FEES	213.76	
		PLANTS, MULCH & YARD WASTE FEES	60.74	**2,493.58**
101279	SWIM QUICK LLC, DBA: SWIM QUIK	UNIFORM / CLOTHING	350.00	**350.00**
101280	THOMSON REUTERS - WEST	WEST INFORMATION CHARGES APR 01, 2019 -	646.89	**646.89**
101281	TIME WARNER CABLE	CABLE	33.07	**33.07**
101282	TOMPKINS INDUSTRIES INC	EQUIP MAINT SUPPLIES	7.90	
		EQUIP/MAINT SUPPLIES	7.97	**15.87**
101283	TOMPKINS, DAVID	TRAVEL ADVANCE - FIREAMS INSTRUCTOR	40.00	**40.00**
101284	TORO COMPANY - NSN, THE	MONTHLY EQUIPMENT	187.20	**187.20**

Check #	Vendor	Description	Amount Paid	Check Total
101285	TOWN & COUNTRY BLDG SERVICES	MAY CLEAN	695.00	
		BLANKET PO TO COVER ANNUAL BUILDING	1,280.00	
		MAY CLEAN - LOWER LEVEL	950.00	
		CARPET CLEANING	285.00	**3,210.00**
101286	TRACKER DOOR SYSTEMS	BUILDING & GROUNDS	626.75	**626.75**
101287	UNITED COMMUNITY SERVICES	ALCOHOL TAX FUND ALLOCATION	4,080.75	**4,080.75**
101288	US KIDS GOLF LLC	FREIGHT	-8.31	
		PROSHOP MERCHANDISE	798.20	
		PROSHOP MERCHANDISE	145.11	
		PROSHOP MERCHANDISE	130.81	**1,065.81**
101289	VANCE BROS INC	ASPHALT	70.00	
		ASPHALT	256.95	
		ASPHALT	738.00	
		ASPHALT	70.00	
		ASPHALT MIX	70.00	**1,204.95**
101290	VICTOR L PHILLIPS CO, THE	VEHICLE OPERATIONS/MAINT	231.00	**231.00**
101291	WALKER TOWEL & UNIFORM SERVICI	MAT CLEANING	105.78	
		MAT CLEANING	124.50	
		MAT CLEANING	99.54	**329.82**
101292	WASTE MANAGEMENT OF KANSAS IN	TRASH DISPOSAL	560.44	**560.44**
101293	WASTE MANAGEMENT OF KANSAS IN	TRASH DISPOSAL	218.38	**218.38**
101294	WASTE MANAGEMENT OF KANSAS IN	TRASH DISPOSAL	94.63	
		TRASH DISPOSAL	195.20	
		TRASH DISPOSAL	131.68	**421.51**
101295	WESTLAKE HARDWARE	BLDG/GROUND MAINT SERVICE	15.96	
		BLDG/GROUND MAINT SERVICE	23.94	**39.90**
101296	WEX BANK	MOTORCYCLE FUEL	89.05	**89.05**

Check #	Vendor	Description	Amount Paid	Check Total
101297	WINFIELD SOLUTIONS LLC	ACELEPRYN INSECTICIDE	10,015.00	**10,015.00**
101298	WITMER PUBLIC SAFETY GROUP INC	UNIFORMS	299.99	
		UNIFORMS	187.89	**487.88**
5212019	KANSAS GAS SERVICE	NATURAL GAS SERVICE	2,138.40	**2,138.40**
20660519	KC POWER & LIGHT CO	POWER SERVICE	24.06	**24.06**
37760519	KC POWER & LIGHT CO	POWER SERVICE	5,506.93	**5,506.93**

110 checks in this report.

Grand Total All Checks: 282,841.93

Return to Agenda

DRAFT

7.B.

Regular Meeting

THE LEAWOOD CITY COUNCIL

May 6, 2019

Minutes

DVD No. 440

The City Council of the City of Leawood, Kansas, met in regular session in the Council Chambers, 4800 Town Center Drive, 7:00 P.M. on Monday, May 6, 2019. Mayor Peggy Dunn presided.

Councilmembers Present: Andrew Osman, Chuck Sipple, Mary Larson, James Azeltine, Julie Cain, Debra Filla, Lisa Harrison and Jim Rawlings

Councilmembers Absent: None

Staff Present: Scott Lambers, City Administrator
David Ley, Public Works Director
Chief Dave Williams, Fire Department
Chris Claxton, Parks & Recreation Director
Nic Sanders, Human Resource Director
Mark Tepesch, Info. Services Specialist III
Patty Bennett, City Attorney
Chief Troy Rettig, Fire Department
Ross Kurz, Info. Services Director
Dawn Long, Finance Director
Debra Harper, City Clerk
Cindy Jacobus, Assistant City Clerk

Others Present: Kevin Jeffries, President, Chief Executive Officer and Director of Economic Development, Leawood Chamber of Commerce

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

Mayor Dunn stated the agenda had been amended to remove Consent Agenda Item 7.D. per the City Administrator, and to add reports from Parks & Recreation Director Chris Claxton and Police Chief Troy Rettig under Agenda Item 11., Staff Report.

A motion to approve the amended agenda was made by Councilmember Rawlings; seconded by Councilmember Sipple. The motion was approved with a unanimous vote of 7-0 [Councilmember Harrison not present].

3. CITIZEN COMMENTS – None

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. It is not appropriate to use profanity or comment on pending litigation, municipal court matters or personnel issues. Comments about items that appear on the action agenda will be taken as each item is considered. CITIZENS ARE REQUESTED TO KEEP THEIR COMMENTS UNDER 5 MINUTES.

4. PROCLAMATIONS

Kids to Park Day, May 18, 2019

Mayor Dunn read the proclamation and presented to Ms. Claxton. She thanked Ms. Claxton for all she does to keep our parks looking gorgeous, and expressed the hope children would be taken to visit City parks not just on May 18, 2019.

Emergency Medical Services [EMS] Week, May 19-25, 2019

Mayor Dunn read the proclamation and presented to Fire Chief Dave Williams. She receives compliments on EMS services almost daily from the community and beyond City borders. She thanked Chief Williams for his leadership.

Bike to Work Week, May 13-19, 2019

Mayor Dunn read the proclamation and presented to Police Chief Troy Rettig. Mayor Dunn stated she had personally received emails from Police Administrative Services Coordinator Karry Rood advocating Bike to Work. She asked Chief Rettig to thank Ms. Rood for her continued leadership on this effort.

5. PRESENTATIONS/RECOGNITIONS – None

6. SPECIAL BUSINESS

A. Presentation of 2018 Annual Audit

Ms. Long stated Mr. Chester Moyer, Audit Partner for this engagement from Rubin Brown, would present.

Mr. Moyer stated the "ViewPoints" document contains required communications. He reviewed highlights of the document, as follows:

Page 1 – The audit team consisted of himself, Manager Mr. Patrick Amos, and Staff Ms. Kara Sherwood, Ms. Jessica Schmitz and Ms. Gabby Uecker. The team spent quite a bit of time on-site and City Staff supplied all requested documentation.

Page 3 – States what the City engaged Rubin Brown to do. The audit of the City was performed in accordance with generally-accepted auditing standards. A clean opinion on the financial statements was rendered. The financials are presented in the middle of Comprehensive Annual Financial Report [CAFR]. The team does not audit/give opinion on the introductory and statistical sections of the CAFR, but only that these sections agree with the financials.

Page 4 – The audit report belongs to the City, but if Rubin Brown was advised the report was to be used within any other document and asked to participate, they would need to ensure there are no instances of inconsistencies with audited information. The audit was performed according to planned scope and timing in the engagement letter. The City adopted a new accounting standard required by the Governmental Accounting Standards Board, "GASB Statement No. 75, Accounting And Financial Reporting For Post-Employment Benefits Other Than Pensions [OPEB]," which resulted in recognition of an additional liability and a change in financials. This was the most significant change to financial statements from previous periods. This information was audited from actuaries provided by the City.

Page 5 – Management judgement information was audited from estimates that included actuaries, such as estimates of life-length expectations in the Kansas Public Employee Retirement System [KPERS] and OPEB Plans, which were compared to those of other cities with similar plans. Financial statement disclosures were "Note 9 – Long-term Disabilities" and "Note 10 – Other Information [Commitments and Contingencies, Pension Plan, OPEB and Risk Management]." These are of special interest to others in regard to City obligations and impact on City actions. There were no difficulties encountered during the course of the audit.

Page 6 – There were no corrected or uncorrected misstatements as a result of the audit. The information provided was materially accurate and unchanged as a result of audit procedures. There were no disagreements with management. Certain requested representations from management are formalized and listed in the Management Representation Letter found in the back of the "ViewPoints" document.

Page 7 – There will be new accounting pronouncements in the next few years and these have been discussed with Ms. Long and her Finance team. "GASB Statement No. 84, Fiduciary Activities" which relates to Agency Funds currently, and funds will change in name to Custodial Funds and some of these might move geographically to the Special Revenue Funds within the CAFR, although information would remain the same. The impact of "GASB Statement No. 87, Leases" will be limited as the City tends to pay by other methods. "GASB Statement No. 88, Debt Disclosures" relates to debt disclosure footnotes and will not have significant impact.

Management Representation Letter dated April 25, 2019, is the last four pages of the "ViewPoints" document.

Mayor Dunn thanked Mr. Moyer and stated she was pleased, but not surprised, to hear the audit team had excellent cooperation from City Staff.

Councilmember Azeltine asked for the percentage in regard to estimated uncollectible property taxes mentioned on Page 5. Mr. Moyer recalled property tax collection was about 98%. Mayor Dunn agreed and recalled uncollectible property tax was about 1.5%, the percentage trending almost identical to last year.

Councilmember Azeltine noted Item 44. in the Management Representation Letter addressed Federal tax-exempt bonds, and he inquired if the City had taxable bonds. Ms. Long confirmed the City has a very small amount of outstanding taxable bonds. Councilmember Azeltine suggested the tax status of City bonds be included in the CAFR. Ms. Long thought this information may be found on Page 48 of the CAFR. Mr. Lambers agreed this identification should be provided for all bonds, along with a footnote as to why bonds are taxable.

Mayor Dunn thanked Mr. Moyer for his presentation and his firm's great work. Mr. Moyer stated it was a pleasure and this was his third year as the City's Audit Partner.

B. **Resolution No. 5175**, accepting the 2018 Comprehensive Annual Financial Report [Audit] for the City of Leawood, Kansas

Mayor Dunn pointed out with acceptance of the 2018 Comprehensive Annual Financial Report [CAFR], the CAFR would be forwarded to the Government Finance Officers Association [GFOA] for their review and possible award of a Certificate of Excellence in Financial Reporting.

Councilmember Azeltine pointed out Page v states "GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions" had replaced the requirements of "GASB Statement No. 45, Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions", but a statement of differences was not provided. He requested the differences and impacts, stating KPERS pension liability has been a longstanding concern.

Ms. Long stated she did not believe this change resulted in a huge dollar amount, but the beginning balance had to be restated. Details of net OPEB for health liability and KPERS disability are provided at the top of Page 38. Net OPEB for disability liability for KPERS was added. This disability is similar to KPERS liability.

Mr. Lambers stated COBRA health insurance is a majority of the unfunded liability. It is assumed the City will have to subsidize people in the future who would have to obtain insurance on their own. This assumption is incorrect, but the City must report in this manner. The City does not supplement this for retirees.

A motion to approve Agenda Item 6.B. was made by Councilmember Filla; seconded by Councilmember Larson. The motion was approved with a unanimous vote of 8-0.

C. **Resolution No. 5176**, accepting proposed assessments for Tax Year 2020 for Improvements within the Park Place Development; and authorizing and directing the City Clerk to give notice thereof to the owners of properties within the District by publishing notice thereof and providing written notice to owners of property of such proposed assessments [Project # 83196]

Mr. Lambers pointed out when Park Place first started, the developers wanted a methodology for the special assessments. At that time the developer asked, and the City agreed, that all non-developed land would be assessed as non-developed land, even though the area was clearly in a developable mode. The major portion of assessments fell upon California Pizza Kitchen and Aloft Hotel. Now that development has occurred, assessments are more equally spread.

A motion to approve Agenda Item 6.C. was made by Councilmember Harrison; seconded by Councilmember Larson. The motion was approved with a unanimous vote of 8-0.

7. CONSENT AGENDA

Consent agenda items have been studied by the Governing Body and determined to be routine enough to be acted upon in a single motion. If a Councilmember requests a separate discussion on an item, it can be removed from the consent agenda for further consideration.

A. Accept Appropriation Ordinance Nos. 2019-15, 2019-16, and 2019-17

B. Accept minutes of the April 15, 2019 Governing Body meeting
C. Accept minutes of the April 15, 2019 Governing Body Work Session
D. Accept minutes of the February 14, 2019 Sustainability Advisory Board meeting ***THIS ITEM PULLED BY CITY ADMINISTRATOR***
E. Accept minutes of the January 10, 2019 Sustainability Advisory Board meeting
F. Approve Mayoral Appointment of Jessica Chanos, to the Arts Council Committee for a 3-year term ending in 2022
G. Approve Massage Establishment License for Catalyst Health Center, located at 12100 State Line Road, in accordance with Code § 5-510
H. Approve Change Order No. 5, in the amount of $37,821.00 to Kissick Construction Company for stormwater infrastructure repairs at 2016 W. 95th Street, pertaining to the 2018 CMP Replacement Program [Project # 80255]
I. **Resolution No. 5177**, calling for a Public Hearing to be held on Monday, June 3, 2019, at 7:00 P.M., or as soon thereafter as may be heard to consider the 2020-2024 Capital Improvement Program [C.I.P.] for the City of Leawood, Kansas
J. **Resolution No. 5178**, approving and authorizing the Mayor to execute an Extension to that certain Financial Services Agreement dated August 17, 2015, between the City and Commerce Bank to provide certain banking service needs to the City of Leawood for a term ending December 31, 2020
K. **Resolution No. 5179**, approving and authorizing the Mayor to execute a Service Agreement between the City and Superion, LLC, pertaining to the False Alarm Management Program
L. **Resolution No. 5180**, approving and authorizing the Mayor to execute a Restoration Agreement between the City and Zahner Metal Conservation in an amount not to exceed $32,200.00, pertaining to the restoration of the art piece known as "Faith"
M. Resolution requesting Johnson County, Kansas to participate in the City of Leawood's Five-Year Capital Improvement Program through the 2020-2024 County Assistance Road System [CARS] Program – ***THIS ITEM HAS BEEN PULLED***
N. **Resolution No. 5181**, approving and authorizing the Mayor to execute an Intergovernmental Agreement between the City and WaterOne, pertaining to the Lee Boulevard Improvement Project between 95th Street and 103rd Street [Project # 72066]
O. **Resolution No. 5182**, approving and authorizing the Mayor to execute an Energy Cost Savings Agreement between the City and Siena Homes Association pertaining to the City's Privately Owned Street light LED Replacement Program
P. **Resolution No. 5183**, approving and authorizing the Mayor to execute an Interlocal Agreement between the City and Kansas Department of Transportation [KDOT] pertaining to the 143rd Street Improvement Project from Windsor Lane to Kenneth Road, located in Leawood, Johnson County, Kansas [Leawood Project # 80129] [KDOT Project 46 N-0656091] [STP-N065(601)]
Q. Declaration of Surplus Property: 2009 Jacobsen Tri-King Mower

Councilmember Sipple requested Consent Agenda Item 7.O. be pulled.

A motion to approve the remainder of the Consent Agenda was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 8-0.

7.O. **Resolution No. 5182**, approving and authorizing the Mayor to execute an Energy Cost Savings Agreement between the City and Siena Homes Association pertaining to the City's Privately Owned Street light LED Replacement Program

Councilmember Sipple stated he is a Board Member of the Siena Homes Association and he would recuse from voting; he exited Chambers.

A motion to approve Consent Agenda Item 7.O. was made by Councilmember Filla; seconded by Councilmember Harrison. The motion was approved with a unanimous vote of 7-0; recusal by Councilmember Sipple for reason stated.

8. MAYOR'S REPORT

A. Attended the Kansas State Affairs Committee meeting hosted by the Greater Kansas City Chamber of Commerce where Budget Director Larry Campbell, Senator John Skubal and Representative Brandon Woodard offered presentations. Budget Director Campbell stated we should see good, positive, conservative growth over the next three years. He believes K-12 funding will satisfy Supreme Court; however, a recession is coming and taxes should not be cut.

Governor Laura Kelly has a budget bill before her that reduces taxes, and there is no indication of what she plans to do.

B. Leawood resident and Gezer Region Sister City Committee member Carol Wei once again chaired the Mid-America Asian Culture Festival which was held at the Overland Park Convention Center. Former Kansas Governor Jeff Colyer, Congresswoman Sharice Davids and Kansas City, Missouri, Mayor Sly James were some of the presenters. I had the honor of handing out student awards. Photographs of some of the events are displayed and pineapple cakes, kept frozen from the event, have been handed out. The event is remarkable, with 27 countries represented and close to 10,000 attendees enjoying various food and wares. Pakistan was the lead partner this year. The lion dance performed was quite spectacular. The event next year is on a Saturday and all are welcome to attend.

C. Attended the ribbon cutting ceremony of the Johnson County Community College Fine Arts & Design Studios with Kansas Governor Laura Kelly. Although they have had this field of study on their campus for many years, this new facility is state-of-the-art and sure to attract even more students.

D. There were two D.A.R.E. graduations in the past two weeks where Police Chief Rettig and I attended to celebrate Brookwood Elementary overseen by Officer Phil Goff and St. Michael the Archangel directed by Officer Emily Craighead. Both officers do a superb job with this program leading our students.

E. I want to thank Councilmember Jim Rawlings for standing in for me at the official ribbon cutting of the new Brookwood Elementary School. It's a beautiful structure that will serve our students well for years to come!

F. Had the pleasure of again sitting on a panel with Blue Springs Mayor Carson Ross, Roeland Park Mayor Mike Kelly and Kansas City, Kansas, Mayor David Alvey on the subject of "Regionalism" for the Johnson County Chambers Leadership Program. This event was moderated by Leawood resident Fox4 television anchor John Holt.

G. Coordinators for the National Day of Prayer once again hosted an Ecumenical Prayer Service at Leawood City Hall. My thanks to Councilmembers Lisa Harrison and James Azeltine for attending the event.

H. United Community Services of Johnson County hosted their Annual Council of Advisors Joint Board Meeting. The main topic this year, as in last year's meeting, was "Affordable Housing."

I. Police Chief Troy Rettig orchestrated a grand retirement reception for Special Services Officer Jim Cogswell celebrating his 23 years of dedicated service to our community. We wish him the best on his future endeavors, which may involve the field of entertainment!

J. Congratulations and appreciation are in order to the Leawood Rotary Club in cooperation with our Parks Department who have planted the second 20 trees in the Rotary Grove at Ironwoods Park. This is the second year for the program. Councilmember Rotarians Lisa Harrison, Jim Rawlings and Chuck Sipple were also in attendance along with Rotarian Ross Kurz and Parks Director Chris Claxton and her team.

K. Several reminders, as follows:

1. Thursday, May 9, 2019, 6:00 P.M., plaque dedication for Leawood Shops at Somerset and Lee Boulevard. This was the first shopping center in the City, founded by George Martin and Cliff Brisbois in 1951.
2. Saturday, May 11, 2019, 9:00 A.M. to 1:00 P.M., Stride 'N Ride bike event at the Justice Center, sponsored by the Parks & Recreation and the Police Departments. The event is open to residents and non-residents, and attendees are encouraged to bike, walk or run.
3. Monday, May 13, 2019, 7:30 P.M., dedication of the sculpture "Walking Woman" by Michael Stutz, hosted by the Arts Council, Art in Public Places Initiative and Parks & Recreation. The artist will be in town and plans to attend. In the event of rain, the dedication will move inside the Justice Center.
4. Thursday, May 16, 2019, 7:00 P.M. "Blues and BBQ at Vista 154" at Ironhorse Golf Course. The Heather Newman Band will be performing from Nebel BBQ. Tickets include BBQ and one beverage for $15 in advance and $20 at the door. For more information call 913-685-4653.

9. COUNCILMEMBERS' REPORT – None

10. CITY ADMINISTRATOR REPORT – None

11. STAFF REPORT

A. **Parks & Recreation Director Chris Claxton and Police Chief Troy Rettig** – Fishing Derby

Chief Rettig provided details of the Fishing Derby hosted by the Police and Parks & Recreation Departments, along with community partners such as Scheels, who supplied equipment and worms, and Duck Donuts, at the North Lake on Saturday, April 27, 2019. The Fishing Derby had been an annual event in the past, but had not been held for 13 years. Officer Phil Goff was the lead for the event, and based on his estimate of 80 fishermen, the catch-and-release fishing derby was a success.

All fishermen were children age 12 or younger. The City had 200 support personnel in attendance, as well as mascots Copper and Leawoody. Many fisherman caught up to 10 fish, with the largest being a 17-inch catfish. An old fishing pole was hooked and removed from the lake. Photographs of the event were displayed.

Mayor Dunn estimated there were 75 to 100 people fishing. She saw Dick Fuller with his granddaughter, who had caught 10 fish.

Ms. Claxton confirmed to Councilmember Cain no City license is required to fish, and a State license to fish is only required for those age 16 or older. A Johnson County license is not required for City lakes. She confirmed to Councilmember Rawlings lakes are stocked twice a year, usually in the Spring and Fall, by the Kansas Department of Wildlife and Parks. When flooding occurs, creek fish can enter the lakes, so there is a wide variety of fish such as bass, sun fish, carp and catfish. At the conclusion of the event, attendees stated they had a wonderful time and want to have the event next year. Fishing was offered from 9:00 A.M. to 10:30 A.M., but the majority of people stayed for the entire event.

Councilmember Azeltine questioned where attendees parked; he had noticed "No Parking" signs on Tomahawk Creek Parkway. Ms. Claxton stated most attendees came as families and some parked in the lot or across the street. Mayor Dunn noted that some attendees walked to the event.

B. **Parks & Recreation Director Chris Claxton** – Introduction of Troon Golf General Manager, Ryan Eckroat

Ms. Claxton introduced Mr. Ryan Eckroat as the new Ironhorse Golf Course Troon General Manager, who arrived last Thursday.

Mr. Eckroat stated he was excited to be in Leawood. The City and area have a similar quality of life to Roseville, California, from which he and his family have relocated. He had been the General Manager at Winchester Country Club in Meadow Vista, California, another Troon facility located north of Sacramento. He has worked for Troon since 2001, in facilities on both sides of the United States, with many years spent in Arizona. He has been a PGA member since 2004 and in the golf industry since 1994. Golf is a life-long passion. He looks forward to growing the game at Ironhorse with programs such as First Tee and Junior Golf, and with clinics.

Mayor Dunn welcomed Mr. Eckroat. She stated Troon is doing a fabulous job with the Ironhorse Golf Course. Mr. Eckroat being a candidate for their new General Manager is a vote of confidence from Troon, and the City is fortunate as well. Mr. Eckroat stated Ironhorse is an important Troon partner and he feels valued to be here.

Mayor Dunn stated the Governing Body looks forward to working with Mr. Eckroat, pointing out there is an active citizen Ironhorse Advisory Board. Mr. Eckroat will meet board members at upcoming meetings.

Councilmember Rawlings stated he had the pleasure of dining with Mr. Eckroat, Councilmembers Sipple and Larson, and Ms. Claxton. Mr. Eckroat was highly enthusiastic and knowledgeable about what he could do to increase Ironhorse revenue and enhance the golf experience. By the end of the meal, it was evident we had made an excellent choice.

Mayor Dunn stated there will be a new General Manager at Hallbrook Country Club in the next few weeks who has experience in California. She will provide contact information and make an introduction.

COMMITTEE RECOMMENDATIONS

12. PUBLIC WORKS COMMITTEE

[from the April 3, 2019 Public Works Committee meeting]

Recommendation: *Revise LED Policy to place requests $15,000.00 and under on City Council Consent Agenda for approval; requests that exceed $15,000.00 to be reviewed by Public Works Committee for recommendation to City Council for approval*

Councilmember Osman, Public Works Committee Chair, stated the recommendation came forth during committee review of the recent LED cost-sharing application from the Siena Homes Association. The City's first LED cost-sharing application was from Hallbrook 1.5 years ago, and it was a significant project; the Siena application was smaller. The committee proposes the LED Policy be revised so that applications less than $15,000 could be reviewed administratively by Staff and be taken directly to a City Council meeting as a Consent Agenda item, bypassing committee review, streamlining the process and saving time.

Mr. Ley confirmed proposed policy revisions were presented in red. Mayor Dunn stated since the proposed revisions were minor, there would be no need to return before a future Governing Body meeting with a clean, black ink copy of the policy.

A motion to approve the recommendation was made by Councilmember Filla; seconded by Councilmember Azeltine. The motion was approved with a unanimous vote of 8-0.

13. PLANNING COMMISSION – None

14. OTHER BUSINESS

Schedule Governing Body meeting on May 20, 2019 at 7:00 P.M.

Mr. Lambers confirmed to Mayor Dunn the item to schedule a Governing Body meeting was a matter of protocol and a reminder of 7:00 P.M. meeting start time. He stated an agenda item requiring a motion and vote will be the practice to schedule future meetings. If a meeting with start time of 7:00 P.M. is approved, this will preclude a Work Session scheduled for that same date. He stated Work Sessions are infrequent and typically require advance planning. He did not expect this to be an onerous process having a negative impact in regard to Work Session scheduling.

A motion to approve Agenda Item 14. was made by Councilmember Cain; seconded by Councilmember Larson. The motion was approved with a unanimous vote of 8-0.

15. OLD BUSINESS

A. **Ordinance No. 2943**, vacating a Street Right-of-Way located at 135th Street and Kenneth Road, within the City of Leawood, Johnson County, Kansas [Requestor: Vic Regnier Builders, Inc.] [ROLL CALL VOTE]- *CONTINUED FROM THE APRIL 15, 2019 GOVERNING BODY MEETING*

Mr. Ley displayed a map, with a red line denoting the former location of Kenneth Road. He stated the east side right-of-way was vacated to the property owner to the east with alignment of Kenneth Road in the mid-1990s, but not the right-of-way on the west side was not addressed at that time. It is proposed to return the property to the west to the Regniers.

Councilmember Sipple asked for the name of the owner of the triangular-shaped piece of property located to the east of red line and between two streets to the east, and if the property was too small to be developed. Mr. Ley stated a developer had an office plan for the property in early 2000s. The property is more than one acre. Mayor Dunn recalled the topography is challenging and recalled the plan was for a bank.

A motion to pass Agenda Item 15.A. was made by Councilmember Cain; seconded by Councilmember Sipple. The motion was approved with a unanimous roll call vote of 8-0.

B. **Resolution No. 5184**, accepting a Permanent Utility Easement from Vic Regnier Builders, Inc., located at 135th Street and Kenneth Road, within the City of Leawood, Johnson County, Kansas

A motion to approve Agenda Item 15.B. was made by Councilmember Rawlings; seconded by Councilmember Osman. The motion was approved with a unanimous vote of 8-0.

ADJOURN

There being no further business, the meeting was adjourned at 8:02 P.M.

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Debra Harper, CMC, City Clerk

_____

Cindy Jacobus, Assistant City Clerk

Return to Agenda

7.C.

Bike/Walk Leawood

November 7th, 2018 MINUTES

ATTENDEES
5:30 pm • Leawood City Hall
4800 Town Center Drive
Main Conference Room

Members
- ☒ **Kevin Corbett, Chair**
- ☒ **Alicia Jennings, Vice-Chair**
- ☐ **Bill Blessing**
- ☐ **David Harwood**
- ☒ **Dan Schaeffer**
- ☒ **Ron Schikevitz**

City Staff
- ☐ **Chris Claxton** Director of Parks & Recreation
- ☒ **Brian Anderson** Parks Superintendent
- ☒ **Marica Putman** Administrative Graphics Tech
- ☒ **David Ley,** City Engineer
- ☒ **Mark Klein,** Planning Official
- ☒ **Phil Goff,** Police Officer
- ☒ **Karry Rood,** Police Admin Services Coordinator

Guest
- ☐ **Chuck Sipple, CM W3**

The BFC meeting came to order.
- Alicia Jennings made a motion to approve the agenda. Ron Schikevitz seconded the motion. Motion passed unanimously.
- Ron Schikevitz made a motion to approve the September 5th, 2018 minutes. Dan Schaeffer seconded the motion. Motion passed unanimously.
- Marica Putman will be sending docs as PDFs.

Review Master Calendar
- Members reviewed several meeting dates in question. The July 3rd meeting has been rescheduled for July 10th due to the July 4th holiday.

Walk/Bike to School Event Debrief – Alicia Jennings
- Corinth, Nativity, St. Michaels, and Cure participated. Corinth has a daily school bus, walking Wednesdays, and feel that BWL has been helpful in the sidewalk/street modifications. It is believed that Mission Trail also participated.
- Jill Raliford of Johnson County Health and Environment, sent a postcards to the schools but she does not visit the schools unless the school is starting a program. They will send information and resources as needed. Alicia Jennings reiterates that a person is needed to spend time in the schools, organize a program, get parents interested, etc. She is going to talk to Maggie Green and Laura Steele about meeting with each individual school PTA and assigning a contact person. Chuck Sipple volunteers to assist Alicia Jennings.
- The Leawood Police were very helpful!
- A plan is needed for the schools. Blue Valley School District Administration wanted it to start with them rather than the school first due to infrastructure, etc.
  - Alicia Jennings suggests:
    - 1. Outline a Plan
    - 2. Go to the Schools
    - 3. Make a Presentation
    - 4. Workable map for all to see
- Members discuss walking school bus and school traffic concerns. Alicia Jennings is setting up a meeting with Karry Rood, Joan Leavens, and Jill Raliford. Karry Rood will book the community room during office hours.

Bike Walk Leawood Booth at HOA Meeting – Brian Anderson
- Plastics is the theme this year. Members are invited and to let him know so that he can provide a head count for the dinner.
- The layout will be the same as last year. A presentation on how active and well received the North Loop is and show the layout of the South Loop (short/long term plans). The North Loop shows off Leawood neighborhoods. Several members are willing to strap a GoPro and record the loop route to present at the meeting. Members discuss getting counts of the North Loop and recording video for the meeting.
- Ron Schikevitz belongs to a Facebook group called Bikeaholics Anonymous. They could be a resource to provide feedback about the South Loop.

Bicycle Friendly Community Application – Brian Anderson
- Members reviewed the feedback from the 2015 fall application.

- Brian Anderson would recommend applying again after the city implements some planned engineering improvements, such as Lee Blvd. and Mission Road.
- David Ley provides an road 2019 updates:
  - Next year to have the south bike route.
  - Mission Road to bid in January (119th -127th).
  - Public Works will stripe from 127th – 133rd and a bike lane where it can be fitted.
  - Lee Blvd, just hired a consultant to start that design to widen 2 feet from 103rd to 95th; North is in 2020.
- Reach out to businesses and make them aware of their Bicycle Friendly Business programs offered. Phil Goff mentions that AMC has bikes, showers, etc. for their employees. A couple of other businesses are mentioned.
- They would like to know what is being done to encourage women riding.

South Loop Update – Brian Anderson

- A map of the proposed South Loop is reviewed. Ron Schikevitz will post the unofficial map to receive comments on the route.
- The route is discussed. Karry Rood mentions Brookwood and College. There's a hill and a cut-out but no crosswalk or traffic signal. There is a traffic signal at Overbrook. This is dangerous for kids. Members discuss other route options like a lesser hill, Leawoof Dog Park cut-through and more.
- Ron Schikevitz mentions and explains bike stress. There's a lot on the South Loop. Members discuss buying signs to supplement the map. Steep hill signs for example.
- Brian Anderson informed the committee that there is $55,000 budgeted to sign the South Loop for next year.
- David Ley, City Engineer, has assisted with a mid-loop alternative as the South Loop is modified with trails, striping, etc. They are looking for ways to make it road bike friendly without using trails. Brian Anderson continues describing, showing, and mapping the proposed mid-loop to members. Member discuss the construction and providing connectivity between the loops, shopping centers, and parks.
- Brian Anderson asks members to ride the route and make suggestions. He will send the route via email. Members commented on the terrain such as hills, flat areas, etc. The route shows off Leawood at its best to its residents. Bill Blessing suggests riding together, making comments to each other rather than riding separately with different memories of the ride.
- Planning Commission updates were received by Brian Anderson. They suggested highlighting the street map of what phases has been done to show progress.
- Brian Anderson has received positive comments about the North Loop and continues to notice cyclists on the route. Other members agreed.

City Department Reports

- Phil Goff, Police.
  - Fishing Derby with Parks & Recreation
  - Coffee with a Cop
  - Crossing Guards at Cure
  - Brookwood students will move to their new school during Spring Break. In the meantime, the principal will take possession in December and allow teachers to work on their classrooms for a couple of months.
- Mark Klein, Planning.
  - No related updates.
- David Ley, Public Works
  - Mission Road north of 95th Street is under construction and delayed by Johnson County Wastewater's work on their mains. Sidewalks are torn and being replaced. This will narrow the roadway up and create a buffer between the curb and sidewalk. It starts on the north side of Cure to 92nd street.
  - Over the next 6 weeks, sharrows will be painted from Lee Blvd from to 103rd to I-435.
  - And they are getting ready for the next year's projects.

Adjourn

- Meeting adjourned.
- The next regular BFC meeting of November 7th, 2018.
- Future meetings in 2019: January 2nd, March 6th, May 1st, July 10th, September 4th, November 6th.

Return to Agenda

Staff Review

7.D.

Fact Sheet

SUBJECT: **REQUEST TO APPROVE CHANGE ORDER NO. 1 AND FINAL PAY REQUEST FOR CONSTRUCTION OF RETAINING WALLS AT 119TH STREET AND MISSION ROAD**
May 20, 2019

DISCUSSION

The Public Works Department is requesting approval of Change Order No. 1 to Gunter Construction Company for work performed on the construction of a retaining wall at 119th Street and Mission Road. The change order is for time and materials of rock excavation required with the work, for sod quantities needed and additional paint/stain for the wall. Change Order No. 1 for $8,268.03 will revise the contract to $51,904.03.

In January of 2019, Council approved a contract from Gunter Construction Company at a price of $43,636.00 for the retaining wall. This project is funded from the burying of overhead lines along Mission Road project as the retaining wall is required for KCPL to complete their work. KCPL does not provide site improvements necessary for undergrounding of their facilities.

The retaining wall is constructed on the southeast corner of 119th Street and Mission Road in the location of an existing natural stone retaining wall. The slope on top of the wall is too steep to place a transformer. The retaining wall needed to be 24" taller to create a level platform for KCPL's transformer.

Also at this time, Public Works is requesting the 3rd and Final Pay Request be approved to Gunter Construction Company in the amount of $8,268.03. With this payment, the project is complete. A Contractor's Performance Evaluation is also attached.

It is the recommendation of the Public Works Department the Governing Body approves the contract with Gunter Construction and authorizes the Mayor to sign same.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Change Order No. 1 and Final Payment to contractor

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

$8,268.03

FUND SOURCES

Project 82065

CITY OF LEAWOOD

CONTRACT CHANGE ORDER

Project Name: Mission Road and 119th St. Retaining wall
Contractor: Gunter Construction Company
Eden Contract No.:
City Project No.: 82065
Fund No.:
Change Order No.: 1

The following changes are hereby authorized in the subject agreement dated: 1/22/2019

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
CO1.1	Time and Materials for Rock Excavation	LS	1	$3,782.73	3,782.73
CO1.2	Overrun Sod Qtys. (Item 4.00)	SY	120	$13.70	1,644.00
CO1.3	Paint/Stain Wall	LS	1	$2,841.30	2,841.30

TOTAL: $8,268.03

Summary of Change in Contract Price due to this Change Order:

Contract price before this change order:	$43,636.00
Total Increase/Decrease of this change order:	$8,268.03
Contract price after this change order:	$51,904.03

CITY OF LEAWOOD

CONTRACT CHANGE ORDER

Summary of Change in Contract Time due to this Change Order:

Contract time before this change order:	April 15, 2019	~~calendar/working days~~
Total increase/decrease in time for this change order:	18	calendar~~/working days~~
Contract time after this change order:	May 3, 2019	~~calendar/working days~~

This document shall become an amendment to the Agreement and all provisions of the Agreement and Contract Documents shall apply hereto. It is the Contractor's responsibility to notify its surety of this change order but its failure to do so will not relieve the surety of its obligations to the City of Leawood.

Indicate below the attached items, which are to be made a part of this Change Order.
Gunter itemization for Time and Material Work
Invoice from Capitol Painting

This Contract Change Order is effective after sufficient originals are signed by the Contractor, reviewed by the Project Manager (if applicable), accepted by the City Engineer, and approved by the City of Leawood Governing Body. Deliver one copy to the City Engineer, Contractor, and Project Manager, if applicable.

Submitted by the Contractor:

John Jameson
Gunter Construction Company

Date: 04-30-2019

Accepted by the City of Leawood:

City Engineer

Date: 4/30/2019

Reviewed by the Project Manager:

By: Shawn Johnson

Date: 4/29/19

Approved by the City of Leawood:

Mayor Peggy J Dunn

Date: _____

April 30, 2019
Project: 2019 Mission Rd. & 119th St. Retaining Wall
Project # : 82065
Contractor: Gunter Construction Company
Pay Request No. 3 and Final

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	PREVIOUS QUANTITY	QUANTITY THIS PERIOD	TOTAL QUANTITY	EXTENSION	TOTAL THIS PERIOD	TOTAL COMPLETED
1.00	TRAFFIC CONTROL SAFETY	1	LS	$2,025.00	1.00	0%	1.00	2,025.00	0.00	2,025.00
2.00	MOBILIZATION	1	LS	$9,147.00	1.00	0%	1.00	9,147.00	0.00	9,147.00
3.00	TREE REMOVAL	4	EA	$785.00	4.00	0	4.00	3,140.00	0.00	3,140.00
4.00	FESCUE SOD	150	SY	$13.70	150.00	0.00	150.00	2,055.00	0.00	2,055.00
5.00	IRRIGATION LINES AND HEADS	1	LS	$2,095.00	1.00	0%	1.00	2,095.00	0.00	2,095.00
6.00	FORCE ACCOUNT	1	LS	5,000.00	0.00	0%	0.00	5.10	0.00	0.00
6.01	ADDITIONAL STACKED STONE	47	SFF	$91.70	47.00	0.00	47.00	4,309.90	0.00	4,309.90
6.02	ADDITIONAL SOD	50	SY	$13.70	50.00	0.00	50.00	685.00	0.00	685.00
7.00	MANUF. BLOCK STACKED STONE WALL	220	SFF	$91.70	220.00	0.00	220.00	20,174.00	0.00	20,174.00
Sub-total								**$43,636.00**	**$0.00**	**$43,630.90**

ITEM CO1.0	DESCRIPTION CHANGE ORDER #1 ($8,268.03)	QTY	UNIT	UNIT PRICE	PREVIOUS QUANTITY	QUANTITY THIS PERIOD	TOTAL QUANTITY	EXTENSION	TOTAL THIS PERIOD	TOTAL COMPLETED
CO1.1	TIME & MATERIALS FOR ROCK EXCAVATION	1	LS	$3,782.73	0.00	1.00	1.00	3,782.73	3,782.73	3,782.73
CO1.2	OVERRUN SOD QTYS. (ITEM 4.00)	120	SY	$13.70	0.00	120.00	120.00	1,644.00	1,644.00	1,644.00
CO1.3	PAINT/STAIN WALL	1	LS	$2,841.30	0.00	1.00	1.00	2,841.30	2,841.30	2,841.30
Sub-total								**$8,268.03**	**$8,268.03**	**$8,268.03**

April 30, 2019
Project: 2019 Mission Rd. & 119th St. Retaining Wall
Project # : 82065
Contractor: Gunter Construction Company
Pay Request No. 3 and Final

Total Work Completed This Period	$8,268.03
Retainage This Period	$0.00

Total Work Completed to Date	$51,898.93
Total Retainage	$0.00
Amount Due to Date	$51,898.93
Less Previous Payments	$43,630.90
Amount Due This Request	$8,268.03

Original contract Amount	$43,636.00
Total Change Orders to Date	$8,268.03
Revised Contract Amount	$51,904.03
Percent Complete	100%

Contract # N/A
Date Received: 5/1/19
Vendor: Gunter Construction Co.
Project Account #: 82065.120.863100
GL Account#: _____
Amount: $8,268.03

PO #: 3111.0800899 Partial ☐
Doc #: _____ Complete ☒

Dept. Head Signature — Date: 5/1/19

City Adm Signature — Date

Gunter Construction Company — Date: 4/30/19

Shawn Johnson, Senior Construction Inspector — Date: 4/30/19

David Ley, P.E., Director of Public Works — Date: 5/1/19

Peggy J. Dunn, Mayor — Date

CONTRACTOR PERFORMANCE EVALUATION

Project: 2019 Mission Rd. & 119th St. Retaining Wall

Contractor: Gunter Construction Company

	Evaluation Date: 4-30-2019	Score	Final Comments
A	Completion of Construction within allotted time and budget	3.0	Substantially complete. Missed April 15th completion due to weather, rock excavation over budget on sod.
B	Consistency of work effort of the contractor or subs based on schedule	5.0	Weather Delays slowed progress but work was consistent.
C	Quality of work performed by contractor or subcontractor	5.0	
D	Damages and repairs of any damage to public or private property	4.0	
E	Traffic control in work zone under construction by contractor	3.0	Had 2 occurences of not meeting lane time restrictions.
F	Ability of contractor or subcontractor to communicate and work with residents	5.0	
G	Coordination with Utility Companies	5.0	
H	Cooperation of the contractor or subcontractor with City Staff	5.0	
I	Maintenance of Construction Site During Construction	5.0	
J	Responsiveness to a direct request from the Public Works Director	5.0	
K	Fairness and appropriate use of requests for change orders during construction	3.5	Had to negotiate time and materials extra work claim.
L	Safety on the job-site during construction	5.0	
M	Final restoration and clean-up by contractor and subcontractor	4.0	
N	Responsiveness to correction of "punch list" items	0.0	No punchlist yet defined
O	Misc.	0.0	NA

* Each Category will be rated on a scale of 1 to 5 with 5 being the highest rat 4.42
* A score of 0 indicates not applicable for this review period
* The average score of all categories will be the final score
* Scores of 3 and above will be considered acceptable while scores less than 3 will be considered unsatisfactory

4/30/2019

COMPLETING THE FORM

1 Record the number and nature of any valid complaints
2 List any instances of failure to meet the requirements of the contract performance evaluation.
3 Identify performance goals that have not been met during the reporting period.
4 Recommend actions to be taken by contractor to improve performance or correct deficiencies.
5 If evaluation shows acceptable performance, congratulate the contractor.

Return to Agenda

Staff Review

Fact Sheet

7.E.

SUBJECT: **REQUEST TO APPROVE CHANGE ORDER NO. 1 FOR IRONWOODS PARKING LOT IMPROVEMENTS WITH O'DONNELL & SONS CONSTRUCTION**
May 20, 2019

DISCUSSION

The Public Works Department is requesting the approval of Change Order No. 1 for work on the Ironwoods Parking Lot Improvement Project with O'Donnell & Sons Construction Company. The City approved a contract with O'Donnell on August 6, 2018, for the Ironwoods Parking Lot Improvements at a contract price of $614,559.25.

The Parks Department has asked for extra trail repair using funds from their annual trail improvement fund adding removal and replacement of trails that were not included in the original project scope as the project was for parking lot improvements.

The Change Order No. 1 is for a total of $28,934 and will revise the contract with O'Donnell to $643,493.25.

It is the recommendation of the Public Works Department the City Council approves the Change Order No. 1 with O'Donnell & Sons Construction, in the amount of $28,934.00 to the Ironwoods Parking Lot Improvements and authorizes the Mayor to sign same.

David Ley. P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve Change Order No. 1

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

$28,934.00

FUND SOURCES

$28,934.00—
Leawood Project 71025.120.844001
Parks 11110.44500.725000/PO 4500.000118

CITY OF LEAWOOD

CONTRACT CHANGE ORDER

Project Name: 2018 Ironwoods Park Parking Lot Improvements Project
Contractor: O'Donnell & Sons Construction Co.
Eden Contract No.:
City Project No.: 71025
Fund No.:
Change Order No.: 1

The following changes are hereby authorized in the subject agreement dated: 8/6/2018

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
CO1.1	Trail / Sidewalk Removal and Conc Replacement	SY	391	$74.00	28,934.00

TOTAL: $28,934.00

Summary of Change in Contract Price due to this Change Order:

Contract price before this change order:	$614,559.25
Total Increase/Decrease of this change order:	$28,934.00
Contract price after this change order:	$643,493.25

CITY OF LEAWOOD

CONTRACT CHANGE ORDER

Summary of Change in Contract Time due to this Change Order:

Contract time before this change order:	October 19, 2018	~~calendar/working days~~
Total increase/decrease in time for this change order:	203	calendar/~~working days~~
Contract time after this change order:	May 10, 2019	~~calendar/working days~~

This document shall become an amendment to the Agreement and all provisions of the Agreement and Contract Documents shall apply hereto. It is the Contractor's responsibility to notify its surety of this change order but its failure to do so will not relieve the surety of its obligations to the City of Leawood.

Indicate below the attached items, which are to be made a part of this Change Order.

This Contract Change Order is effective after sufficient originals are signed by the Contractor, reviewed by the Project Manager (if applicable), accepted by the City Engineer, and approved by the City of Leawood Governing Body. Deliver one copy to the City Engineer, Contractor, and Project Manager, if applicable.

Submitted by the Contractor:

O'Donnell & Sons Construction Co.

Date: 5/2/19

Accepted by the City of Leawood:

City Engineer

Date: 5/1/2019

Reviewed by the Project Manager:

By: Shawn Johnson

Date: 5/1/19

Approved by the City of Leawood:

Mayor Peggy J Dunn

Date:

Return to Agenda

Staff Review

Fact Sheet

7.F.

SUBJECT: **REQUEST TO APPROVE PURCHASE CITY EQUIPMENT FROM MAYER EQUIPMENT & SUPPLY LLC**

May 20, 2019

DISCUSSION

The Public Works Department is requesting approval to purchase of an Easement Machine for the Public Works / Storm Sewer Division.

Public Works requested quotes for the Capital Equipment in April. Specifications were sent out and two companies responded to our inquiry. After review of the bids the Department has selected a Track-Horse Easement Machine from Mayer Specialty Services, LLC out of Goddard Kansas. The machine from Mayer Specialty meets all the specifications and will allow for access through 36" wide backyard gates.

The machine delivered price of $57,861.40, plus an Alternate Level Wind at $5,272.00 and an Alternate for external lighting of $425.00, places the purchase amount at $63,558.40. This was a budgeted item in the 2019 City Equipment Budget.

This unit will be used by the Stormwater Crew and will provide access to the operations of our Jet Truck and can also help move equipment into back yards, creeks, and stormwater drain areas that are difficult to relay to.

It is the recommendation of the Public Works Department that the City Council approves the purchase of the equipment from Mayer Equipment & Supply, LLC for a total of $63,558.40.

David Ley, P.E.
Director of Public Works

COUNCIL ACTION TO BE TAKEN

Approve purchase of equipment

STAFF RECOMMENDATION

☑ For

☐ Against

☐ No position

COMMITTEE RECOMMENDATION

☐ For

☐ Against

☐ No position ☑ No Assignment

POLICY OR PROGRAM CHANGE

☑ No ☐ Yes

OPERATIONAL IMPACT

COSTS & FUND SOURCES

$63,558.40- Public Works Capital Equipment
13010.33200.811000 [2019 Budget = $65,000.00]

CITY OF LEAWOOD, KANSAS

Quote Tabulation-Quotes Requested April 3, 2019

City Equipment - Easement Machine

Quotes Requested April 3, 2019	Delivered Price	Alternate Options					
VENDOR	Bid Delivered without Alternate Options	trailer	automatic level wind	remote control pendant	external lighting	Total Bid with all Alternate Options	
Key Equipment Company	$ 47,050.00	$3,850.00	n/a	$ 2,750.00	$ 450.00	$ 54,100.00	*Unit did not meet all specs. Demo had hydraulic valve issues (valve broke on demo). Did not meet minimum width size. Also had track issues, demo flipped the tracks on machine. Did not have a hose counter or auto rewind. Had a rough coating on inside of hose rill. Thought it would be too abrasive and cause premature wear on the hose.*
Mayer Equipment & Supply LLC	$ 57,861.40	$2,695.00	$5,272.00	n/a	$ 425.00	$ 66,253.40	Unit met specifications for minimum width. Can act as a transport system once hose rill is removed. Did not have all the issues that were found on the Key Machine. We do not want to purchase the trailer due to size and concerns of sight when pulling a small unti with a big truck. Can transport on our current equipment. **Total with chosen alternates will then be $63,558.40**
Red Equipment Company	no bid	----------	----------	----------	----------	$ -	
City Equipment Budget for 2019						$65,000.00	

The City of Leawood, Kansas reserves the right to reject any and all bids/quotes.

This bid tabulation form is offered as information only on public read and received bids.

Bids received are reviewed for accuracies and review of meeting document and specificatoins as required with the Bid Notice. The "award" of the bid is determined by the City's purchasing policy.

Vendors awarded contracts with the City of Leawood are expected to comply with the City of Leawood Standard Contract forms and procedures and obtain all licenses and permits associated with the job.

Date: 04/10/19

Quoted by Mayer Equipment & Supply, LLC
831 Industrial Rd / PO Box 469
Phone: (316) 794-1165
Fax: (316-) 794-2717
www.mayerllc.com
Sales: Kevin Crippen (316) 617-0996

MAYER EQUIPMENT & SUPPLY, L.L.C. GODDARD • KANSAS

Company: City Of Leawood
Address: 4800 Town Center Dr.
City-State-Zip: Leawood, KS 66211
Contact: ~~Calvin Burgess~~ Bill Billings
Phone: ~~913-238-2874~~ 913.696.7701
Email: ~~calvinb@leawood.org~~ bbillings@leawood.org

JAJ-600WH TRACK-HORSE EASEMENT MACHINE

SEWER EQUIPMENT CO. of AMERICA

Power System:
- Gas powered, Hydraulically driven
- Dual Independent Extendable Tracks
- Skid Style steering
- Dual Hydraulic Tool Circuit 5 or 10gpm

Hose Reel:
- Rotating Safety Hose Reel
- 600' x 1" Sewer Hose Capacity
- Pressure Relief Valve
- Hose Reel Variable Speed Control

Features:
- 10' Leader Hose
- Hydraulic Pressure Gauge
- Water Pressure Gauge
- Hour Meter
- (1) Paper Operator Manual

UPGRADED OPTIONS

12 volt outlet
Footage meter mounted on hose reel
500' of 1" SEWER HOSE RATED at 3000 PSI
OUTRIGGERS (FOUR)

Sourcewell
Formerly NJPA

Awarded Contract
Contract #122017-SCA

JAJ-600WH EQUIPPED AS ABOVE

MODULE PRICE:		**$58,826.19**
LESS 3% NJPA DISCOUNT:	$	(1,764.79)
		$57,061.40
	$	-
DELIVERY:	$	800.00
TOTAL COST:		**$57,861.40**

TERMS & CONDITIONS:
* Quote is valid for ~~30 days~~ 60 DAYS as per Kevin Crippen email on 4/29/19
* City must provide proof of State and Federal Tax Exemption
* Terms: NET 30 DAYS from date of receipt
* Delivery: To be advised

Required Section: 35591

City of Leawood, Kansas
Full name of Municipality

NJPA Member Number Sourcewell # 3140.0000756

14303 Overbrook — Leawood, KS 66224
Delivery Address: — City / State / Zip

Purchase Order Number 5-10-2019 / Council 5-20-19

Bill Billings — Superintendent
Contact Name — Title — Date

Please sign and return with PO by email to
kevin@mayerllc.com
or fax to (316) 794-2717

SPECIFICATIONS FOR SELF-PROPELLED TRACK EASEMENT MACHINE

VENDOR INFORMATION

The equipment to be furnished shall be the product of a qualified manufacturer that has been regularly engaged in manufacturing and supply of this type of equipment. There shall be no oral interpretation given for any part of this proposal. All questions and replies shall be dated and submitted in writing. The proposed equipment offered by any manufacturer or dealer shall use the descriptions and conditions within this document as the minimum specifications. The City of Leawood reserves the right to accept or reject any or all bids for any reason. Each Vendor States a "**YES**" or "**NO**" response on each line after each paragraph. Any lines left blank will be considered a response of "NO". All exemptions or "NO" responses or non-complying detailed features shall be identified and fully explained on a separate sheet of paper. Each deviation must reference the listed specification, and explain in full detail how the proposed system is different. Failure to comply will result in rejecting that manufacturer or dealer's bid.

Yes
(Yes/No)

DESCRIPTION

Hereafter, this equipment will be referred to as an "Easement Machine". It is the intent of these specifications to describe the minimum requirements for a self-propelled rubber track drive, all terrain mobile unit complete with high pressure hose reel assembly to be used in conjunction with a Truck-mounted High Pressure Sewer Cleaner. The expressed purpose of this unit is to extend the capabilities of a truck-mounted high pressure sewer cleaner into inaccessible areas such as; but not limited to; easements, hill sides, ravines, creek beds, wooded areas and behind homes and buildings.

The easement machine shall be designed with one (1) hose reel capable of containing 500 feet of 1" (one inch) I.D. high-pressure sewer cleaning hose, a hydraulic system for operating drive tracks and sewer cleaning hose reel. Proposals will be accepted for consideration based on the manufacturer or dealer who meets or exceeds these specifications and conditions for the equipment and all accessory components specified. The decision of equivalency will be at the sole interpretation of the City of Leawood.

Yes
(Yes/No)

INTENT

The easement machine including all necessary equipment furnished shall be complete and ready for use. All parts not specifically mentioned which are required for a complete unit shall conform in design, strength, quality of material and workmanship to the highest standard of engineering practice.

Yes
(Yes/No)

GENERAL TERMS

All equipment furnished under this contract shall be new, unused, and in current production. Accessories not specifically mentioned herein, but necessary to furnish a complete unit ready for use, shall also be included. The easement machine shall conform to the best practice known to the sewer cleaning industry in design, durability, quality of material and workmanship. Assemblies, sub-assemblies and component parts shall be standard throughout the entire quantity of units built by the manufacturer. The equipment furnished shall be manufactured in the USA.

Yes
(Yes/No)

BID PACKET

Each proposal shall contain a full color brochure showing the exact type, current model and design of the equipment to be offered as described in this specification. Where necessary, if optional equipment is offered that is not part of the vendor's "Standard Equipment" each vendor shall include a full color brochure for accessory items added to the unit. Each vendor shall also provide color swatches indicating all available colors are available for the machine.

Yes
(Yes/No)

DELIVERY

Each Vendor shall specify the number of calendar days the completed unit will be delivered after receiving the purchase order. Delivery of the equipment shall be F.O.B. 14303 Overbrook Road Leawood, Kansas 66224.

Yes
(Yes/No)

Bids Due
All proposals shall be delivered to Mr. Bill Billings no later than the end of business April 11, 2019. Proposals can be sent via e-mail to bbillings@leawood.org or sent via fax to 913-681-6907. Any proposals received after 5:00 pm CST April 11, 2019 will be rejected. If for some reason you need additional time to For submitting your proposal please call Bill Billings 913 696-7701

Yes
(Yes/No)

WARRANTY

The easement machine shall be covered by a twelve (12) month warranty. A copy of the warranty shall be included with each proposed unit. An additional copy shall be included with the unit upon delivery. The warranty shall cover all non-wear items, assemblies and sub-assemblies against defects in workmanship or failure. All non-covered parts attached to or is part of the easement machine shall be listed as "non-covered" items along with the warranty. The warranty shall include all labor costs regarding all warranted items. Each proposal shall include a copy of all standard and extended warranties along with a written plan to administer the warranty, and provide post-warranty parts & service for the equipment.

Yes
(Yes/No)

DEALER REQUIREMENTS

Each proposal shall include the following information:

1. The number of years each dealer/manufacturer has been actively engaged in production & sales of easement machines.
2. The number of hours to be provided for operation and maintenance training upon delivery.
3. The physical location and dollar amount of replacement parts currently stocked for the equipment.
4. Provide a list to include the nearest factory authorized service facility and the number of mobile factory trained service personnel that are available.
5. The total number of units sold within a 100 mile radius of the Kansas City area.

Yes
(Yes/No)

PARTS MANUAL

Each bidder shall furnish two (2) complete parts list, maintenance, and operator's manual with the unit.

Yes

_____
(Yes/No)

Delivered PRICE: $ $ 57,861.40

STATE DELIVERY TIME: 120-140 days

DIMENSIONS

Each proposal shall include detailed line drawings of the equipment to be supplied. These line drawing shall include both side views, front and rear view of the machine. In addition a top view shall be included. These line drawings must indicate each measurement in inches and shall include, but not limited to the widest outermost parts or opposing points on all assemblies or sub-assemblies. All parts or components whether they are fixed or expandable shall be included. The maximum allowed width between any two points between the left or right side of the machine shall not exceed 34 inches. This includes, but not limited to controls, valves, plumbing fixtures and gauges, out rigger connections, hoses, reservoirs or assemblies.

Each proposal shall include:

Maximum Overall Length: __7' 9"_____inches

Maximum Overall Height: __5'3"_____inches

Maximum width of tracks extended: ___46_____inches

Minimum width of machine with drive tracks retracted: ____34_____inches

Yes
(Yes/No)

MODE OF TRAVEL

Self-propelled, variable speed dual hydraulic drive, minimum 8" (inch) wide industrial rubber tracks with hydraulic steering. The drive tracks shall be capable of extending hydraulically from a minimum of 34" (inches) to a maximum of 48" (inches). Forward/Reverse; Left/Right controls shall be dual cross connected sectional spool valves. These directional control valves will utilize motor port relief valves and anti-cavitation check valves providing smooth metering from stall to full operating speed for operator safety.

Each rubber track shall be powered forward/reverse by a hydraulic direct-drive motor mounted on the rear of each track. The direct drive motor shall engage the rubber track with a drive sprocket, and shall have an idler sprocket at the opposite, (forward) end. A minimum of three support idler sprockets and three support idler wheels, evenly spaced shall be located along both tracks between the rear drive and forward idler sprockets.

Each Hydraulic Drive motors will be rated at 266 foot lbs. of torque each at 2000 PSI. The rubber tracks shall not exceed 5 pounds of pressure (5 psi) per inch of length along the rubber tracks when in contact with the ground.

Yes
(Yes/No)

DESIGN

The frame shall be tubular steel built to withstand full rated loads for all ground / terrain conditions. The frame and subassemblies shall be capable of supporting a minimum of 2,500 pounds or greater.
The unit shall be equipped with a hose reel having a capacity of 500' of 1" I.D. high-pressure sewer hose. The hose reel shall be constructed of a minimum thickness of ¼" steel.
All roller chains, or pinch points shall be properly guarded to prevent injury to the operator.

Yes
(Yes/No)

PAINT

All metal surfaces shall be cleaned with a phosphoric material to ensure a permanent bond between primer & paint on all surfaces. All components whether they are purchased or manufactured shall be primed and painted prior to assembly to ensure all exposed surfaces are coated. All electrical wiring, electrical connectors, hydraulic lines, hoses and hydraulic fittings shall be free of paint throughout the entire machine.

Yes
(Yes/No)

HYDRAULIC SYSTEM

An aluminum hydraulic reservoir with a sight gauge shall be supplied. The hydraulic reservoir shall be capable of containing a minimum of 7 U.S. gallons. The hydraulic reservoir shall be permanently mounted and shall have easy access to the reservoir fill cap. The oil reservoir shall be constructed to facilitate maximum cooling. All hydraulic hoses shall have a minimum pressure rating of SAE 100R2. All hydraulic fittings shall have pressure ratings to meet or exceed that of the hose. The hydraulic pump shall be a fixed displacement gear pump rated at a minimum 7 GPM, powered by a direct drive connection to the gasoline engine crankshaft. Hydraulic systems utilizing pulleys or belts to power hydraulic components are not acceptable. The hydraulic oil filter and assembly shall be an in-line type with an easily accessible spin on, replaceable 10 micron filter.
The power beyond value will allow other hydraulic drive equipment to be used without having to divert the oil.
All control valves, steering, forward, reverse, hose reel articulation, hose reel pay out / retract shall be equipped as "dead man" controls returning to detent (neutral), when they are not being used.

Yes
(Yes/No)

ENGINE

The engine shall be a Honda industrial air cooled, gas, rated at a minimum of 24 H.P. at 3600 RPM. An on / off keyed switch shall be located near the rear controls. Engine choke & throttle controls shall be located near the rear operators controls. The engine shall be equipped with an hour meter.
Engine shall be supplied with a minimum 7 gallon aluminum fuel tank.
Engine oil fill and dipstick shall be easily accessible to for the operator.
Engine exhaust shall be diverted away from the operator to minimize exhaust fumes interfering with the operator.

Yes
(Yes/No)

HOSE REEL ASSEMBLY

The hose reel shall be mounted on a sub frame and able to articulate 180 degrees without modification, or removing any part or parts of the machine. Articulation (rotation) of the hose reel shall be easily rotated to any angle by one person. No part of the reel shall interfere, or come in contact with any part or component mounted on the machine when rotated to any angle. The hose reel shall lock at any position. The reel shall be constructed to withstand all loads during pipe cleaning in any position. The hose reel shall be fully supported, and locked onto the axial shaft and have bearings located on either side of the reel providing free rotation of the reel throughout cleaning operations. The shaft and bearings shall exceed all load and thrust forces of the hose reel.
The hose reel shall be driven by hydraulic power in both directions. The hydraulic drive shall have sufficient power to retract the hose when fully extended into the sewer with the cleaning nozzle operating at maximum jetting pressure.
The hose reel shall be driven by use of a hydraulic motor with a number 50, (or heavier) roller chain. Direct drive motors to rotate the hose reel are not acceptable.
The hose reel shall have a one-inch rotating swivel joint that is adjustable and have replaceable seals on the inlet side to provide free rotation of the hose reel. The reel shall be constructed so there are no elbows or fittings inside the drum to hinder winding or cause maintenance problems. The hose shall enter the reel through the side flange to permit ease in winding and to minimize the possibility of damage to the hose. A 1" swivel connector located at rear of unit to provide ease of transport of the sewer hose from the primary jetting source. A 1" swivel connector shall be provided for connecting the 1" sewer hose to the hose reel for operation.
The reel will be equipped with manual hose footage counter in direct view of the operator. The mechanical footage counter shall continually remain in contact with the hose reel in either direction.

A removable, manual level wind with a hinged double roller will be included with the unit at no additional cost.
The easement machine sewer hose reel shall be equipped with 500' (five hundred feet) x 1" (one inch) I.D. 3000 PSI High-pressure Sewer Hose complete with fittings 1" (one inch) threaded fittings. A 15' (fifteen foot) 1" I.D., (one inch I.D.) leader sewer hose shall be attached to the end of the high-pressure sewer hose. Vendor shall state type and manufacturer of High Pressure hose to be supplied with the unit.
One (1) 3" I.D., (three inch inside diameter) Tiger tail hose protector with clamp and rope will be provided. Where possible a tool storage tray should be built into the machine to carry wrenches or extra nozzles when necessary. The tool tray shall not interfered with operation, or motion of the hose reel, and shall not pose a striking hazard to the operator.
The easement machine shall be equipped with dump valves and hoses to divert the water system at the easement machine. Equipment that requires diverting water at the primary jetting unit (TRUCK) will be unacceptable.

Yes
(Yes/No)

LUBRICATION

All grease fittings and lubrication points shall be accessible without requiring the removal of panels or covers. Any lubrication or grease fittings that are not easily reached shall be fitted with an extended fitting, securely mounted to the machine and shall not interfere with any movement or operation of the machine.

HIGH-PRESSURE HOSE REEL SPEED CONTROL

A Hand control lever allowing the operator to gradually increase/decrease hydraulic oil flow through the control valve shall be utilized for controlling the rotational speed of the sewer jetting hose. In addition to the control lever, a selector dial shall be installed to set minimum/maximum oil flow through the valve when the hand lever is used. The control lever and oil flow valve shall be mounted from a level ground height not less than 40" (forty inches) and no more than a maximum of 52" (fifty two inches).

Yes
(Yes/No)

HOSE REEL OPERATING CONTROLS

An oil filled water pressure gauge shall be located at the operator station. The water pressure gauge shall be clearly visible to the operator throughout operation of the machine.
A 1" ball valve shall be within easy reach of the operator to turn on/off water flow through the high-pressure sewer hose. **Yes**

Yes
(Yes/No)

ACCESSORIES (TO BE INCLUDED)

The easement machine will be equipped with 4 detachable outrigger legs screw type adjustable height.

One (1) 12 Volt power plug to be mounted on control panel.

Yes
(Yes/No)

MANUALS

Two complete operating and parts manual shall be provided. One set will be supplied with the proposal. The second set will be supplied with the machine at the time of delivery.

Yes
(Yes/No)

SERVICE WARRANTY AND TRAINING

Unit shall be warranted against manufacturing defects for not less than twelve (12) months from date of final training of Leawood personnel. Because of the importance of access to parts and service, vendors shall state location and distance of the nearest factory authorized dealer location. After delivery, a qualified technician shall provide complete training for personnel at the Leawood Public Works Facility and at least one field location. Training shall include safety, operation, maintenance and service.

Yes
(Yes/No)

ALTERNATE:

No Need

One trailer used to haul the easement machine to/from jobsites. Each Proposal shall include a complete specification of the trailer to be supplied, and shall include, but not limited to, trailer overall width, length, platform size, tailgate, tongue length, hitch type, GVWR and number of axles. Vendor states additional cost for trailer. Add: $____$2,695.00_____

AUTOMATIC LEVEL WIND

Hose reel equipped with an Automatic Level Wind which allows for hands free winding of the sewer hose. The Automatic level wind system will incorporate a hydraulic drive system which scrolls a pivoting four roller head back & forth across the hose reel. The Automatic Level Wind shall also be equipped with a hydraulic controlled elevation system incorporating dual hydraulic cylinders and pivot arms to raise and lower the level wind guide. The level wind option shall also allow for a total length of 500' (five hundred feet) of sewer hose to be contained on the hose reel.
Vendor states additional cost for Automatic Level Wind.
Add: $___$5,272.00_____

REMOTE CONTROL PENDANT

A remote pendant with 20' cord may be supplied. The pendant shall be capable of Forward/Reverse Left/Right and track extension controls.
All Forward/Reverse controls shall be a "Dead-Man" design.
Vendor states additional cost for Pendant Control
Add: $_____N/A_____

EXTERNAL LIGHTING

One external LED flood light mounted at the front of the machine.
Vendor States cost, manufacturer and model of additional flood light:
Add: $_____$425.00_____

NEW EQUIPMENT WARRANTY

Sewer Equipment Company of America (the "Seller") expressly warrants to the First Purchaser, new equipment to be free from defects in material and workmanship for twelve (12) months or 2000 hours following the date of invoice from Seller, whichever comes first. In addition, our standard warranty for tanks included on new equipment is 10 years for Duraprolene Tanks or 5 years for Superpoly Tanks.

Any equipment of Seller's manufacture that is returned and found to be defective will be repaired or replaced, at Seller's option. Seller's approval is necessary prior to any warranty return, and shipping costs will be the Purchaser's liability pending review. It is expressly understood that Seller's liability is limited to furnishing such equipment within a reasonable length of time. Seller will not be liable for any damages, losses, or expenses arising in connection with the use of or inability to use the equipment or any consequential or special damages.

This warranty covers only malfunctions resulting from defects in material or workmanship of the equipment, and parts and/or components thereof manufactured by Seller. Major components of equipment not of Seller's manufacture including, but not limited to, power plants, water pumps, hydraulics, truck chassis and transmissions used by Seller as part of the equipment, are not warranted by Seller (Seller hereby assigns to Purchaser any warranty extended by the manufacturer thereof). As the manufacturer of the equipment, it is our option regarding handling warranty repairs. It is at the Seller's sole discretion to replace components with either new replacement parts or factory reconditioned parts.

This warranty does not apply to normal wear items or routine adjustments to the equipment or equipment components. Certain parts (e.g.; light bulbs, fuses, belts, filters, ball valves, brakes, throttle cables, water pump valves or pump packings, tires, etc.-this list is not exhaustive) are deemed expendable or wear items. These parts are consumable with routine usage of your equipment. Thus, these parts are not covered under the equipment warranty. If the customer is uncertain as to whether or not the part in question is considered expendable, they can contact Sewer's warranty department.

Repair or replacement by Seller shall not extend the warranty period of the equipment. This warranty may not be assigned or transferred by Purchaser.

It is the Purchaser's responsibility to use the equipment for the purpose and in the manner described in the Operation Manual, and to assume any liability for damage or injury resulting from misuse and abuse, including the removal or alteration of safety guards and devices installed on the equipment at time of delivery to Purchaser. Operation of the equipment beyond the designed specifications may render the warranty void.

It is agreed that this warranty sets forth Purchaser's exclusive and only right and remedy against Seller with respect to the equipment. It is in lieu of all other express or implied warranties including implied warranties of merchantability and fitness. Seller assumes no liability for loss of use, profit, or consequential damages of any kind or nature, from whatsoever cause or thing arising, including, but not limited to, claims of liability based upon tort, negligence, strict liability, or breach of warranty in connection with the manufacture, sale, alteration, use, repair or replacement of equipment, or any part thereof.

Sewer Equipment Company of America
12-21-16

Certificate of Membership

This certificate entitles you to purchase from competitively solicited contracts. You will save time and money by using Sourcewell contracts, while buying the quality products you want from nationally recognized vendors.

Together, we are Sourcewell

Our membership team is ready to help you every step of the way. Contact us for more information.

Sourcewell

Sourcewell-mn.gov

877-585-9706

City of Leawood

Member # 35591

Dr. Chad Coauette, PhD, Executive Director/CEO

Return to Agenda

Staff Review

7.G.

Fact Sheet

SUBJECT: **APPROVE RESOLUTION AND CONSTRUCTION AGREEMENT WITH J. WARREN FOR THE MISSION ROAD (RANCHMART TO 92ND STREET) STREET LIGHTS**

May 20, 2019

DISCUSSION

Attached, is a resolution to approve a Construction Agreement between the City and J. Warren for work on Mission Road (Ranchmart to 92nd Street) Street Lights. The City opened bids on April 23rd, 2019, and received two (2) bids.

The lowest bid was from J. Warren and was $173,031.00. The second lowest bid was from Capital Electric at $203,638.60.

The improvements include installation of street lights, removal and replacement of sidewalk and ADA ramps, sod, pavers, and other construction. This project is necessary due to the burying of the overhead KCPL power lines and KCPL does not complete site improvements necessary for burying their lines (including removal and replacement of sidewalks in conflict and ADA ramps).

The area is located along the east side of Mission Road, from the north edge or Ranchmart Shopping Center to 92nd Street.

J. Warren has worked for Leawood in the past on other projects and performed well.

It is the recommendation of the Public Works Department that the City Council approves the contract with J. Warren for a price of $173,031.00 and authorizes the Mayor to sign.

David Ley, P.E.
Director of Public Works

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

$173,031.00

FUND SOURCES

Leawood Project No. 82074

DRAFT

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A CONSTRUCTION AGREEMENT IN THE AMOUNT OF $173,031.00, BETWEEN THE CITY AND J. WARREN CO., INC., PERTAINING TO THE 2019 MISSION ROAD STREET LIGHT PROJECT FROM RANCHMART TO 92ND STREET [PROJECT # 82074]

WHEREAS, the City is in need of services pertaining to the 2019 Mission Road Street Light Project;

WHEREAS, J. Warren Co., Inc. provides such services; and

WHEREAS, the parties desire to execute a Construction Agreement to provide such services.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby authorizes the Mayor to execute a Construction Agreement in the amount of $173,031.00, between the City and J. Warren Co., Inc., attached hereto as Exhibit A, and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

Bid Tab For: 2019 Mission Road (Ranch Mart to 92nd) Street Lights Project

BID OPENING DATE: April 23, 2019 **TIME: 2:00 PM** **Held in Room:** COUNCIL CHAMBERS

CITY OF LEAWOOD KANSAS
BID TABULATION
4800 Town Center Drive
Leawood, Kansas 66211
(913) 339-6700
(913) 339-9374 fax (913)339-6225 TDD

CONTRACTOR	BID BOND		TOTAL BID
J. Warren Company	YES	----------	$173,031.00
Capital Electric Co.	YES	----------	$203,638.60
Engineer's Estimate:	------	----------	$198,282.00
(Staff Engineer)			

The City of Leawood, Kansas reserves the right to reject any and all bids.

This bid tabulation form is offered as information only on public read and received bids.

Bids received are reviewed for accuracies and review of meeting document and specifications as required with the Bid Notice. The "award" of the bid is determined by the City's purchasing policy.

Vendors awarded contracts with the City of Leawood are expected to comply with the City of Leawood Standard Contract forms and procedures and obtain all licenses and permits associated with the job.

CONTRACT AGREEMENT

MISSION ROAD (RANCHMART TO 92ND ST) STREET LIGHTS

THIS AGREEMENT, made and entered into this _____, 20___, by and between the City of Leawood, Kansas, as party of the first part, and hereinafter termed the "Owner", and **J. Warren Company, Inc.** party of the second part, hereinafter termed in this agreement, "The Contractor",

WITNESSETH:

THAT WHEREAS, the Owner has caused to be prepared in accordance with law, specifications, plans and other contract documents for the Work herein described and has approved and adopted these contract documents and has caused to be published, in the manner and for the time required by law, an advertisement inviting sealed bid proposals for furnishing materials, labor and equipment for, and in connection with, the construction of: installation of street lights, removal and replacement of sidewalk and ADA ramps, sod, pavers, and other construction.

WHEREAS, the Owner in the manner prescribed by law has publicly opened, examined and canvassed the bid proposals submitted, and as a result of such canvass has determined and declared the Contractor to be the lowest and best bidder for constructing said street improvements, and has duly awarded to the said Contractor, a contract therefore for the sum or sums named in the bid proposal attached to, and made a part of this contract;

NOW THEREFORE, in consideration of the compensation to be paid the Contractor, and of the mutual agreements herein contained, the parties to these present have agreed and hereby agree, the Owner for itself, and its successors, and the Contractor for itself, or themselves, its, or their successors and assigns, or its, or their executors and administrators, as follows:

ARTICLE 1. That the Contractor will furnish at its own cost and expense all labor, tools, equipment and materials required, and construct and complete in good first-class and workmanlike manner the Work as designated, described and required by the Plans, Specifications and Bid Proposal as being included in, and covered by, the following items of the said Bid Proposal, to wit:

Item 1-23

All in accordance with the Plans, Specifications, General Conditions, Special Conditions, Advertisement, Instructions to Bidders, Bid Proposal and other specified contract documents on file, all of which the contract documents form the Contract and are as fully a part thereof as if repeated verbatim herein; all Work to be done under the direct supervision, and to the entire satisfaction of the Owner, and in accordance with the laws of the State of Kansas.

ARTICLE II. That the Owner shall pay to the Contractor for the performance of the Work embraced in this Contract, and the Contractor will accept in full compensation therefore the sum (subject to adjustment as provided by the contract) of **ONE HUNDRED SEVENTY-THREE THOUSAND, THIRTY-ONE DOLLARS AND NO CENTS** (**$173,031.00**) for all Work covered by and included in the contract award and designated in the foregoing Article I; payment thereof to be made in cash or its equivalent, in the manner provided in the General Conditions hereto attached.

ARTICLE III. That the Contractor will commence work on a date to be specified in a written order form from the Owner, and will complete all work covered within 45 Calendar Days from the Notice to Proceed.

ARTICLE IV. Contractor specifically acknowledges and confirms that: [1] Contractor has visited the site, made all inspections Contractor deems appropriate and has read and fully understands the

Contract Documents, including all obligations and responsibilities undertaken by Contractor as specified herein and in the other Contract Documents and knowingly accepts same; [2] Contractor has furnished copies of all Contract Documents to Contractor's insurance carrier[s] and its surety or sureties; and [3] Contractor's insurance carrier[s] and surety or sureties agree to be bond as specified in this Contract, in the Contract Documents, as set forth in the insurance policy or policies and bonds pertaining to liability and surety coverage.

ARTICLE V. Owner and Contractor specifically agree that by executing this Contract, the Contract documents are not intended to create any third party beneficiary relationship nor to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Contract; the duties, obligations and responsibilities of the parties to this Contract with respect to third parties shall remain as imposed by law.

ARTICLE VI. This Contract, together with the other Contract Documents, constitutes the entire Contract between the parties and supersedes all prior contracts, whether oral or written, covering the same subject matter. This contract may not be modified or amended except as provided in the Contract Documents.

ARTICLE VII. This Contract is entered into, under and pursuant to, and is to be construed and enforceable in accordance with the laws of the State of Kansas.

ARTICLE VIII. All local, state and federal laws and requirements as described in the Contract Documents and General conditions, which apply to this Contract, shall be incorporated herein by reference.

ARTICLE IX. Should any provision of this Contract or the Contract Documents be determined to be void, invalid, unenforceable or illegal for whatever reason, such provision[s] shall be null and void; provided, however, that the remaining provisions of this Contract and/or the other Contract Documents shall be unaffected thereby and shall continue to be valid and enforceable.

ARTICLE X. Contractor shall observe the provisions of the Kansas act against discrimination and shall not discriminate against any person in the performance of work under the Agreement because of race, religion, color, sex, disability, national origin or ancestry; in all solicitations Contractor shall include the phrase, "equal opportunity employer"; if Contractor fails to comply with the manner in which Contractor reports to the commission in accordance with the provisions of K.S.A. 44-1031 and amendments thereto, Contractor shall be deemed to have breached the present agreement and it may be canceled, terminated or suspended, in whole or in part, by Owner; if Contractor is found guilty of a violation of the Kansas act against discrimination under a decision or order of the commission which has become final, Contractor shall be deemed to have breached the present agreement and it may be canceled, terminated or suspended, in whole or in part, by Owner; and Contractor shall include the provisions of this paragraph in every subcontract or purchase order so that such provisions will be binding upon such subcontractor or vendor.

IN WITNESS WHEREOF, the City of Leawood, Johnson County, Kansas, Owner, has caused this Contract to be executed in its behalf, thereunto duly authorized, and the said Contractor has executed **4 (four)** counterparts of this contract in the prescribed form and manner, the day and year first above written.

PARTY OF THE FIRST PART
CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk
(SEAL)

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

PARTY OF THE SECOND PART (CONTRACTOR)

J. Warren Company, Inc.
Printed Name of Company

By _____

_____
Title

_____
Street Address

_____
City, State, Zip Code

_____
Telephone No.

Return to Agenda

LEAWOOD FIRE DEPARTMENT

Memorandum

7.H.

TO: Peggy Dunn, Mayor
City of Leawood City Council
Scott Lambers, City Administrator

FROM: David Williams, Fire Chief

DATE: May 20, 2019

SUBJECT: **Patient Safety Organization Agreement**

The Fire Department is recommending the approval of the Patient Safety Organization (PSO) Agreement. We work closely with the other EMS providers in the county and it will help us to improve patient safety and encourage a culture of safety. The other Johnson County cities have already approved similar agreements with the PSO.

This gives us a framework to work as a system to identify, report errors and near misses. We can investigate these errors and near-misses under a protected environment from discovery.

However, the benefit is that we can also share the lessons learned and policies/procedures/protocols that are modified based on the error with the partners in the EMS System.

If one of our EMS partners has an issue the system can benefit, but can be done in a controlled, protected environment.

There is no direct cost to this agreement to Leawood. Membership in the organization is paid entirely by the Mid-America Regional Council Emergency Rescue (MARCER) committee.

Respectfully submitted,

David Williams

David Williams Fire Chief

Fire Department (913) 681-6788 FAX (913) 681-2399

DRAFT

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A PATIENT SAFETY ORGANIZATION PARTICIPANT AGREEMENT BETWEEN THE CITY AND CENTER FOR PATIENT SAFETY, PERTAINING TO EMS QUALITY ASSURANCE AND IMPROVEMENT ACTIVITIES WITHIN THE JOHNSON COUNTY EMS SYSTEM

WHEREAS, the City desires to enter into a patient safety participant agreement with the Center for Patient Safety.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby authorizes the Mayor to execute a Patient Safety Organization Participant Agreement between the City and Center for Patient Safety, attached hereto as Exhibit A, and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

AGREEMENT

PATIENT SAFETY ORGANIZATION (PSO) PARTICIPANT

This agreement, dated reflects the PSO relationship between the Center for Patient Safety (CPS) and the City of Leawood, Kansas (Organization).

I. BACKGROUND

1. The Organization desires to participate with a Patient Safety Organization (PSO) certified by the Agency for Healthcare Research and Quality (AHRQ) pursuant to the Patient Safety and Quality Improvement Act of 2005 (PSQIA) and its Final Rule. (These are described in Exhibit 1.) In this agreement, the terms "Patient Safety Organization" and "patient safety work product" have the meanings provided in the PSQIA.
2. CPS provides such services.
3. All of Organization's activities related to this agreement are undertaken voluntarily, and Organization can decide what data to report. The parties recognize that the value of the projects undertaken in relation to this agreement will depend on the quality and the quantity of data provided by Participants (including Organization) to CPS.

II. THE CENTER FOR PATIENT SAFETY AGREES:

1. It will maintain its certification as a listed PSO and will develop and implement policies and procedures to comply with AHRQ's requirements for listed PSOs, as specified in the relevant law described in Exhibit 1.
2. The Organization is not subject to the Health Insurance Portability and Accountability Act (HIPAA). Although CPS will not be a business associate of Organization pursuant to HIPAA, the parties will enter into a Business Associate Agreement (BAA) that obligates CPS to satisfy the requirements of the Health Insurance Portability and Accountability Act (HIPAA), the HIPAA privacy rule and the Health Information Technology for Economic and Clinical Health (HITECH) Act as if CPS were a business associate pursuant to HIPAA. A proposed BAA is attached as Exhibit 4.
3. If CPS discloses any information that has been provided to it by any Participants, it will only share de-identified and/or aggregated information, as allowed by the PSQIA and the Final Rule.

III. ORGANIZATION AGREES:

1. It will submit data relevant to the program in which it is participating (as documented by Exhibit 2).
2. Organization will develop and implement policies that are compliant with the PSQIA, the Final Rule, and AHRQ's requirements to preserve the confidentiality of its patient safety work product and any confidential information provided to it by CPS. CPS will provide policy templates.
3. Organization will train its staff regarding the confidentiality of the patient safety work product protected under the PSQIA. Staff members who work with confidential information will sign a confidentiality agreement. CPS will provide training materials and a template agreement.
4. Organization will designate a contact person to interact with CPS on activities related to this agreement. If the designated contact person changes, Organization will notify CPS in writing of the change.
5. Organization will provide a list (using Exhibit 3) of any Affiliated Providers that will be included under this agreement.
6. If Organization works with more than one PSO, it will notify CPS, including the identity, of the other.
7. Feedback from CPS to Organization is advisory only, and any subsequent decisions made or actions undertaken are the responsibility of Organization.

IV. REQUESTS FOR PROTECTED INFORMATION

1. If either party receives a request for patient safety work product, it will notify the other party and will assert all relevant privileges under the PSQIA. The parties will communicate with each other regarding any decision to disclose potentially protected information.
2. The Organization will have primary responsibility for defending the privilege and confidentiality protections in cases where it is a party to a lawsuit and/or are the subject of an investigation. In other cases, the parties will confer as to the appropriate responsibility. At no cost, CPS will make resources and expertise available to support Organization's efforts under this paragraph.

V. INSURANCE AND INDEMNIFICATION

1. CPS and its relevant affiliates will maintain commercial general liability insurance in an amount of no less than $1 million per occurrence and $1 million aggregate, and professional liability insurance in an amount no less than $1 million per claim and aggregate.
2. Organization will maintain commercial general liability insurance in an amount of no less than $500,000 per occurrence and $1 million aggregate

3. Subject to the Kansas Tort Claims Act, K.S.A. 75-6101 *et seq.*, each party shall be responsible for any claims and expenses, including reasonable attorney's fees, to the extent caused by that party's acts or omissions.

VI. TERM AND TERMINATION

1. This agreement begins on the effective date and will automatically renew for successive 3-year periods unless either party notifies the other of its intent not to renew at least thirty (30) days prior to the end of the current term. CPS will notify Organization at least sixty (60) days before the end of the contract term about changes to fees. Fees are based on level of participation in the program described in Exhibit 2. Organization agrees that fees paid to CPS, or on behalf of Organization, are in consideration for provision of services identified in this agreement.
2. Either party may terminate the agreement for any reason on ninety (90) days written notice to the other party.
3. The agreement will terminate automatically on any of the following occurrences:
    a. CPS is de-listed as a PSO by AHRQ. In that case, CPS will comply with all requirements of the PSQIA and the Final Rule regarding Organization's information.
    b. Either Party is dissolved or loses its status as a corporate entity or is deemed insolvent.
    c. The Organization's Governing Body declines to appropriate funds for this Agreement.
4. Each party will bear the obligations outlined in the PSQIA and the Final Rule with respect to confidential information upon termination.

VII. OWNERSHIP AND PATIENT SAFETY WORK PRODUCT

1. Organization owns all identifiable patient safety work product and other identifiable information it submits to CPS.
2. CPS owns all aggregate and non-identifiable information it has developed.

VIII. MISCELLANEOUS

1. Any notice given by one party to the other shall be in writing and may include e-mail which shall be deemed given upon receipt. Notice sent via regular U.S. Mail shall be deemed given three days after the sending party has deposited such notice in a U.S. Postal Service collection box, whichever is earlier.
2. This agreement, together with any exhibits constitutes the entire agreement between the parties. Any amendments shall be in writing signed by both parties.

Effective Date: , 20

CENTER FOR PATIENT SAFETY

Alexandra H Christgen
SIGNATURE

Alexandra H Christgen
PRINTED NAME

Executive Director
TITLE

4/8/19
DATE SIGNED

PARTICIPANT

SIGNATURE

PRINTED NAME

TITLE

ORGANIZATION

DATE SIGNED

Center for Patient Safety
Delivering EMS Solutions

EXHIBIT 1

LEGAL REFERENCES

The agreement between Organization and the Center for Patient Safety is based on the provisions of the Patient Safety and Quality Improvement Act of 2005 (Patient Safety Act, Pub. L 109-41). The Act amended Title IX of the Public Health Service Act (42 U.S.C. 299 et seq.) by inserting a new Part C, sections 921 through 926, which are codified at 42 U.S.C. 299b–21 through 299b–26.

The Agency for Healthcare Research and Quality issued the final Patient Safety Rule, which is codified at 42 CFR Part 3.

Both can be easily accessed in PDF form at https://www.pso.ahrq.gov/legislation.

EXHIBIT 2

PATIENT SAFETY ORGANIZATION (PSO) SERVICES AND PROGRAM PARTICIPATION

The broad aim of this program is to improve the quality and safety of EMS care by providing a confidentially protected space for EMS providers to conduct their quality and patient safety activities through participation with a federally-designated Patient safety Organization; to learn from their errors; and establish a culture of safety within each participating agency and throughout the EMS industry. By executing this agreement, the Participant and applicable Affiliated Providers agree to meet expectations of the program described below, in order to receive the full benefits of the program.

The program is funded by Mid-America Regional Council (MARC) Emergency Rescue Committee. This funding does not have an end date, but is subject to change over time. In the event this funding source ends, a revised Agreement with fee provisions would be made available to Participant as well as options to impose termination processes described in Article VI of the Agreement.

1. STANDARD CENTER FOR PATIENT SAFETY (CPS) PSO SERVICES

Organization will have access to standard CPS PSO services. The Standard PSO Services include the following:

- A secure, confidential data platform, the Share*Suite*, to enter data.
- Access to the CPS exclusive PSO resources, including education and training, password-protected web site with PSO resources, a Share*Suite* User Guide, PSO Toolkit containing templates and PowerPoint templates to assist in PSO implementation at your organization.
- Participation in other networking, sharing and learning events among CPS PSO participants, with specific EMS content.
- One-on-one consultation from experts in patient safety for PSO reporting and other patient safety topics.
- Access to national patient safety sharing and networking opportunities.
- PSO and patient safety activities with a network of providers across the continuum of care, including ambulatory, long term care, ambulance services and hospitals.
- Federal legal and confidentiality protections for designated quality and safety improvement work.

2. PARTICIPANT EXPECTATIONS

- Collaborate with CPS to meet mutually agreed upon PSO onboarding timelines.
- Participate in educational sessions and webinars to learn about the program, and how to best utilize the PSO.
- Submit adverse event, near miss and unsafe condition information to the PSO in good faith. Recommendation is to have more than one individual with secure access to the PSO platform and responsibility to review information prior to PSO submission.
- Explore and take advantage of opportunities to improve the safety culture; thereby improving reporting to the PSO. This may include performing a safety culture assessment and/or participating in culture-related education and training opportunities.
- Offer input and suggestions as requested by CPS EMS-related committees and activities.
- Utilize CPS-provided resources to adhere to provisions of the Patient Safety and Quality Improvement Act and its final regulations pertaining to participation with a PSO, establishing a Patient Safety Evaluation System and maintaining confidentiality of Patient Safety Work Product.

CENTER FOR PATIENT SAFETY	**PARTICIPANT**
Alexandra H Christgen	
SIGNATURE	SIGNATURE
Alexandra H Christgen	
PRINTED NAME	PRINTED NAME
Executive Director	
TITLE	TITLE

Approved as to form on
5 / 9 / 2019
By [illegible]

Center for Patient Safety
Delivering EMS Solutions

EXHIBIT 3

AFFILIATED PROVIDERS

The following entities are Affiliate Providers of Organization. An Affiliated Provider, as defined in the Final Rule, is a legally separate provider that is the parent organization of the provider or is under common ownership, management, or control with the provider, or is owned, managed, or controlled by the provider.

For additional affiliated providers, please copy this form and include in the agreement.

Name: _____

Mailing Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **Fax Number:** _____

Nature of Affiliation: _____

Name: _____

Mailing Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **Fax Number:** _____

Nature of Affiliation: _____

Name: _____

Mailing Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **Fax Number:** _____

Nature of Affiliation: _____

Center for Patient Safety
Delivering EMS Solutions

EXHIBIT 4

MODIFIED HIPAA BUSINESS ASSOCIATE AGREEMENT

This Modified HIPAA Business Associate Agreement ("BAA") entered into this day of , 20 , between the Center for Patient Safety ("CPS"), and the City of Leawood, Kansas ("Participant"), supplements and is made a part of the Participant Agreement.

WHEREAS, Participant is not a "covered entity" under the Health Insurance Portability and Accountability Act of 1996 ("HIPAA").

WHEREAS, Participant desires to protect the privacy and security of Protected Health Information ("PHI") Used or Disclosed by CPS as if CPS's Use or Disclosure of Participant's PHI were required to be in compliance with the HIPAA and regulations promulgated thereunder by the U.S. Department of Health and Human Services (45 CFR Parts 160 and 164), as amended by the American Recovery and Reinvestment Act of 2009, Title XII "Health Information Technology for Economic and Clinical Health Act" ("HITECH"). The purpose of this BAA is to satisfy certain standards and requirements of HIPAA (hereinafter "HIPAA Rules") as they may be amended from time to time.

WHEREAS, Participant and CPS have entered into a Participant Agreement under which Participant will voluntarily submit certain information to CPS and CPS will utilize the information to perform patient safety activities ("Services") which involve the Use or Disclosure of PHI in the course of such services under this Participant Agreement.

In consideration of these mutual promises made below and the exchange of information under this BAA, the Parties agree as follows:

A. DEFINITIONS

In addition to the terms already defined in the Participant Agreement and this BAA, terms capitalized in this BAA shall have the same meaning as those terms defined in the HIPAA Rules unless the context requires otherwise. Any reference to PHI includes electronic PHI to the extent practicable.

1. "Breach." As used in Section B.3 herein, the term "Breach" shall have the same meaning as the term "breach" in 45 CFR §164.402.

2. "Business Associate." As used herein, the term "Business Associate" shall mean CPS.

3. "Individual" shall have the same meaning as the term "individual" in 45 CFR § 160.103 and shall include a person who qualifies as a personal representative in accordance with 45 CFR § 164.502(g).

4. "Required By Law" shall have the same meaning as the term "required by law" in 45 CFR § 164.103.

5. "Secretary" shall mean the Secretary of the Department of Health and Human Services or his or her designee.

6. "Unsecured Protected Health Information." As used herein, the term "Unsecured Protected Health Information" or "Unsecured PHI" shall have the same meaning as the term "unsecured protected health information" in 45 CFR §164.402.

B. RESPONSIBILITIES OF CPS

1. Uses and Disclosures

CPS agrees not to Use and/or Disclose PHI received from Participant or created or received by CPS on behalf of Participant other than to perform the Services as permitted or required under the Participant Agreement or as Required by Law.

2. Safeguards

CPS agrees to use appropriate administrative, technical and physical safeguards to protect the confidentiality, integrity and availability of PHI it creates, receives, maintains or transmits on behalf of Participant as required by the HIPAA Rules and to prevent any Use or Disclosure of Participant's PHI other than as permitted or required by the Participant Agreement or this BAA. By no later than February 17, 2010, CPS further agrees to implement policies and procedures to prevent, detect, contain and correct security violations related to PHI, and to comply with the following provisions of the HIPAA Security Rule: 45 CFR § 164.308 (administrative safeguards); §164.310 (physical safeguards); §164.312 (technical safeguards); and §164.316 (policies and procedures and documentation requirements).

3. Notification

CPS agrees to notify Participant of any Use or Disclosure of PHI not provided for by this BAA, within ten (10) days of CPS' discovery of such Use or Disclosure, and to take reasonable steps to mitigate to the extent practicable any harmful effect of a breach of confidentiality or security in violation of this BAA.

a. In addition, in order to enable compliance with the breach notification requirements of HITECH, found at 45 CFR Part 164, Subpart D of the HIPAA Rules, CPS shall, following the discovery of a Breach of Unsecured PHI, notify Participant within ten (10) business days of discovery of such Breach. CPS agrees to exercise reasonable diligence to discover Breaches of Unsecured PHI. Such notice shall include the identification of each individual whose Unsecured PHI has been, or is reasonably believed by CPS to have been, accessed, acquired, or disclosed during such Breach, along with any other available information which Participant is required to include in notification to the individual under 45 CFR §164.404(c).

b. If CPS does not possess the identity of all such individuals within ten (10) business days of discovery of the Breach, CPS shall notify Participant with such information as is available by that deadline and supplement immediately as additional information becomes

available.

4. Agents and Subcontractors

CPS agrees to ensure that any agent, including subcontractors to whom it provides PHI received from or created or received by CPS on behalf of Participant agrees to the same restrictions and confidentiality that apply to CPS with respect to such information.

5. Regulatory Compliance

CPS agrees to make its internal practices, books and records, including policies and procedures, relating to the Use and Disclosure of PHI received from or created or received by CPS on behalf of Participant available to Participant or the Secretary in a time and manner designated by Participant or Secretary for the purpose of the Secretary determining Participant's compliance with the HIPAA Rules.

C. PERMITTED USES AND DISCLOSURES OF PHI BY CPS

1. CPS Services

CPS may use or disclose PHI for the purpose of providing the Services described in the Participant Agreement.

2. Data Aggregation

CPS may use PHI to perform Data Aggregation services to Participant, as defined by 45 CFR § 164.501.

3. CPS Management and Administration

CPS may use PHI for the proper management and administration of CPS or to carry out CPS' own legal responsibilities.

4. Disclosures for CPS' Management and Administration

CPS may disclose PHI for the proper management and administration of CPS, provided:

a. The disclosure is Required by Law; or

b. CPS obtains reasonable assurances from the person or entity to whom the information is Disclosed that it will be held confidentially and Used or further Disclosed only as Required by Law or for the purpose for which it was Disclosed to the person or entity, and the person or entity notifies CPS of any instances of which it is aware in which the confidentiality of the information has been breached.

5. Uses for Reporting Purposes

CPS may Use PHI to report violations of law to appropriate federal and state authorities, consistent with the HIPAA Rules.

D. RESPONSIBILITIES OF PARTICIPANT

1. Notice to CPS

Participant agrees to notify CPS of any limitations in its Notice of Privacy Practices to the extent that such limitations affect CPS Use and Disclosure of PHI.

2. Impermissible Request by Participant

Except as otherwise provided in this BAA, Participant will not request CPS to Use or Disclose PHI in any manner that would not be permissible under the HIPAA Rules if done by Participant.

E. TERM AND TERMINATION

1. Term

The Term of this BAA shall be effective as of the Effective Date of the Participant Agreement and shall terminate when all of the PHI provided by Participant to CPS, or created or received by CPS on behalf of Participant, is destroyed or returned to Participant, or if it is infeasible to return or destroy PHI, protections are extended to such information in accordance with termination provisions in this section.

2. Termination for Cause

Upon either Party's knowledge of a material breach of this BAA by the other, the Parties shall either:

a. Provide an opportunity to the breaching Party to cure the breach or end the violation within 30 days after written notice by the non-breaching Party; or

b. Immediately terminate this BAA if a material term has been breached, and cure is not possible. If the breach has resulted in violation of HIPAA or HITECH, the breaching party shall report the violation to the Secretary. .

3. Effect of Termination

a. Unless otherwise agreed by the Parties in writing, upon termination of this BAA for any reason, CPS shall return or destroy all PHI received from Participant or created or received by CPS on behalf of Participant. This provision shall apply to PHI that is in the possession of subcontractors or agents of CPS.

b. In the event that the Parties agree in writing that returning or destroying the PHI is infeasible, CPS shall extend the protections of this BAA to such PHI and limit further Uses and Disclosures of such PHI to those purposes that make the return or destruction infeasible, for so long as CPS maintains such PHI.

F. MISCELLANEOUS

1. Regulatory References

A reference in this BAA to a section in the HIPAA Rules means the section as in effect or as amended and for which compliance is required.

2. Amendment

The Parties agree to take such action as is necessary to amend this BAA from time to time as is necessary to comply with the requirements of the HIPAA Rules as may be amended.

3. Survival

The respective rights and obligations of CPS and the Participant under Section E (3) of this BAA shall survive the termination of this BAA.

4. Interpretation

Any ambiguity in this BAA shall be resolved in favor of permitting the Parties to comply with the HIPAA Rules as may be amended.

5. Governing Law.

This BAA and the rights and obligations of the Parties hereunder shall in all respects be governed by, and construed in accordance with, the laws of the State of Kansas including all matters of construction, validity and performance.

The Parties have caused this Business Associate Agreement to be duly executed in their respective names as of the date first above written.

CENTER FOR PATIENT SAFETY	PARTICIPANT
Alexandra H Christgen	
SIGNATURE	SIGNATURE
Alexandra H. Christgen	
PRINTED NAME	PRINTED NAME
Executive Director	
TITLE	TITLE

Approved as to form on
5/9/2019
By

Return to Agenda

Staff Review

Fact Sheet

7.I.-
7.S.

SUBJECT: **RESOLUTIONS TO ACCEPT EASEMENTS FOR THE STORMWATER IMPROVEMENT PROJECT DB-11-014 LOCATED IN PRAIRIE VILLAGE AND LEAWOOD, KS**

May 20, 2019

DISCUSSION

The Public Works Department is requesting acceptance of Resolutions for acceptance of several easements from properties along Johnson County Storm Water Project DB-11-014. The Project is a Prairie Village, Kansas stormwater project which borders the City of Leawood near the 84th & Reinhardt/Wenonga area in The Cloisters and Leawood Lanes Subdivisions in Leawood. Leawood has twenty-eight properties requiring easements, this request is for easements obtained so far.

The property owners listed below have signed their documents. The easements are required with stormwater improvements planned for the area.

Temporary Construction Easement
Grantors: Michael Brune and Erica Brune
Lot 73, Leawood Lanes
3404 W 85th Street, Leawood, KS 66206

Temporary Construction Easement
Grantors: William Patrick Donnelly, Trustee of the William Patrick Donnelly Trust and Judy M. Donnelly, Trustee of the Judy M. Donnelly Trust
Lot 70, Leawood Lanes
8500 Reinhardt Lane, Leawood, KS 66206

Temporary Construction Easement
Grantor: Kathryn J. Hollister, Trustee of the Kathryn J. Hollister Trust
Lot 104, The Cloisters
8419 Reinhardt Lane, Leawood, KS 66206

Temporary Construction Easement
Grantor: Dottie M. Abbott, Trustee of the Dottie M. Abbott Trust
Lot 70, The Cloisters
8415 Reinhardt Lane, Leawood, KS 66206

Temporary Construction Easement
Grantors: Jack D. Rowe and Paula D. Rowe
Lot 71, The Cloisters
8409 Reinhardt Lane, Leawood, KS 66206

Continued on next page . . .

COUNCIL ACTION TO BE TAKEN

Approve Resolutions to Accept Easements

STAFF RECOMMENDATION

- ☑ For
- ☐ Against
- ☐ No position

COMMITTEE RECOMMENDATION

- ☐ For
- ☐ Against
- ☐ No position
- ☑ No Assignment

POLICY OR PROGRAM CHANGE

- ☑ No
- ☐ Yes

OPERATIONAL IMPACT

COSTS

Recording Fees

FUND SOURCES

Prairie Village Project SMAC DB-11-014
recording fees: Leawood-General Funds/Prof services

DISCUSSION (CONTINUED)

Temporary Construction Easement
Grantor: Ruth M. Brito
Lot 32, The Cloisters, 3209 W 84th Place, Leawood 66206

Temporary Construction Easement
Grantors: Bert L. Benjamin and Janice C. Benjamin
Lot 34, The Cloisters, 3201 W 84th Place, Leawood, KS 66206

Temporary Construction Easement
Grantor: Sally J. Flood, as Trustee of the Sally J. Flood Trust
Lot 100, The Cloisters, 3024 W 84th Place, Leawood, KS 66206

Temporary Construction Easement
Grantors: Clay S. Calvert and Joan M. Calvert
Lot 76, The Cloisters, 8408 Wenonga Road, Leawood, KS 66206

Temporary Construction Easement
Grantors: Bob Arther and Gail Arther
Lot 77, The Cloisters, 8412 Wenonga Road, Leawood, KS 66206

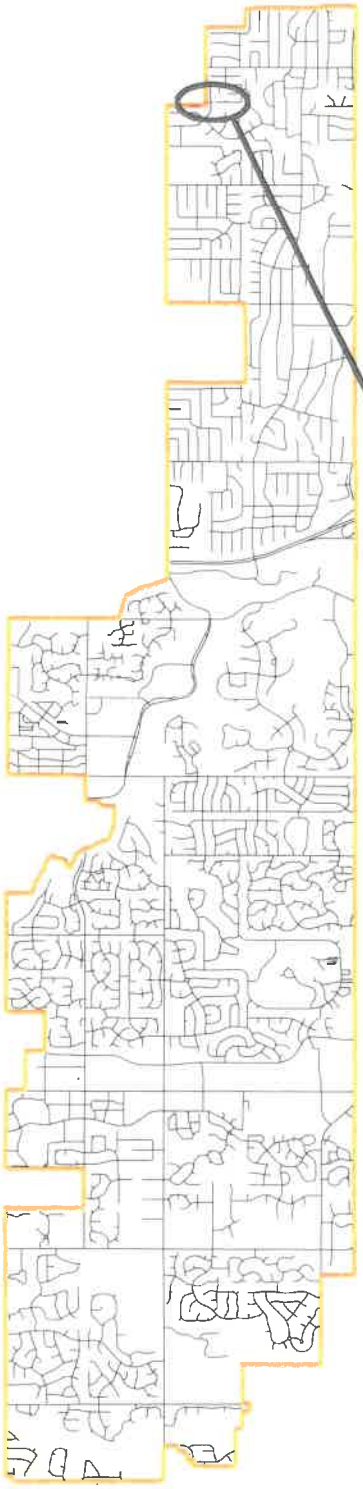
Storm Sewer Easement
Grantors: Bob Arther and Gail Arther
Lot 77, The Cloisters, 8412 Wenonga Road, Leawood, KS 66206

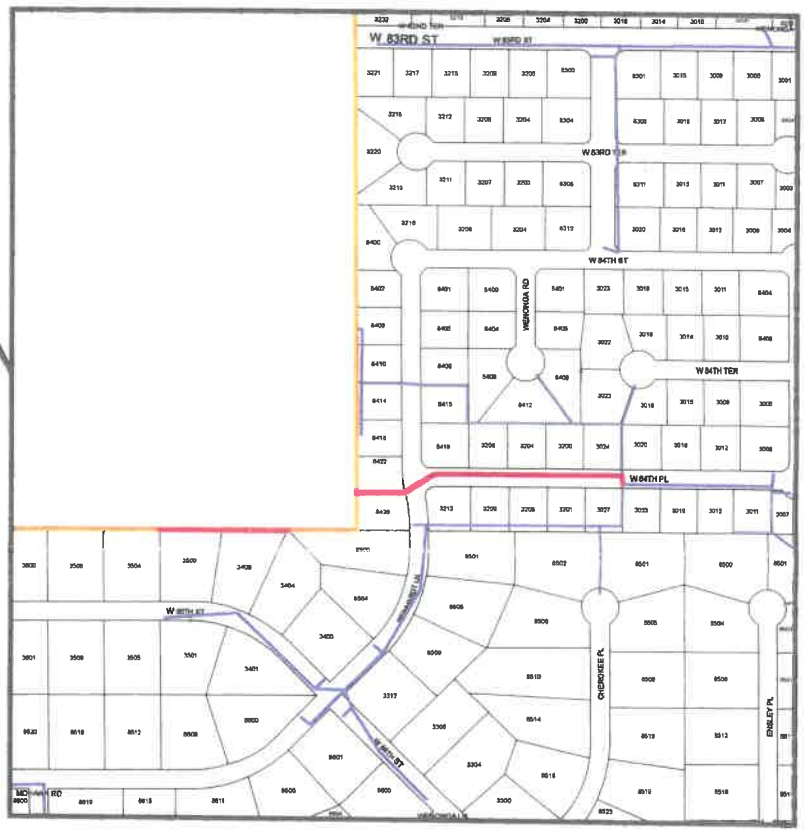
The Department of Public Works requests the Governing Body accept the easements so that they may be recorded at Johnson County's Register of Deeds/Clerk office.

David Ley, P.E.
Director of Public Works

DATE	GOVERNING BODY DECISION
FACT SHEET PREPARED BY	☐ PASSED ☐ NOT PASSED ☐ HOLD ☐ RETURNED
REVIEWED BY	

Cloisters and Prairie Village Storm Project
SMAC DB-11-014





Cost Estimate: $1,700,000
Leawood Share: $212,500
Administer: City of Prairie Village
Current Status: Obtaining Easements Estimated
Construction Start: July 2019

DRAFT

7.I.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM GRANTORS MICHAEL AND ERICA BRUNE, FOR PROPERTY LOCATED AT 3404 W. 85TH STREET, LOT 73, LEAWOOD LANES SUBDIVISION PERTAINING TO THE PRAIRIE VILLAGE STORM WATER IMPROVEMENT PROJECT [SMAC PROJECT # DB-11-014]

WHEREAS, the Grantors Michael and Erica Brune have executed a Temporary Construction Easement, necessary to meet improvement needs; and

WHEREAS, the City desires to accept such Temporary Construction Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Temporary Construction Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that on this 21 day of February, 2019, Michael Brune and Erica Brune, husband and wife, ["Grantors"], for their heirs, successors and assigns, as owners of property herein described, for the sum of Ten Dollars [$10.00] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, do hereby grant to the City of Leawood, Kansas, a Kansas municipal corporation ["Grantee"], a Temporary Construction easement over, under and through the following described real estate:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

The above described easement is to be used for the purposes of constructing, improving, and reconstructing and inspecting storm sewer improvements ["Improvements"], as shown by the plans of said Improvements a copy of which is on file in the Public Works Department, 4800 Town Center Drive, Leawood, KS 66211. This Temporary Construction Easement includes the right of ingress and egress over and through the above described property.

This Temporary Construction Easement shall commence upon the date of its execution, as shown below and shall expire at the earlier of one (1) year after completion of the construction project or 36 months after the date of execution of this easement.

Grantee, hereby agrees to restore the Easement Property to as near the original condition as possible. Grading within the Temporary Construction Easement may result in a grade change, all in accordance with Grantee's design and or construction project plans.

Grantor does hereby waive and release Grantee from any and all claims for damages or compensation either now or in the future arising by reason of the use of the Temporary Construction Easement for the purposes described herein. This release does not include a claim for damages resulting from a negligent act of Grantee or its contractor.

This Temporary Construction Easement shall inure to and bind the successors and assigns of the parties.

IN WITNESS WHEREOF the parties above name have hereunto set hand(s) the day and year first above written.

GRANTORS

Erica Brune

Michael Brune

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 27th day of February, 2019, before me, the undersigned, a Notary Public in and for the County and State, came Erica Brune who I personally known to me to be the same person above who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

NOTARY PUBLIC

ERIKA GONZALEZ
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: September 05, 2022
Commission Number: 18216434

My Appointment Expires:
09/05/2022

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 27th day of February, 2019 before me, the undersigned, a Notary Public in and for the County and State, came Erica Brune who I personally known to me to be the same person above who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

Erika Gonzalez
NOTARY PUBLIC

ERIKA GONZALEZ
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: September 05, 2022
Commission Number: 18216434

My Appointment Expires:
09/05/2022

Temporary Construction Easement
2018 Reinhardt Drainage Improvements
Tract 103 – 3404 W. 85th Street
Affinis Corp No. 17-0001.02

Attachment "A"

Temporary Construction Easement Description

All that part of Lot 73, LEAWOOD LANES, a subdivision of record situate in the City of Leawood, Johnson County, Kansas, being described as follows:

Beginning at the Northernmost corner of said Lot 73; thence South 45°16'38" East, along the Northeast line thereof, a distance of 27.36 feet; thence South 87°44'55" West, departing the Northeast line of said Lot 73, a distance of 27.62 feet to a point on the Northwest line thereof; thence North 21°52'29" East, along the Northwest line of said Lot 73, a distance of 21.91 feet to the Point of Beginning. Except for all that part lying within a 5.00 feet-wide platted utility easement along the Northeast line of said Lot 73.

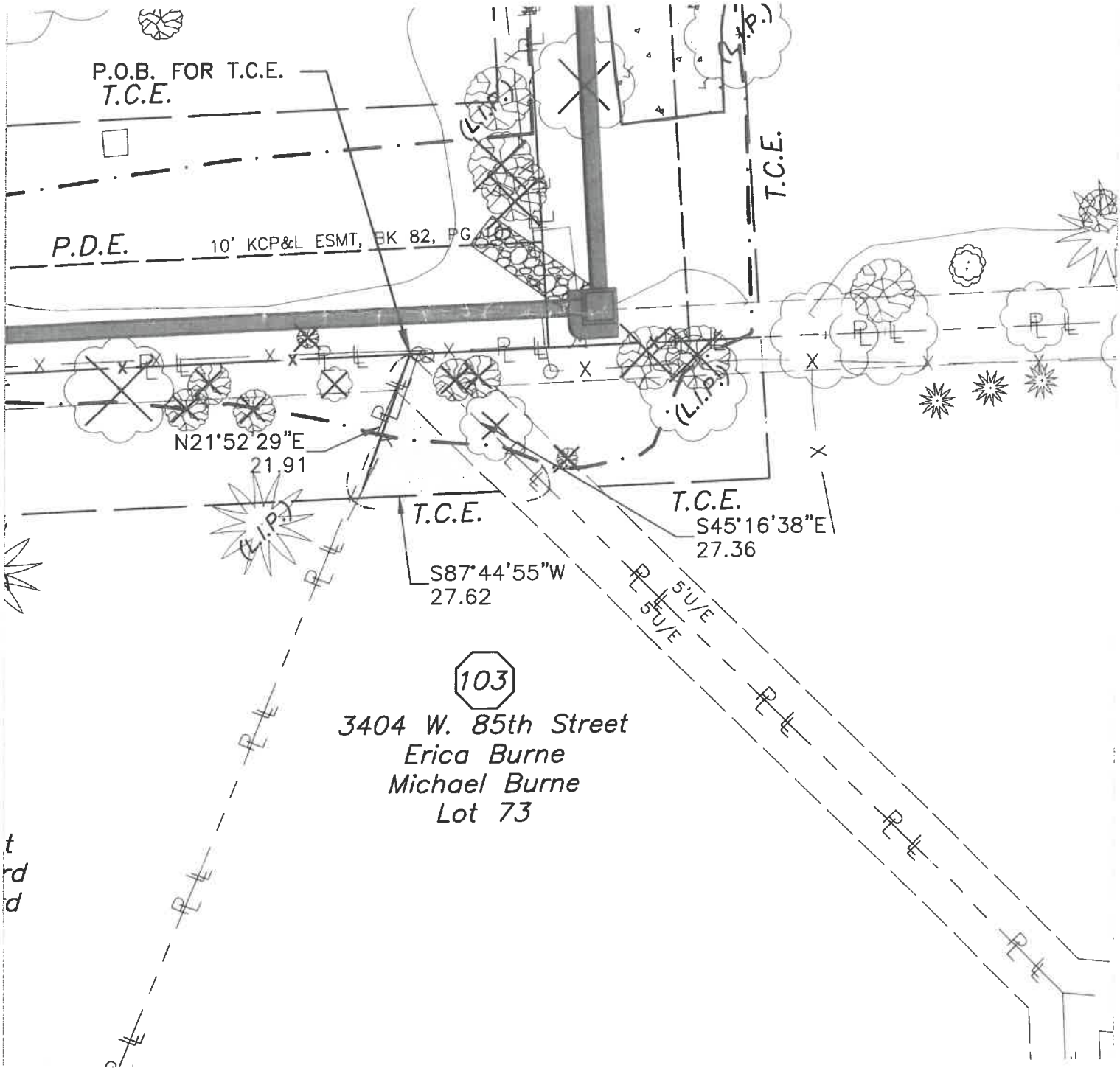
Containing 156 square feet, more or less.

The bearings used in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD 83

KELLAN M. GREGORY
LICENSED
LS-1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

TRACT 103
LOT 73, LEAWOOD LANES
3404 W. 85th Street



LEGEND

T.C.E. = Temporary Construction Easement

P.O.B. = Point of Beginning

NORTH

20 10 0 20

SCALE IN FEET

1/17/2019
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Affinis corp
8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100
Toll Free: 877-527-5466
Fax: 913-239-1111
www.affinis.us

City of Leawood, Kansas
2018 Reinhardt Drainage Improvements

Tract Map

Date: 01/16/2019
Drawn By: BJG
Checked By: JAM
Approved By: KMG
File: Tract Maps
Job #17-0001.02

1

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that on this 26 day of April, 2019, Michael Brune and Erica Brune, husband and wife, ["Grantors"], for their heirs, successors and assigns, as owners of property herein described, for the sum of Ten Dollars [$10.00] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, do hereby grant to the City of Leawood, Kansas, a Kansas municipal corporation ["Grantee"], a Temporary Construction easement over, under and through the following described real estate:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

The above described easement is to be used for the purposes of constructing, improving, and reconstructing and inspecting storm sewer improvements ["Improvements"], as shown by the plans of said Improvements a copy of which is on file in the Public Works Department, 4800 Town Center Drive, Leawood, KS 66211. This Temporary Construction Easement includes the right of ingress and egress over and through the above described property.

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Grantee, hereby agrees to restore the Easement Property to as near the original condition as possible. Grading within the Temporary Construction Easement may result in a grade change, all in accordance with Grantee's design and or construction project plans.

Grantor does hereby waive and release Grantee from any and all claims for damages or compensation either now or in the future arising by reason of the use of the Temporary Construction Easement for the purposes described herein. This release does not include a claim for damages resulting from a negligent act of Grantee or its contractor.

This Temporary Construction Easement shall inure to and bind the successors and assigns of the parties.

IN WITNESS WHEREOF the parties above name have hereunto set hand(s) the day and year first above written.

GRANTORS

Erica Brune

Michael Brune

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 25th day of April, 2019, before me, the undersigned, a Notary Public in and for the County and State, came Michael Brune who is personally known to me to be the same person named who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

NOTARY PUBLIC

DEIDRE ROSS
My Appointment Expires
August 27, 2019

My Appointment Expires:
8/27/2019

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 26th day of April, 2019 before me, the undersigned, a Notary Public in and for the County and State, came Erica Brune who is personally known to me to be the same person as who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

NOTARY PUBLIC

My Appointment Expires:
7/5/2019

LORA WILLIAMS
Notary Public - Notary Seal
State of Missouri
Commissioned for Clay County
My Commission Expires: July 05, 2019
Commission Number: 15418147

Temporary Construction Easement
2018 Reinhardt Drainage Improvements
Tract 103 – 3404 W. 85th Street
Affinis Corp No. 17-0001.02

Attachment "A"

Temporary Construction Easement Description

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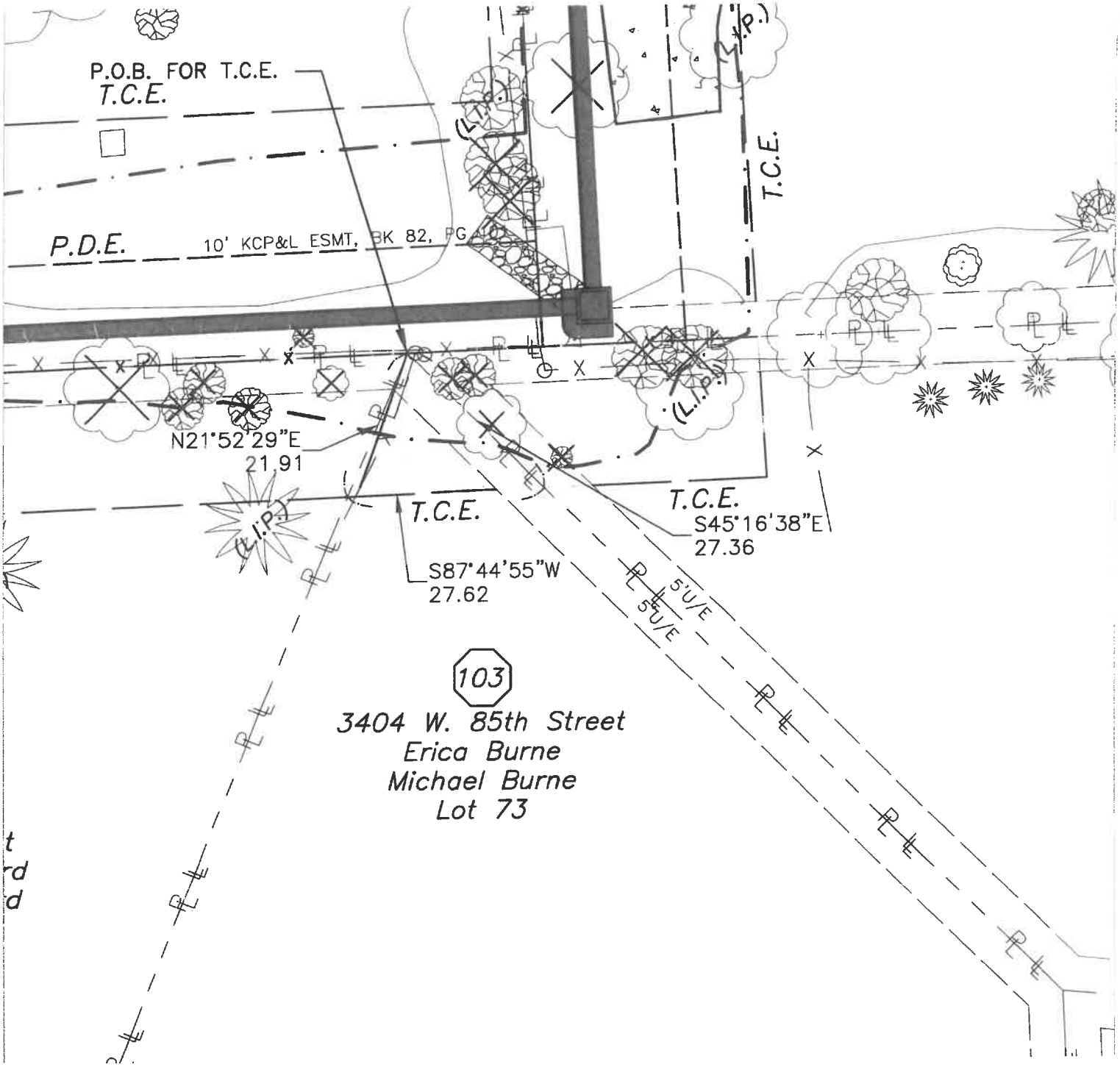
Containing 156 square feet, more or less.

The bearings used in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD 83

KELLAN M. GREGORY
LICENSED
LS-1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

TRACT 103
LOT 73, LEAWOOD LANES
3404 W. 85th Street



LEGEND

T.C.E. = Temporary Construction Easement

P.O.B. = Point of Beginning

NORTH

20 10 0 20

SCALE IN FEET

1/17/2019
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Affinis corp
8900 Indian Creek Parkway, Suite 450
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Phone: 913-239-1100
Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

City of Leawood, Kansas
2018 Reinhardt Drainage Improvements

Tract Map

Date: 01/16/2019
Drawn By: BJG
Checked By: JAM
Approved By: KMG
File: Tract Maps
Job #17-0001.02

1

DRAFT

7.J.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM GRANTORS WILLIAM PATRICK DONNELLY, TRUSTEE OF THE WILLIAM PATRICK DONNELLY TRUST AND JUDY M. DONNELLY, TRUSTEE OF THE JUDY M. DONNELLY TRUST, FOR PROPERTY LOCATED AT 8500 REINHARDT LANE, LOT 70, LEAWOOD LANES SUBDIVISION, PERTAINING TO THE PRAIRIE VILLAGE STORM WATER IMPROVEMENT PROJECT [SMAC PROJECT # DB-11-014]

WHEREAS, the Grantors William Patrick Donnelly, Trustee of the William Patrick Donnelly Trust and Judy M. Donnelly, Trustee of the Judy M. Donnelly Trust, have executed a Temporary Construction Easement, necessary to meet improvement needs; and

WHEREAS, the City desires to accept such Temporary Construction Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Temporary Construction Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that on this 28 day of April, 2019, William Patrick Donnelly, Trustee of the William Patrick Donnelly Trust and Judy M. Donnelly, Trustee of the Judy M. Donnelly Trust ["Grantor"], for itself and its heirs, successors and assigns, as owner of property herein described, for the sum of Ten Dollars [$10.00] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, does hereby grant to the City of Leawood, Kansas, a Kansas municipal corporation ["Grantee"], a Temporary Construction easement over, under and through the following described real estate:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

The above described easement is to be used for the purposes of constructing, improving, and reconstructing and inspecting storm sewer improvements ["Improvements"], as shown by the plans of said Improvements a copy of which is on file in the Public Works Department, 4800 Town Center Drive, Leawood, KS 66211. This Temporary Construction Easement includes the right of ingress and egress over and through the above described property.

This Temporary Construction Easement shall commence upon the date of its execution, as shown below and shall expire at the earlier of one (1) year after completion of the construction project or 36 months after the date of execution of this easement.

Grantee, hereby agrees to restore the Easement Property to as near the original condition as possible. Grading within the Temporary Construction Easement may result in a grade change, all in accordance with Grantee's design and or construction project plans.

Grantor does hereby waive and release Grantee from any and all claims for damages or compensation either now or in the future arising by reason of the use of the Temporary Construction Easement for the purposes described herein. This release does not include a claim for damages resulting from a negligent act of Grantee or its contractor.

This Temporary Construction Easement shall inure to and bind the successors and assigns of the parties.

IN WITNESS WHEREOF the parties above name have hereunto set hand(s) the day and year first above written.

GRANTOR

William Patrick Donnelly, Trustee
of the William Patrick Donnelly Trust

Judy M. Donnelly, Trustee
of the Judy M. Donnelly Trust

TRUSTEE ACKNOWLEDGMENT

STATE OF KS)
) SS.
COUNTY OF Johnson

The foregoing instrument was acknowledged before me by Judy M Donnelly & William Patrick Donnelly Trustee, to me personally known or produced Drivers License, as identification and who acknowledged the foregoing instrument for the purposes therein contained, and acknowledged that he was authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF KANSAS | MARY T. WATKINS My Appt. Exp. 4/25/2020

My Commission Expires:
April 25, 2020

Temporary Construction Easement
2018 Reinhardt Drainage Improvements
Tract 500 – 8500 Reinhardt Lane
Affinis Corp No. 17-0001.02

Attachment "A"

Temporary Construction Easement Description

All that part of Lot 70, LEAWOOD LANES, a subdivision of record situate in the City of Leawood, Johnson County, Kansas, being described as follows:

Beginning at the Northwest corner of said Lot 70; thence North 87°44'55" East, along the North line thereof, a distance of 49.24 feet; thence South 03°38'28" East, departing the North line of said Lot 70, a distance of 20.01 feet to a point on the South line of the North 20.00 feet thereof; thence South 87°44'55" West, along the South line of the North 20.00 feet of said Lot 70, a distance of 30.98 feet to a point on the West line thereof; thence North 45°23'32" West, along the West line of said Lot 70, a distance of 27.41 feet to the Point of Beginning.

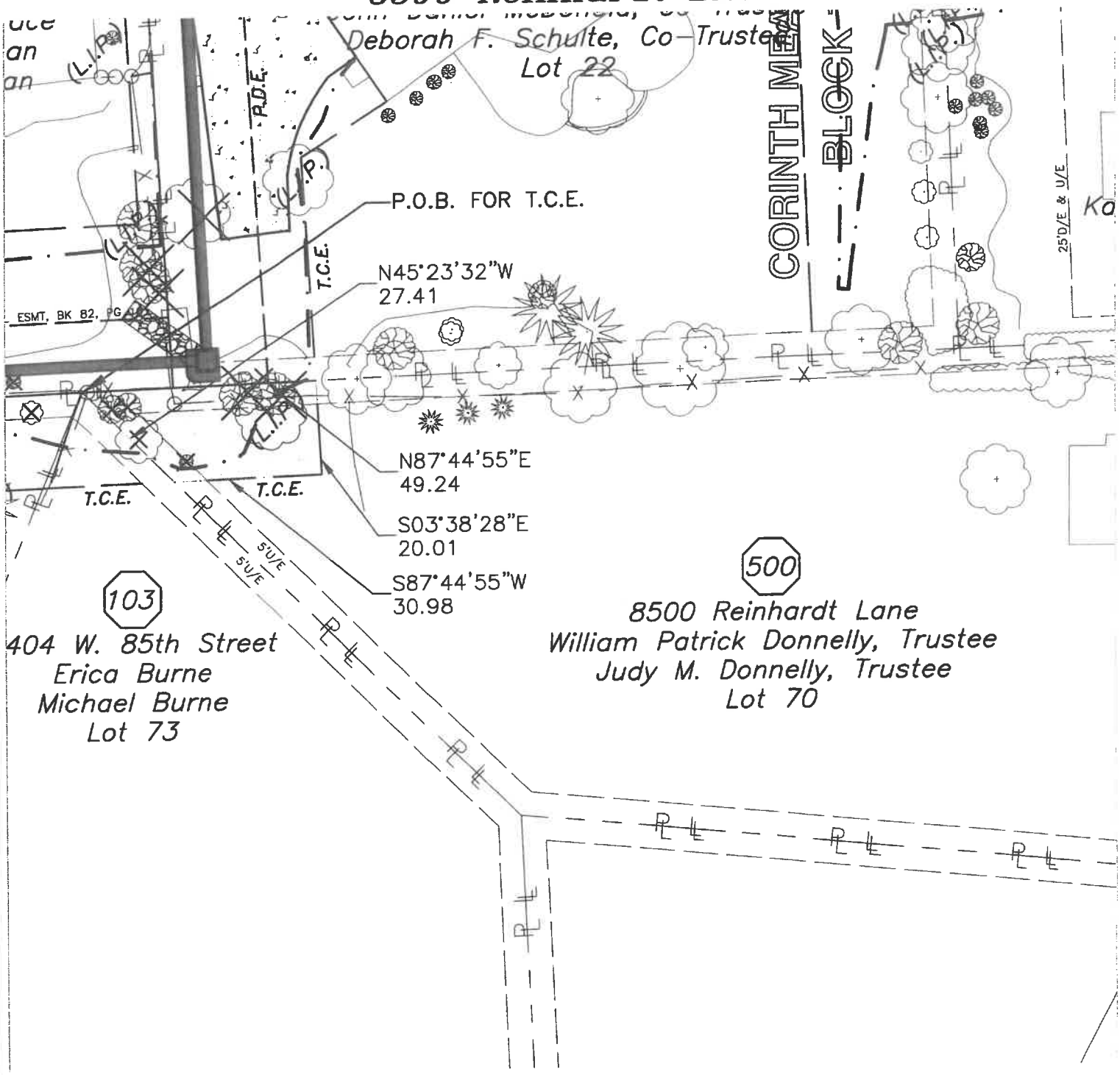
Containing 802 square feet, more or less.

The bearings used in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD 83

KELLAN M. GREGORY
LICENSED
LS-1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

TRACT 500
LOT 70, LEAWOOD LANES
8500 Reinhardt Lane



LEGEND

T.C.E. = Temporary Construction Easement

P.O.B. = Point of Beginning

NORTH

30 15 0 30

SCALE IN FEET

1/17/2019
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Affinis corp
8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100
Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

City of Leawood, Kansas
2018 Reinhardt Drainage Improvements

Tract Map

Date: 01/16/2019
Drawn By: BJG
Checked By: JAM
Approved By: KMG
File: Tract Maps
Job #17-0001.02

1

DRAFT

7.K.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM GRANTOR KATHRYN J. HOLLISTER, TRUSTEE OF THE KATHRYN J. HOLLISTER TRUST, FOR PROPERTY LOCATED AT 8419 REINHARDT LANE, LOT 104, THE CLOISTERS SUBDIVISION, PERTAINING TO THE PRAIRIE VILLAGE STORM WATER IMPROVEMENT PROJECT [SMAC PROJECT # DB-11-014]

WHEREAS, the Grantor Kathryn J. Hollister, Trustee of the Kathryn J. Hollister Trust has executed a Temporary Construction Easement, necessary to meet improvement needs; and

WHEREAS, the City desires to accept such Temporary Construction Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Temporary Construction Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that on this 18th day of March, 2019, Kathryn J. Hollister, Trustee of the Kathryn J. Hollister Trust ["Grantor"], for itself and its heirs, successors and assigns, as owner of property herein described, for the sum of Ten Dollars [$10.00] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, does hereby grant to the City of Leawood, Kansas, a Kansas municipal corporation ["Grantee"], a Temporary Construction easement over, under and through the following described real estate:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

The above described easement is to be used for the purposes of constructing, improving, and reconstructing and inspecting storm sewer improvements ["Improvements"], as shown by the plans of said Improvements a copy of which is on file in the Public Works Department, 4800 Town Center Drive, Leawood, KS 66211. This Temporary Construction Easement includes the right of ingress and egress over and through the above described property.

This Temporary Construction Easement shall commence upon the date of its execution, as shown below and shall expire at the earlier of one (1) year after completion of the construction project or 36 months after the date of execution of this easement.

Grantee, hereby agrees to restore the Easement Property to as near the original condition as possible. Grading within the Temporary Construction Easement may result in a grade change, all in accordance with Grantee's design and or construction project plans.

Grantor does hereby waive and release Grantee from any and all claims for damages or compensation either now or in the future arising by reason of the use of the Temporary Construction Easement for the purposes described herein. This release does not include a claim for damages resulting from a negligent act of Grantee or its contractor.

This Temporary Construction Easement shall inure to and bind the successors and assigns of the parties.

IN WITNESS WHEREOF the parties above name have hereunto set hand(s) the day and year first above written.

GRANTOR

Kathryn J. Hollister, Trustee

Kathryn J. Hollister, Trustee
of the Kathryn J. Hollister Trust

TRUSTEE ACKNOWLEDGMENT

STATE OF KS)
) SS.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me by Kathyrn J. Hollister, Trustee, to me personally known or produced KS Driver's License, as identification and who acknowledged the foregoing instrument for the purposes therein contained, and acknowledged that he was authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Nancy C. Kohn

NOTARY PUBLIC

My Commission Expires:
5/10/22

NOTARY PUBLIC
STATE OF KANSAS
NANCY C. KOHN
My Appt. Exp. 5/10/22

Temporary Construction Easement
2018 Reinhardt Drainage Improvements
Tract 507 – 8419 Reinhardt Lane
Affinis Corp No. 17-0001.02

Attachment "A"

Temporary Construction Easement Description

All of the East 10.00 feet of the North 7.73 feet of Lot 104, THE CLOISTERS, a subdivision of record situate in the City of Leawood, Johnson County, Kansas. Except for all that part lying within a 5.00 feet-wide platted utility easement along the East line of said Lot 104.

Containing 39 square feet, more or less.

KELLAN M. GREGORY
LICENSED
LS 1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

DRAFT

7.L.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM GRANTOR DOTTIE M. ABBOTT, TRUSTEE OF THE DOTTIE M. ABBOTT TRUST, FOR PROPERTY LOCATED AT 8415 REINHARDT LANE, LOT 70, THE CLOISTERS SUBDIVISION, PERTAINING TO THE PRAIRIE VILLAGE STORM WATER IMPROVEMENT PROJECT [SMAC PROJECT # DB-11-014]

WHEREAS, the Grantor Dottie M. Abbott, Trustee of the Dottie M. Abbott Trust, has executed a Temporary Construction Easement, necessary to meet improvement needs; and

WHEREAS, the City desires to accept such Temporary Construction Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Temporary Construction Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that on this 1 day of March, 2019, Dottie M. Abbott, Trustee of the Dottie M. Abbott Trust ["Grantor"], for itself and its heirs, successors and assigns, as owner of property herein described, for the sum of Ten Dollars [$10.00] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, does hereby grant to the City of Leawood, Kansas, a Kansas municipal corporation ["Grantee"], a Temporary Construction easement over, under and through the following described real estate:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

The above described easement is to be used for the purposes of constructing, improving, and reconstructing and inspecting storm sewer improvements ["Improvements"], as shown by the plans of said Improvements a copy of which is on file in the Public Works Department, 4800 Town Center Drive, Leawood, KS 66211. This Temporary Construction Easement includes the right of ingress and egress over and through the above described property.

This Temporary Construction Easement shall commence upon the date of its execution, as shown below and shall expire at the earlier of one (1) year after completion of the construction project or 36 months after the date of execution of this easement.

Grantee, hereby agrees to restore the Easement Property to as near the original condition as possible. Grading within the Temporary Construction Easement may result in a grade change, all in accordance with Grantee's design and or construction project plans.

Grantor does hereby waive and release Grantee from any and all claims for damages or compensation either now or in the future arising by reason of the use of the Temporary Construction Easement for the purposes described herein. This release does not include a claim for damages resulting from a negligent act of Grantee or its contractor.

This Temporary Construction Easement shall inure to and bind the successors and assigns of the parties.

IN WITNESS WHEREOF the parties above name have hereunto set hand(s) the day and year first above written.

GRANTOR (S)

Dottie M. Abbott Trustee

Dottie M. Abbott, Trustee, as Trustee,
and their successors in trust, as to an
undivided interest in subject property

STATE OF Kansas)
) SS.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me by Dottie M. Abbott, Trustee, to me personally known or produced D.L., as identification and who acknowledged the foregoing instrument for the purposes therein contained, and acknowledged that he was authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust.

My Commission Expires:

4/25/22

Notary Public

NOTARY PUBLIC STATE OF KANSAS | MICHELLE R. SHERRY My Appt. Exp. 4/25/22

Temporary Construction Easement
2018 Reinhardt Drainage Improvements
Tract 508 – 8415 Reinhardt Lane
Affinis Corp No. 17-0001.02

Attachment "A"

Temporary Construction Easement Description

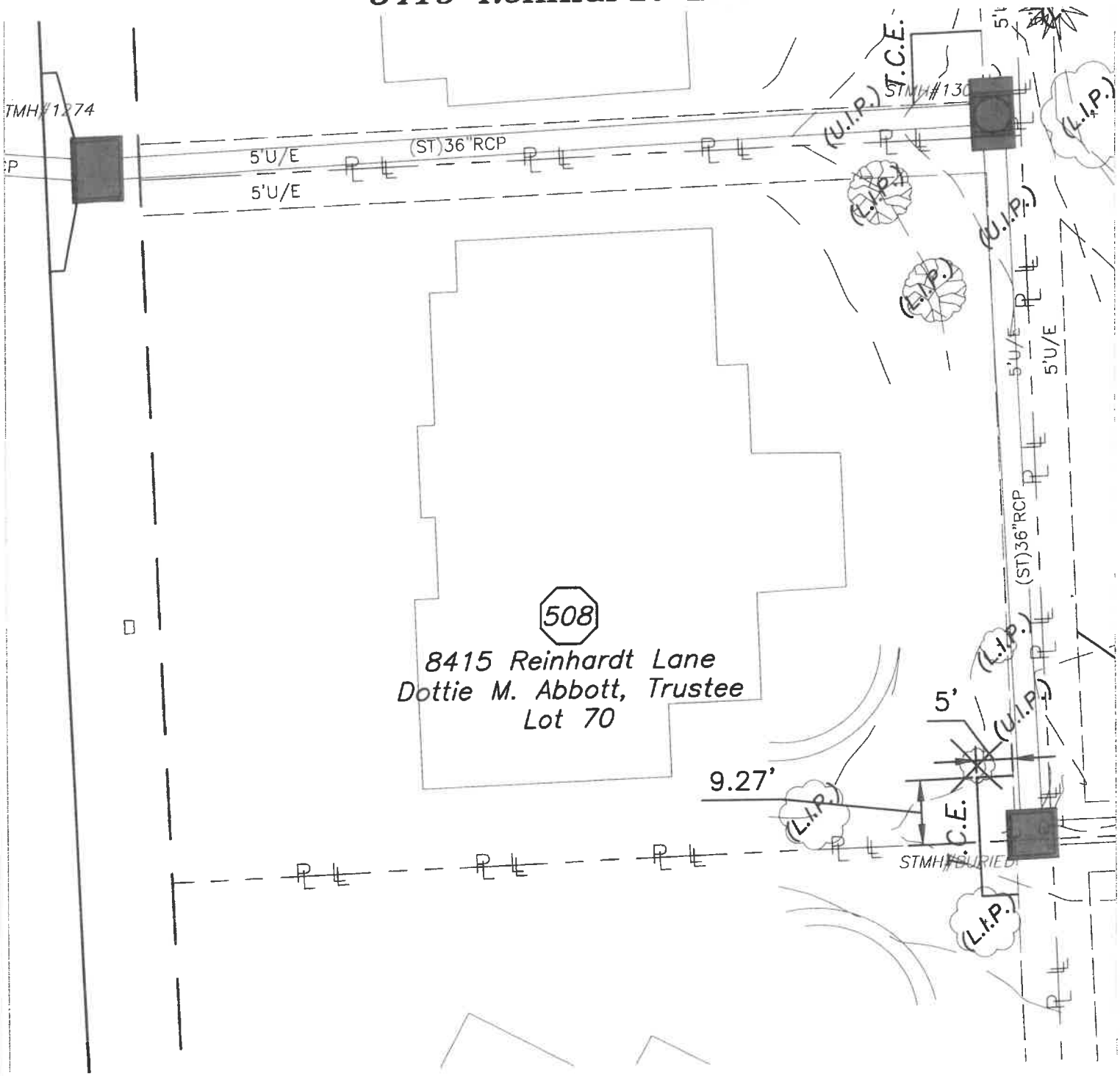
All of the East 10.00 feet of the South 9.27 feet of Lot 70, THE CLOISTERS, a subdivision of record situate in the City of Leawood, Johnson County, Kansas. Except for all that part lying within a 5.00 feet-wide platted utility easement along the East line of said Lot 70.

Containing 46 square feet, more or less.

KELLAN M. GREGORY
LICENSED
LS-1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

TRACT 508
LOT 70, THE CLOISTERS
8415 Reinhardt Lane



LEGEND

T.C.E. = Temporary Construction Easement

NORTH

20 10 0 20
SCALE IN FEET

1/17/2019
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Affinis corp
8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100
Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

City of Leawood, Kansas
2018 Reinhardt Drainage Improvements

Tract Map

Date: 01/16/2019
Drawn By: BJG
Checked By: JAM
Approved By: KMG
File: Tract Maps
Job #17-0001.02

DRAFT

7.M.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM GRANTORS JACK D. ROWE AND PAULA D. ROWE, FOR PROPERTY LOCATED AT 8409 REINHARDT LANE, LOT 71, THE CLOISTERS SUBDIVISION, PERTAINING TO THE PRAIRIE VILLAGE STORM WATER IMPROVEMENT PROJECT [SMAC PROJECT # DB-11-014]

WHEREAS, the Grantors Jack D. Rowe and Paula D. Rowe have executed a Temporary Construction Easement, necessary to meet improvement needs; and

WHEREAS, the City desires to accept such Temporary Construction Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Temporary Construction Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that on this 8th day of March, 2019, Jack D. Rowe and Paula D. Rowe, husband and wife, ["Grantors"], for their heirs, successors and assigns, as owners of property herein described, for the sum of Ten Dollars [$10.00] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, do hereby grant to the City of Leawood, Kansas, a Kansas municipal corporation ["Grantee"], a Temporary Construction easement over, under and through the following described real estate:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

The above described easement is to be used for the purposes of constructing, improving, and reconstructing and inspecting storm sewer improvements ["Improvements"], as shown by the plans of said Improvements a copy of which is on file in the Public Works Department, 4800 Town Center Drive, Leawood, KS 66211. This Temporary Construction Easement includes the right of ingress and egress over and through the above described property.

This Temporary Construction Easement shall commence upon the date of its execution, as shown below and shall expire at the earlier of one (1) year after completion of the construction project or 36 months after the date of execution of this easement.

Grantee, hereby agrees to restore the Easement Property to as near the original condition as possible. Grading within the Temporary Construction Easement may result in a grade change, all in accordance with Grantee's design and or construction project plans.

Grantor does hereby waive and release Grantee from any and all claims for damages or compensation either now or in the future arising by reason of the use of the Temporary Construction Easement for the purposes described herein. This release does not include a claim for damages resulting from a negligent act of Grantee or its contractor.

This Temporary Construction Easement shall inure to and bind the successors and assigns of the parties.

IN WITNESS WHEREOF the parties above name have hereunto set hand(s) the day and year first above written.

GRANTORS

Jack D. Rowe

Jack D. Rowe

Paula D Rowe

Paula D. Rowe

STATE OF ~~KANSAS~~ Missouri)
) SS.
COUNTY OF ~~JOHNSON~~ Jackson)

BE IT REMEMBERED that on this 8 day of March, 2019 before me, the undersigned, a Notary Public in and for the County and State, came Jack D Rowe & Paula D. Rowe who are personally known to me to be the same persons who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

KIRSTEN M. HOLLSTROM
Commission #13832827
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: August 5, 2021

NOTARY PUBLIC

My Appointment Expires:
August 5, 2021

Temporary Construction Easement
2018 Reinhardt Drainage Improvements
Tract 509 – 8409 Reinhardt Lane
Affinis Corp No. 17-0001.02

Attachment "A"

Temporary Construction Easement Description

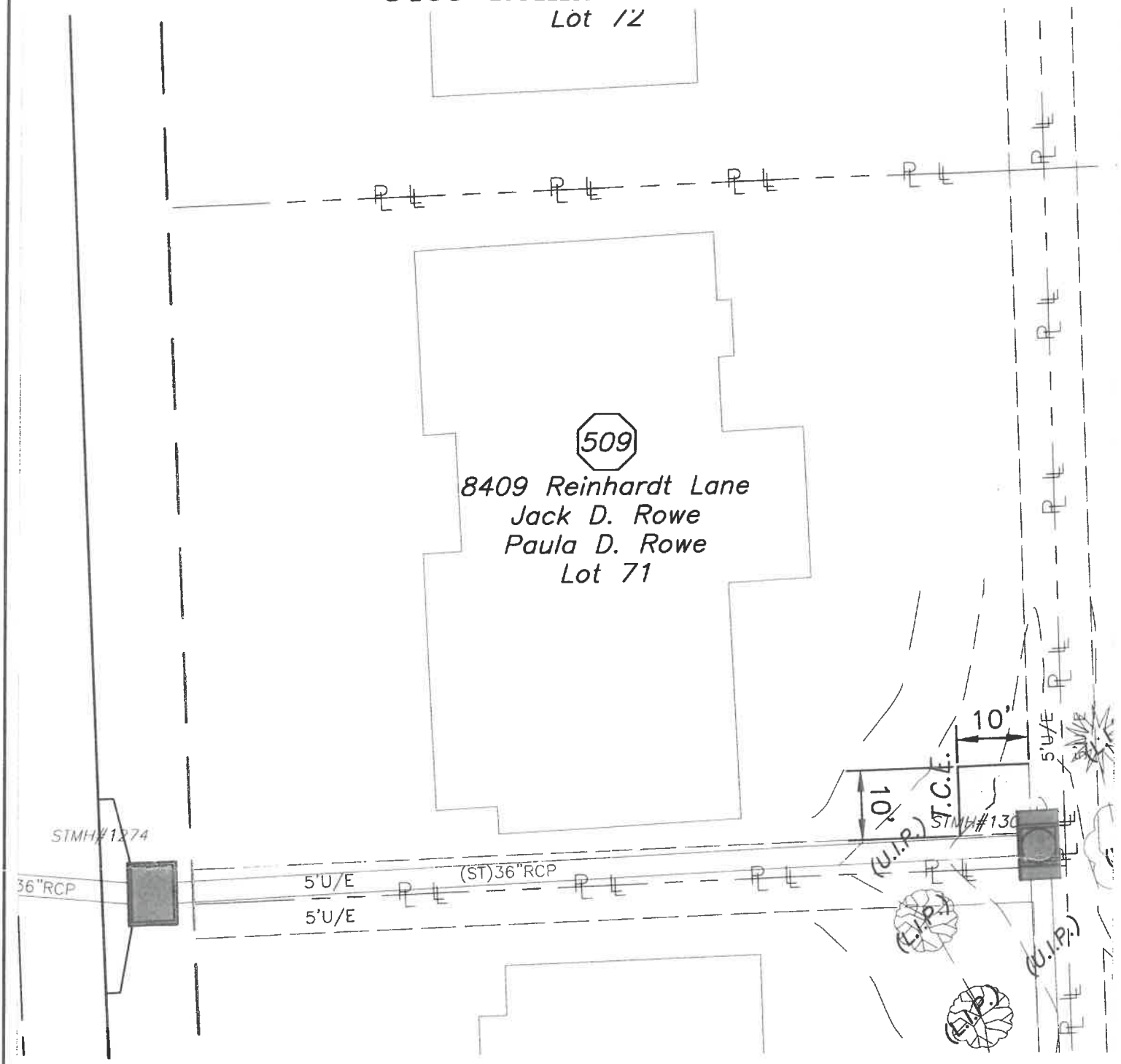
All of the South 15.00 feet of the East 15.00 feet of Lot 71, THE CLOISTERS, a subdivision of record situate in the City of Leawood, Johnson County, Kansas. Except for all those parts lying within 5.00 feet-wide platted utility easements along the South and East lines of said Lot 71, respectively.

Containing 100 square feet, more or less.

KELLAN M. GREGORY
LICENSED
LS-1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

TRACT 509
LOT 71, THE CLOISTERS
8409 Reinhardt Lane



LEGEND

T.C.E. = Temporary Construction Easement

NORTH

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SCALE IN FEET

1/17/2019
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Affinis corp
8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100
Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

City of Leawood, Kansas
2018 Reinhardt Drainage Improvements

Tract Map

Date: 01/16/2019
Drawn By: BJG
Checked By: JAM
Approved By: KMG
File: Tract Maps
Job #17-0001.02

1

DRAFT

7.N.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM GRANTOR RUTH M. BRITO, FOR PROPERTY LOCATED AT 3209 W. 84TH PLACE, LOT 32, THE CLOISTERS SUBDIVISION, PERTAINING TO THE PRAIRIE VILLAGE STORM WATER IMPROVEMENT PROJECT [SMAC PROJECT # DB-11-014]

WHEREAS, the Grantor Ruth M. Brito has executed a Temporary Construction Easement, necessary to meet improvement needs; and

WHEREAS, the City desires to accept such Temporary Construction Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Temporary Construction Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that on this 8th day of March, 2019, Ruth M. Brito, ["Grantor"], for their heirs, successors and assigns, as owners of property herein described, for the sum of Ten Dollars [$10.00] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, do hereby grant to the City of Leawood, Kansas, a Kansas municipal corporation ["Grantee"], a Temporary Construction easement over, under and through the following described real estate:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

The above described easement is to be used for the purposes of constructing, improving, and reconstructing and inspecting storm sewer improvements ["Improvements"], as shown by the plans of said Improvements a copy of which is on file in the Public Works Department, 4800 Town Center Drive, Leawood, KS 66211. This Temporary Construction Easement includes the right of ingress and egress over and through the above described property.

This Temporary Construction Easement shall commence upon the date of its execution, as shown below and shall expire at the earlier of one (1) year after completion of the construction project or 36 months after the date of execution of this easement.

Grantee, hereby agrees to restore the Easement Property to as near the original condition as possible. Grading within the Temporary Construction Easement may result in a grade change, all in accordance with Grantee's design and or construction project plans.

Grantor does hereby waive and release Grantee from any and all claims for damages or compensation either now or in the future arising by reason of the use of the Temporary Construction Easement for the purposes described herein. This release does not include a claim for damages resulting from a negligent act of Grantee or its contractor.

This Temporary Construction Easement shall inure to and bind the successors and assigns of the parties.

IN WITNESS WHEREOF the parties above name have hereunto set hand(s) the day and year first above written.

GRANTOR

Ruth M. Brito

Ruth M. Brito

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 8th day of March, 2019, before me, the undersigned, a Notary Public in and for the County and State, came Ruth M. Brito who is personally known to me to be the same person is who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

Nancy C. Kohn

NOTARY PUBLIC

NOTARY PUBLIC STATE OF KANSAS

My Appointment Expires:
5/10/22

NOTARY PUBLIC STATE OF KANSAS NANCY C. KOHN My Appt. Exp. 5/10/22

Temporary Construction Easement
2018 Reinhardt Drainage Improvements
Tract 601 – 3209 W. 84th Place
Affinis Corp No. 17-0001.02

Attachment "A"

Temporary Construction Easement Description

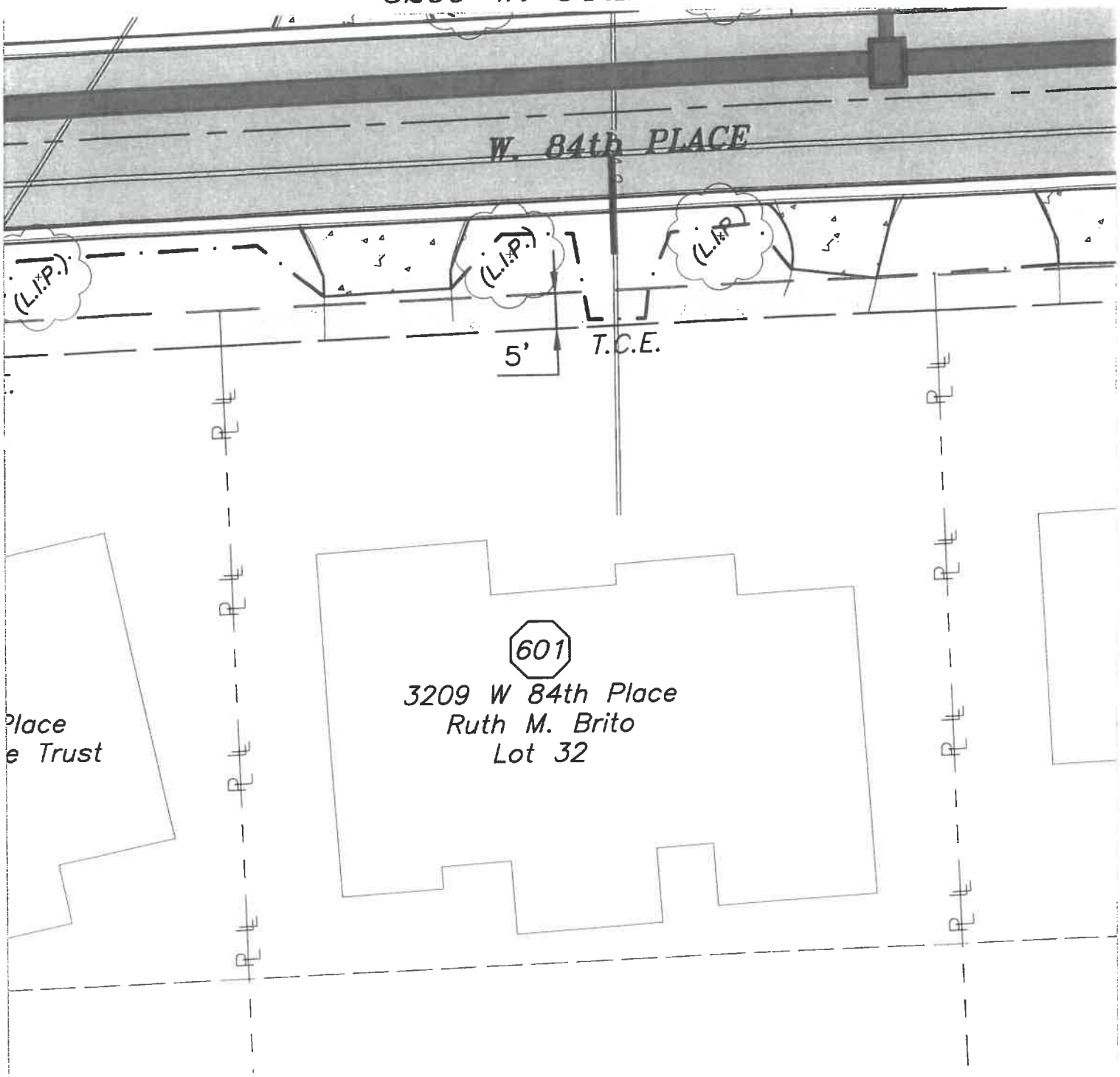
All of the North 5.00 feet of Lot 32, THE CLOISTERS, a subdivision of record situate in the City of Leawood, Johnson County, Kansas.

Containing 500 square feet, more or less.

KELLAN M. GREGORY
LICENSED
LS-1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

TRACT 601
LOT 32, THE CLOISTERS
3209 W. 84th Place



LEGEND

T.C.E. = Temporary Construction Easement

NORTH

20 10 0 20
SCALE IN FEET

1/17/2019
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Affinis corp
8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100
Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

City of Leawood, Kansas
2018 Reinhardt Drainage Improvements

Tract Map

Date: 01/16/2019
Drawn By: BJG
Checked By: JAM
Approved By: KMG
File: Tract Maps
Job #17-0001.02

1

DRAFT

7.0.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM GRANTORS BERT L. BENJAMIN AND JANICE C. BENJAMIN, FOR PROPERTY LOCATED AT 3201 W. 84TH PLACE, LOT 34, THE CLOISTERS SUBDIVISION, PERTAINING TO THE PRAIRIE VILLAGE STORM WATER IMPROVEMENT PROJECT [SMAC PROJECT # DB-11-014]

WHEREAS, the Grantors Bert L. Benjamin and Janice C. Benjamin have executed a Temporary Construction Easement, necessary to meet improvement needs; and

WHEREAS, the City desires to accept such Temporary Construction Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Temporary Construction Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that on this 29 day of April, 2019, Burt L. Benjamin and Janice C. Benjamin, husband and wife, ["Grantors"], for their heirs, successors and assigns, as owners of property herein described, for the sum of Ten Dollars [$10.00] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, do hereby grant to the City of Leawood, Kansas, a Kansas municipal corporation ["Grantee"], a Temporary Construction easement over, under and through the following described real estate:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

The above described easement is to be used for the purposes of constructing, improving, and reconstructing and inspecting storm sewer improvements ["Improvements"], as shown by the plans of said Improvements a copy of which is on file in the Public Works Department, 4800 Town Center Drive, Leawood, KS 66211. This Temporary Construction Easement includes the right of ingress and egress over and through the above described property.

This Temporary Construction Easement shall commence upon the date of its execution, as shown below and shall expire at the earlier of one (1) year after completion of the construction project or 36 months after the date of execution of this easement.

Grantee, hereby agrees to restore the Easement Property to as near the original condition as possible. Grading within the Temporary Construction Easement may result in a grade change, all in accordance with Grantee's design and or construction project plans.

Grantor does hereby waive and release Grantee from any and all claims for damages or compensation either now or in the future arising by reason of the use of the Temporary Construction Easement for the purposes described herein. This release does not include a claim for damages resulting from a negligent act of Grantee or its contractor.

This Temporary Construction Easement shall inure to and bind the successors and assigns of the parties.

IN WITNESS WHEREOF the parties above name have hereunto set hand(s) the day and year first above written.

GRANTORS

BLB Bert L. Benjamin

BLB ~~Burt~~ L. Benjamin
Bert

Janice C. Benjamin

Janice C. Benjamin

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 29 day of April, 2019, before me, the undersigned, a Notary Public in and for the County and State, came Bert L. Benjamin who is personally known to me to be the same person _____ who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

Rebekah Orendac
NOTARY PUBLIC

NOTARY PUBLIC - State of Kansas
REBEKAH ORENDAC
My Appt. Expires 9-26-22

My Appointment Expires:
9-26-22

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 29th day of April, 2019, before me, the undersigned, a Notary Public in and for the County and State, came Janice C. Benjamin who is personally known to me to be the same person _____ who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

Rebekah L Orendac
NOTARY PUBLIC

NOTARY PUBLIC - State of Kansas
REBEKAH ORENDAC
My Appt. Expires 9-26-22

My Appointment Expires:
9-26-22

Temporary Construction Easement
2018 Reinhardt Drainage Improvements
Tract 603 – 3201 W. 84th Place
Affinis Corp No. 17-0001.02

Attachment "A"

Temporary Construction Easement Description

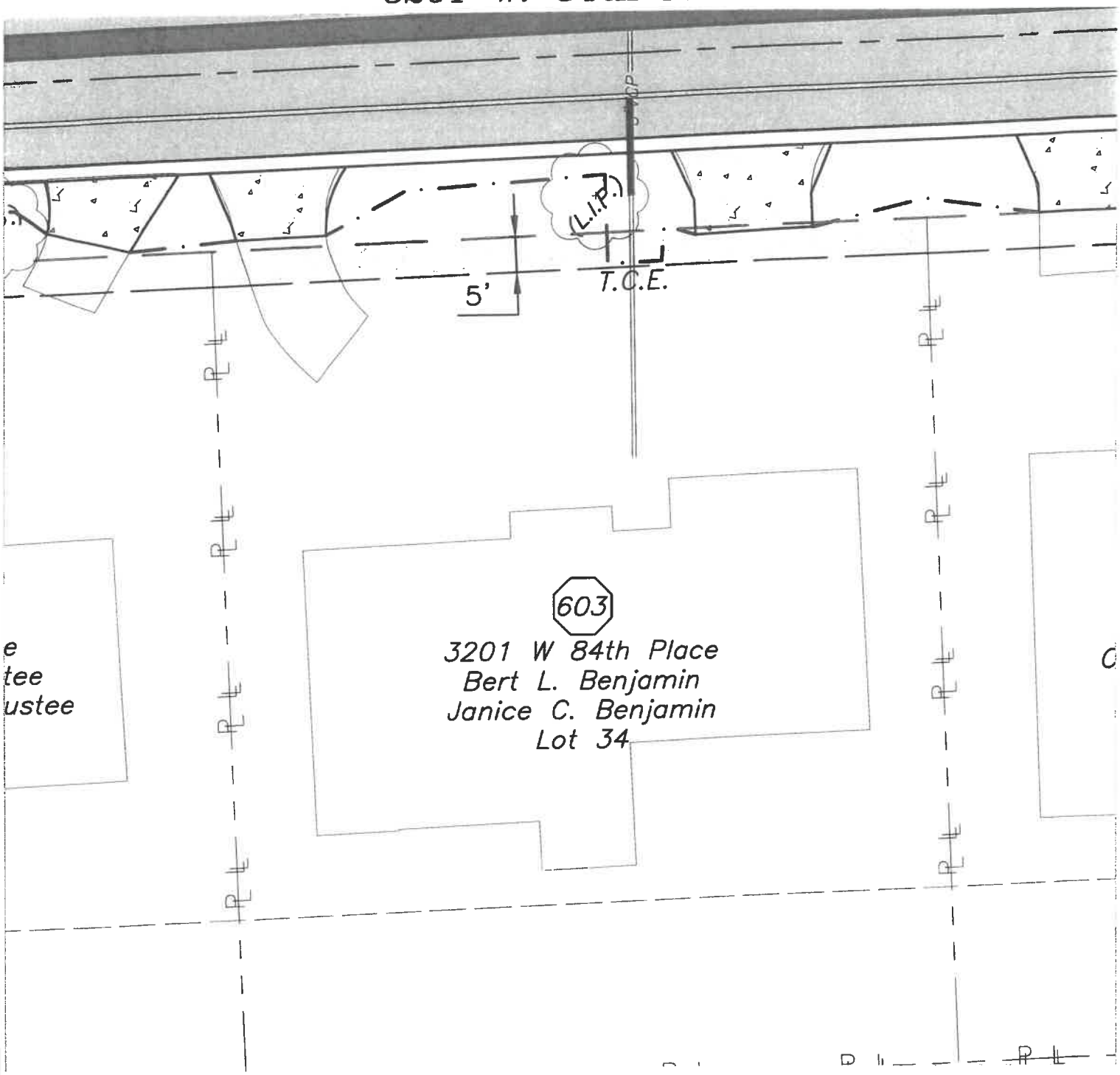
All of the North 5.00 feet of Lot 34, THE CLOISTERS, a subdivision of record situate in the City of Leawood, Johnson County, Kansas.

Containing 500 square feet, more or less.

KELLAN M. GREGORY
LICENSE
LS-1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

TRACT 603
LOT 34, THE CLOISTERS
3201 W. 84th Place



LEGEND

T.C.E. = Temporary Construction Easement

NORTH

20 10 0 20
SCALE IN FEET

1/17/2019
T:\17-0001-02\PROJECT\C3D\DWG\Survey\Tract Maps\Tract Maps.dwg

Affinis corp
8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100
Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

City of Leawood, Kansas
2018 Reinhardt Drainage Improvements

Tract Map

Date: 01/16/2019
Drawn By: BJG
Checked By: JAM
Approved By: KMG
File: Tract Maps
Job #17-0001.02

1

DRAFT

7.P.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM GRANTOR SALLY J. FLOOD, AS TRUSTEE OF THE SALLY J. FLOOD TRUST, FOR PROPERTY LOCATED AT 3024 W. 84TH PLACE, LOT 100, THE CLOISTERS SUBDIVISION, PERTAINING TO THE PRAIRIE VILLAGE STORM WATER IMPROVEMENT PROJECT [SMAC PROJECT # DB-11-014]

WHEREAS, the Grantor Sally J. Flood, as Trustee of the Sally J. Flood Trust has executed a Temporary Construction Easement, necessary to meet improvement needs; and

WHEREAS, the City desires to accept such Temporary Construction Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Temporary Construction Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that on this 15 day of MARCH, 2019, Sally J. Flood, as Trustee of the Sally J. Flood Trust ["Grantor"], for itself and its heirs, successors and assigns, as owner of property herein described, for the sum of Ten Dollars [$10.00] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, does hereby grant to the City of Leawood, Kansas, a Kansas municipal corporation ["Grantee"], a Temporary Construction easement over, under and through the following described real estate:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

The above described easement is to be used for the purposes of constructing, improving, and reconstructing and inspecting storm sewer improvements ["Improvements"], as shown by the plans of said Improvements a copy of which is on file in the Public Works Department, 4800 Town Center Drive, Leawood, KS 66211. This Temporary Construction Easement includes the right of ingress and egress over and through the above described property.

This Temporary Construction Easement shall commence upon the date of its execution, as shown below and shall expire at the earlier of one (1) year after completion of the construction project or 36 months after the date of execution of this easement.

Grantee, hereby agrees to restore the Easement Property to as near the original condition as possible. Grading within the Temporary Construction Easement may result in a grade change, all in accordance with Grantee's design and or construction project plans.

Grantor does hereby waive and release Grantee from any and all claims for damages or compensation either now or in the future arising by reason of the use of the Temporary Construction Easement for the purposes described herein. This release does not include a claim for damages resulting from a negligent act of Grantee or its contractor.

This Temporary Construction Easement shall inure to and bind the successors and assigns of the parties.

IN WITNESS WHEREOF the parties above name have hereunto set hand(s) the day and year first above written.

GRANTOR

Sally J. Flood

Sally J. Flood, Trustee
of the Sally J. Flood Trust

TRUSTEE ACKNOWLEDGMENT

STATE OF Kansas)
) SS.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me by Sally Flood, Trustee, to me personally known or produced personally known, as identification and who acknowledged the foregoing instrument for the purposes therein contained, and acknowledged that he was authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Lisa Paige Katz
NOTARY PUBLIC

Lisa Paige Katz
Notary Public State of Kansas
My Apt Expires 06/08/2022

My Commission Expires:
06/08/2022

Temporary Construction Easement
2018 Reinhardt Drainage Improvements
Tract 611 – 3024 W. 84th Place
Affinis Corp No. 17-0001.02

Attachment "A"

Temporary Construction Easement Description

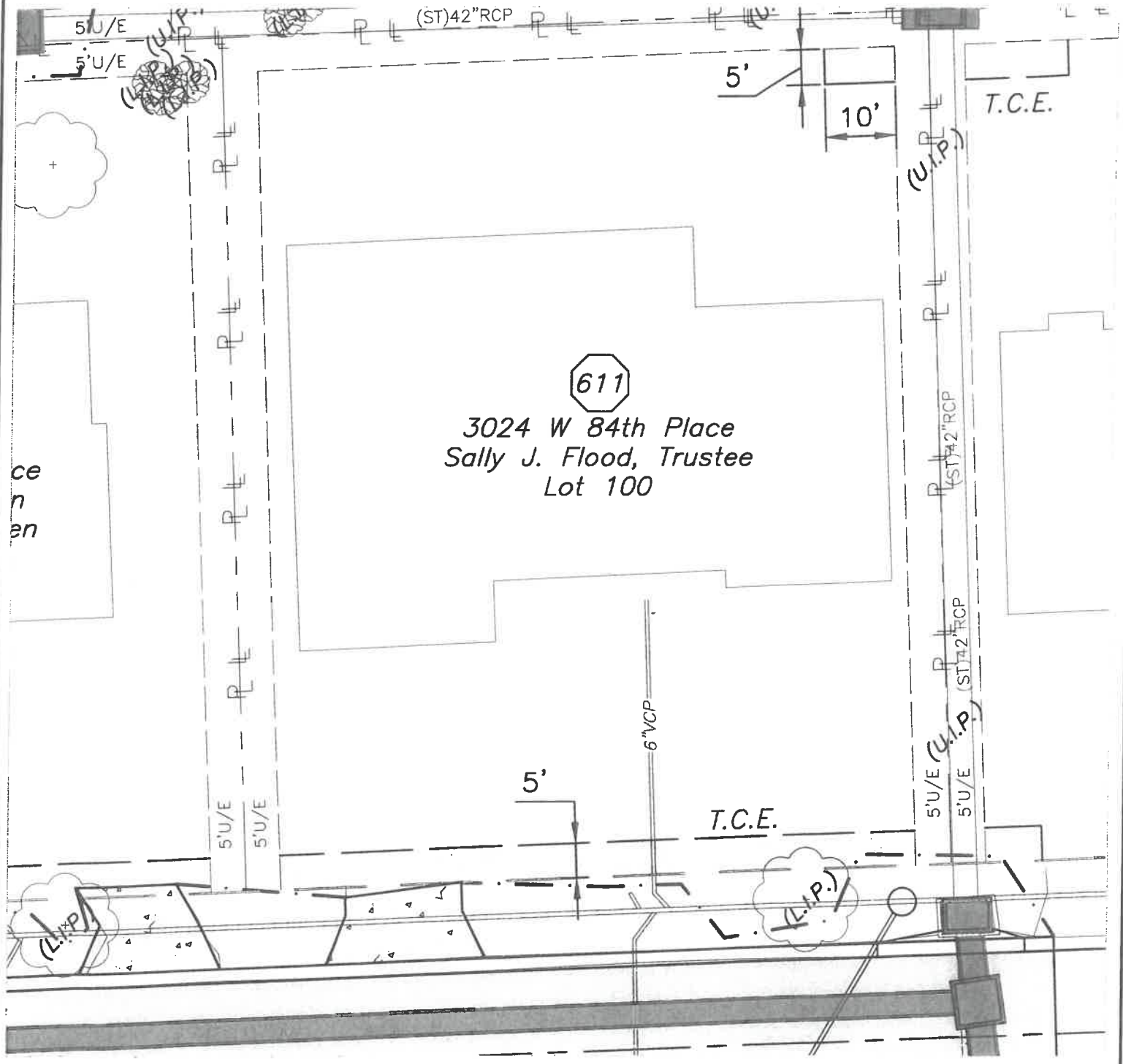
All of the North 10.00 feet of the East 15.00 feet and all of the South 5.00 feet of Lot 100, THE CLOISTERS, a subdivision of record situate in the City of Leawood, Johnson County, Kansas. Except for all those parts lying within 5.00 feet-wide platted utility easements along the North, East, and West lines of said Lot 100, respectively.

Containing 500 square feet, more or less.

KELLAN M. GREGORY
LICENSED
LS-1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

TRACT 611
LOT 100, THE CLOISTERS
3024 W. 84th Place



LEGEND

T.C.E. = Temporary Construction Easement

NORTH

20 10 0 20

SCALE IN FEET

1/17/2019
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Affinis corp
8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100
Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

City of Leawood, Kansas
2018 Reinhardt Drainage Improvements

Tract Map

Date: 01/16/2019
Drawn By: BJG
Checked By: JAM
Approved By: KMG
File: Tract Maps
Job #17-0001.02

1

DRAFT

7.Q.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM GRANTORS CLAY S. CALVERT AND JOAN M. CALVERT, FOR PROPERTY LOCATED AT 8408 WENONGA ROAD, LOT 76, THE CLOISTERS SUBDIVISION, PERTAINING TO THE PRAIRIE VILLAGE STORM WATER IMPROVEMENT PROJECT [SMAC PROJECT # DB-11-014]

WHEREAS, the Grantors Clay S. Calvert and Joan M. Calvert have executed a Temporary Construction Easement, necessary to meet improvement needs; and

WHEREAS, the City desires to accept such Temporary Construction Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Temporary Construction Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that on this 26 day of April, 20 19, Clay S. Calvert and Joan M. Calvert, husband and wife, ["Grantors"], for their heirs, successors and assigns, as owners of property herein described, for the sum of Ten Dollars [$10.00] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, do hereby grant to the City of Leawood, Kansas, a Kansas municipal corporation ["Grantee"], a Temporary Construction easement over, under and through the following described real estate:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

The above described easement is to be used for the purposes of constructing, improving, and reconstructing and inspecting storm sewer improvements ["Improvements"], as shown by the plans of said Improvements a copy of which is on file in the Public Works Department, 4800 Town Center Drive, Leawood, KS 66211. This Temporary Construction Easement includes the right of ingress and egress over and through the above described property.

This Temporary Construction Easement shall commence upon the date of its execution, as shown below and shall expire at the earlier of one (1) year after completion of the construction project or 36 months after the date of execution of this easement.

Grantee, hereby agrees to restore the Easement Property to as near the original condition as possible. Grading within the Temporary Construction Easement may result in a grade change, all in accordance with Grantee's design and or construction project plans.

Grantor does hereby waive and release Grantee from any and all claims for damages or compensation either now or in the future arising by reason of the use of the Temporary Construction Easement for the purposes described herein. This release does not include a claim for damages resulting from a negligent act of Grantee or its contractor.

This Temporary Construction Easement shall inure to and bind the successors and assigns of the parties.

IN WITNESS WHEREOF the parties above name have hereunto set hand(s) the day and year first above written.

GRANTORS

Clay S. Calvert

Clay S. Calvert

Joan M. Calvert

Joan M. Calvert

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 26 day of April, 2019, before me, the undersigned, a Notary Public in and for the County and State, came Clay S. Calvert and Joan M. Calvert who are personally known to me to be the same persons who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

NOTARY PUBLIC STATE OF KANSAS
MICHELLE R. SHERRY
My Appt. Exp. 4/25/22

Michelle R. Sherry

NOTARY PUBLIC

My Appointment Expires:
4/25/22

Temporary Construction Easement
2018 Reinhardt Drainage Improvements
Tract 700 – 8408 Wenonga Road
Affinis Corp No. 17-0001.02

Attachment "A"

Temporary Construction Easement Description

All that part of Lot 76, THE CLOISTERS, a subdivision of record situate in the City of Leawood, Johnson County, Kansas, being described as follows:

Beginning at the intersection of the Southeast line of said Lot 76 and the North line of a 5.00 feet-wide platted utility easement lying North of and parallel with the South line of said Lot 76; thence South 87°48'10" West, along the North line of said 5.00 feet-wide platted utility easement, a distance of 18.86 feet to the intersection with the East line of a 5.00 feet-wide platted utility easement lying East of and parallel with the West line of said Lot 76; thence North 02°20'13" West, along the East line of said 5.00 feet-wide platted utility easement, a distance of 24.30 feet; thence South 54°35'11" East, departing the East line of said 5.00 feet-wide platted utility easement, a distance of 29.82 feet to a point on the Southeast line of said Lot 76; thence South 35°24'49" West, along the Southeast line of said Lot 76, a distance of 7.70 feet to the Point of Beginning.

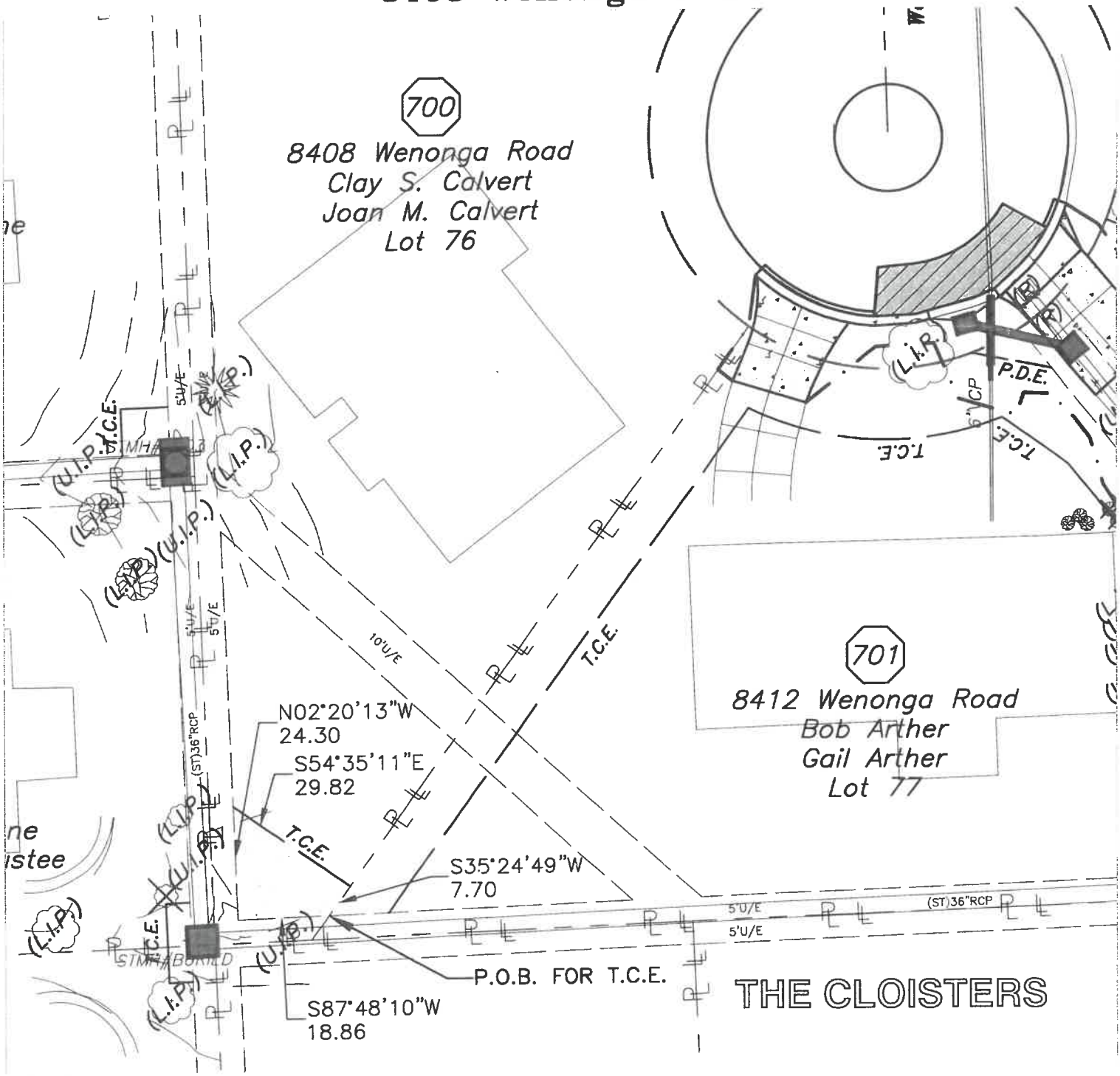
Containing 344 square feet, more or less.

The bearings used in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD 83

KELLAN M. GREGORY
LICENSED
LS-1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

TRACT 700
LOT 76, THE CLOISTERS
8408 Wenonga Road



LEGEND

T.C.E. = Temporary Construction Easement

P.O.B. = Point of Beginning

NORTH

30 15 0 30

SCALE IN FEET

1/17/2019
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Affinis corp
8900 Indian Creek Parkway, Suite 450
Overland Park, Kansas 66210
Phone: 913-239-1100
Toll Free: 877-527-5468
Fax: 913-239-1111
www.affinis.us

City of Leawood, Kansas
2018 Reinhardt Drainage Improvements

Tract Map

Date: 01/16/2019
Drawn By: BJG
Checked By: JAM
Approved By: KMG
File: Tract Maps
Job #17-0001.02

1

DRAFT

7.R.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FROM GRANTORS BOB ARTHER AND GAIL ARTHER, FOR PROPERTY LOCATED AT 8412 WENONGA ROAD, LOT 77, THE CLOISTERS SUBDIVISION, PERTAINING TO THE PRAIRIE VILLAGE STORM WATER IMPROVEMENT PROJECT [SMAC PROJECT # DB-11-014]

WHEREAS, the Grantors Bob Arther and Gail Arther have executed a Temporary Construction Easement, necessary to meet improvement needs; and

WHEREAS, the City desires to accept such Temporary Construction Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Temporary Construction Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that on this 3rd day of May, 20 19, Bob Arther and Gail Arther, husband and wife, ["Grantors"], for their heirs, successors and assigns, as owners of property herein described, for the sum of Ten Dollars [$10.00] and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, do hereby grant to the City of Leawood, Kansas, a Kansas municipal corporation ["Grantee"], a Temporary Construction easement over, under and through the following described real estate:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

The above described easement is to be used for the purposes of constructing, improving, and reconstructing and inspecting storm sewer improvements ["Improvements"], as shown by the plans of said Improvements a copy of which is on file in the Public Works Department, 4800 Town Center Drive, Leawood, KS 66211. This Temporary Construction Easement includes the right of ingress and egress over and through the above described property.

This Temporary Construction Easement shall commence upon the date of its execution, as shown below and shall expire at the earlier of one (1) year after completion of the construction project or 36 months after the date of execution of this easement.

Grantee, hereby agrees to restore the Easement Property to as near the original condition as possible. Grading within the Temporary Construction Easement may result in a grade change, all in accordance with Grantee's design and or construction project plans.

Grantor does hereby waive and release Grantee from any and all claims for damages or compensation either now or in the future arising by reason of the use of the Temporary Construction Easement for the purposes described herein. This release does not include a claim for damages resulting from a negligent act of Grantee or its contractor.

This Temporary Construction Easement shall inure to and bind the successors and assigns of the parties.

IN WITNESS WHEREOF the parties above name have hereunto set hand(s) the day and year first above written.

GRANTORS

Bob Arther

Bob Arther

Gail Arther

Gail Arther

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 3rd day of May, 2019, before me, the undersigned, a Notary Public in and for the County and State, came Gail Arther and Bob Arther who are personally known to me to be the same person s who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

Nancy C. Kohn

NOTARY PUBLIC

NOTARY PUBLIC STATE OF KANSAS | NANCY C. KOHN My Appt. Exp. 5/10/22

My Appointment Expires:
5/10/22

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 3rd day of May, 2019, before me, the undersigned, a Notary Public in and for the County and State, came Gail Arther and Bob Arther who are personally known to me to be the same persons who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

Nancy C. Kohn
NOTARY PUBLIC

NOTARY PUBLIC
STATE OF KANSAS
NANCY C. KOHN
My Appt. Exp. 5/10/22

My Appointment Expires:
5/10/22

Attachment "A"

Temporary Construction Easement Description

All that part of Lot 77, THE CLOISTERS, a subdivision of record situate in the City of Leawood, Johnson County, Kansas, being described as follows:

Beginning at the Northwest corner of said Lot 77; thence Easterly, along the North line thereof, around a curve to the left that has an initial tangent bearing of South 54°35'11" East, a central angle of 56°06'27", a radius of 50.00 feet, and an arc distance of 48.96 feet; thence South 79°07'34" East, departing the North line of said Lot 77, a distance of 17.16 feet to a point on the Southwest line of a 5.00 feet-wide platted utility easement lying Southwest of and parallel with the Northeast line of said Lot 77; thence South 39°20'08" East, along the Southwest line of said 5 feet-wide platted utility easement, a distance of 137.11 feet to the intersection with the North line of a 5 feet-wide platted utility easement lying North of and parallel with the South line of said Lot 77; thence South 87°48'10" West, along the North line of said 5.00 feet-wide platted utility easement, a distance of 60.00 feet; thence North 02°11'50" West, departing the North line of said 5.00 feet-wide platted utility easement, a distance of 40.66 feet to a point on the North line of the South 45.66 feet of said Lot 77; thence South 87°48'10" West, along the North line of the South 45.66 feet of said Lot 77, a distance of 9.70 feet; thence North 02°25'56" West, departing the North line of the South 45.66 feet of said Lot 77, a distance of 35.00 feet to a point on the Southwest line of the Northeast 15.00 feet thereof; thence North 39°20'08" West, along the Southwest line of the Northeast 15.00 feet of said Lot 77, a distance of 16.61 feet; thence North 55°09'39" West, departing the Southwest line of the Northeast 15.00 feet of said Lot 77, a distance of 17.30 feet to a point on a line that is 15.00 feet South of and concentric with the North line thereof; thence Westerly, along said line that is 15.00 feet South of and concentric with the North line of said Lot 77, around a curve to the right that is non-tangent with the exit of the last described course, having an initial tangent bearing of South 68°19'24" West, having a central angle of 48°14'25", a radius of 65.00 feet, and an arc distance of 54.73 feet to a point on the Southeast line of the Northwest 10.00 feet of said Lot 77; thence South 35°24'49" West, along the Southeast line of the Northwest 10.00 feet of said Lot 77, a distance of 130.81 feet to a point on the North line of said 5.00 feet-wide platted utility easement lying North of and parallel with the South line of said Lot 77; thence South 87°48'10" West, along the North line of said 5.00 feet-wide platted utility easement, a distance of 12.62 feet to a point on the Northwest line of said Lot 77; thence North 35°24'49" East, along the Northwest line of said Lot 77, a distance of 152.74 feet to the Point of Beginning.

(continued on next page)

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

(continued from previous page)

Containing 5,433 square feet, more or less.

The bearings used in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD 83

KELLAN M. GREGORY
LICENSE
LS-1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

DRAFT

7.S.

RESOLUTION NO. _____

RESOLUTION ACCEPTING A PERMANENT STORM SEWER EASEMENT FROM GRANTORS BOB ARTHER AND GAIL ARTHER, FOR PROPERTY LOCATED AT 8412 WENONGA ROAD, LOT 77, THE CLOISTERS SUBDIVISION, PERTAINING TO THE PRAIRIE VILLAGE STORM WATER IMPROVEMENT PROJECT [SMAC PROJECT # DB-11-014]

WHEREAS, the Grantors Bob Arther and Gail Arther have executed a Permanent Storm Sewer Easement, necessary to meet improvement needs; and

WHEREAS, the City desires to accept such Permanent Storm Sewer Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body hereby accepts the Permanent Storm Sewer Easement, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference as if fully set out.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

STORM SEWER EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS: That Bob Arther and Gail Arther ["Grantors"] , in consideration of the sum of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT to the **CITY OF LEAWOOD, KANSAS**, ["Grantee"], a Municipal Corporation of the State of Kansas, its successors and assigns forever a perpetual easement over, under, and through the following described real estate for the purpose of providing for drainage facilities, including, but not limited to, constructing, using, replacing, and maintaining a storm sewer (either an underground enclosed system, or an open channel, in accordance with Leawood's Construction Standards), tributary connections, culverts and appurtenant work [collectively referred to as "Drainage Facilities"] in any part of said easement, including the right to clean, repair, replace and care for said sewer facilities, together with the right of access to said easement and over said easement for said purposes, in the following described premises:

SEE ATTACHED EXHIBIT 'A' (the "Easement Property")

THIS EASEMENT is executed and delivered and said easement is granted upon the following conditions, to wit:

1. The Grantor, for itself and its heirs, executors, administrators, successors and assigns, hereby release the **CITY OF LEAWOOD, KANSAS**, its agents and employees, assigns and successors from any and all liability for damage to the remaining lands resulting from this conveyance, and construction and maintenance of this easement and the Drainage Facilities, provided that Grantee shall, as soon as practicable after construction or other work on the Drainage Facilities and all subsequent alterations and repairs thereto or maintenance thereof, restore the property of Grantor to a neat and presentable condition. Provided further, that this release does not include claims for damage occurring due to the negligence of the Grantee or its contractors.

2. It is understood by the Grantor that any Drainage Facilities, sewer or other drainage area constructed or created hereunder shall, in every respect be a public sewer as if laid in one of the dedicated streets of the **CITY OF LEAWOOD, KANSAS**, and all the property abutting thereon shall have the right to connect therewith under the same conditions as if the sewer were in a public street; and the **CITY OF LEAWOOD, KANSAS**, or any abutting property owners, upon permit from the Grantee herein, shall have the right at all times to

enter upon the described premises for the purpose of making any necessary repairs to or renewals for replacements of said sewer or drainage improvement.

3. The rights granted herein shall not be construed to interfere with or restrict the Grantor, or its heirs, executors, administrators, successors and assigns from the use of the premises long as the same are so constructed as not to impair the strength or interfere with the use and maintenance of drainage, said sewer or other Drainage Facilities.

THIS EASEMENT shall run with the land and shall apply to all interests now owned or hereafter acquired to the above described property. This easement shall be filed of record with the Register of Deeds, Johnson County, Kansas.

DATED this 3rd day of May, 2019.

GRANTORS

Bob Arther

Bob Arther

Gail Arther

Gail Arther

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

BE IT REMEMBERED that on this 3rd day of May, 2019, before me, the undersigned, a Notary Public in and for the County and State, came Bob Arther and Gail Arther who are personally known to me to be the same persons who executed the within instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal; the day and year last above written.

NOTARY PUBLIC STATE OF KANSAS | NANCY C. KOHN My Appt. Exp. 5/10/22

Nancy C. Kohn
NOTARY PUBLIC

My Appointment Expires:
5/10/22

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

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Nancy C. Kohn
NOTARY PUBLIC

NOTARY PUBLIC STATE OF KANSAS NANCY C. KOHN

My Appointment Expires:
5/10/22

NOTARY PUBLIC STATE OF KANSAS NANCY C. KOHN My Appt. Exp. 5/10/22

Permanent Drainage Easement
2018 Reinhardt Drainage Improvements
Tract 701 – 8412 Wenonga Road
Affinis Corp No. 17-0001.02

Attachment "A"

Permanent Drainage Easement Description

All that part of Lot 77, THE CLOISTERS, a subdivision of record situate in the City of Leawood, Johnson County, Kansas, being described as follows:

Beginning at the intersection of the North line of said Lot 77 and the Southwest line of a 5.00 feet-wide platted utility easement lying Southwest of and parallel with the Northeast line of said Lot 77; thence South 39°20'08" East, along the Southwest line of said 5.00 feet-wide platted utility easement, a distance of 10.81 feet; thence North 79°07'34" West, departing the Southwest line of said 5.00 feet-wide platted utility easement, a distance of 17.16 feet to a point on the North line of said Lot 77; thence Northeasterly, along the North line of said Lot 77, around a curve to the left that is non-tangent with the exit of the last described course, having an initial tangent bearing of North 69°18'21" East, a central angle of 12°54'08", a radius of 50.00 feet, and an arc distance of 11.26 feet to the Point of Beginning.

Containing 57 square feet, more or less.

The bearings used in this description are based on the Kansas State Plane Coordinate System, North Zone, NAD 83

KELLAN M. GREGORY
LICENSED
LS-1577
1/17/19
KANSAS
LAND SURVEYOR

This description prepared by:
Kellan M. Gregory, KS LS #1577
Affinis Corp
8900 Indian Creek Pkwy, Suite 450
Overland Park, KS 66210

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7.T.

LEAWOOD POLICE

Integrity • Teamwork • Service • Fairness • Dedication

April 2019 Monthly Report

AREA	CALLS	CODE 1	NON-EMERGENCY
North Zone	771	3:47	4:34
Center Zone	722	3:25	4:50
South Zone	739	3:41	6:00

CALLS FOR SERVICE	
Traffic Stops	1168
Traffic Complaint Areas investigated	29
Medical Calls	122
Alarms	131
Arrests (Adult/Juvenile)	87/8
Accidents (Total/Injury)	57/7
Open Doors	65
Suspicious Activity calls	45
Check the Welfare	20
9-1-1 Calls Received	808
Administrative Calls Received	5014

CRIME REPORT	This month	Last month	A year ago
Burglaries	2	6	17
Thefts from buildings	4	3	6
Drug possession violations (municipal)	13	9	4
Thefts from vehicles	3	2	14
Agg. assault/batteries	2	0	2
Crim. Damage to Property/Vandalism	0	3	3
DUI	8	11	5
Shoplifting	11	6	5
Stolen Autos	1	2	1

HIGHLIGHTS

RETURN OF THE FISHING DERBY

April 2019 saw the return of the Police Fishing Derby. Officer Phil Goff revitalized this youth outreach project which had not been hosted since 2006 . The event was geared toward kids 12 years of age and younger.

The derby was intended to get youth involved in outdoor activities as well as building relationships between youth and the police.

There were75 young anglers doing their best to reel in the big one in front of a crowd of 250 excited parents, friends and family.

Frequent crash locations

INTERSECTION	April	2019
I-435 & State Line Road	2	19
135th & State Line Road	1	5
Town Center Dr. & Roe Avenue	2	5
103rd Street & State Line Road	2	5
119th and Roe	3	4
135th Street & Roe Avenue	1	4
112th and Nall Avenue	0	3
89th Street & State Line Road	0	3

Part I Crimes specified by the KBI:	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19
Agg. Assault/Battery:	3	1	0	0	2
Arson:	0	0	0	0	0
Burglary:	5	5	3	6	2
Homicide:	0	0	0	0	0
Rape:	0	0	0	0	0
Robbery:	0	0	0	0	0
Stolen Auto:	3	4	0	2	1
Theft:	27	32	17	12	25
All Other Larceny:	5	6	2	0	5
Pocket Picking:	0	0	0	0	1
Purse Snatching:	0	0	0	0	0
Shoplifting:	5	3	8	6	11
Theft from Building:	3	4	4	3	4
Theft from CoinOperated Machine:	0	0	0	0	0
Theft from Motor Vehicle:	14	16	2	2	3
Theft of Motor Vehicle Parts/Accessories:	0	3	1	1	1
Sub-Total:	**38**	**42**	**20**	**20**	**30**

	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19
Adult Arrests	94	91	73	87	87
Juvenile Arrests	3	7	6	6	8
Citations/Citation Charges	526/690	645/821	570/751	800/1054	766/974
Warnings/Warning Charges	391/586	465/702	427/626	496/774	435/661
Damage over $1,000 Accident	47	44	39	33	42
Damage under $1,000 Accident	5	3	3	2	8
Injury Accident	7	9	8	8	7
Field Interview Contacts	15	12	8	20	14

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7.U.

LEAWOOD FIRE DEPARTMENT

April 2019 Report

Monthly Calls for Service	
Fire Responses	8
EMS Responses	160
HazMat Responses	7
Tech Rescue Responses	1
Other Calls for Service	74
Total Calls This Month	250
YTD Total Calls	1,107

Fire Loss

Fire related incidents for the month in Leawood: 2

Fire Loss: $0

Monthly Activity Hours

(Non-training - can include response, public education, public services, maintenance, etc)

Staff Activity Hours: 979

Monthly Training Hours

Training Hours: 1,515

Monthly Highlights

- 8 Car Seat Installations
- 34 Public Relations / Education Events
- 24 CPR / First Aid students
- 9 Residential Smoke Detector Assists
- 2 HOA Meetings Hosted
- 9th Annual French Intern Arrived
- LFD Family Night & Presentation
- Strategic Plan - External Stakeholders Meeting
- Strategic Plan - Internal Stakeholder's Meeting

Incident Response Times

Emergency service performance standards are measured by 90-percentile performance to demonstrate credibility and reliability in service delivery. Percentile metrics demonstrate a better representation of response times than averages. Instead of displaying what the Department does half of the time, the Department observes what it does the majority of the time. Travel and total response times only include emergency responses within the City of Leawood.

Summary of Monthly LFD Baseline Performance at the 90th Percentile

LFD - Baseline Performance 90th Percentile		All Calls	Fire	EMS	Tech Rescue	HazMat
Alarm Handling	Call Pick-Up to Dispatch	1:46	2:19	1:19	1:34	1:54
Turnout Time	Dispatch to 1st Unit Enroute	1:11	1:48	1:02	:38	:48
Travel Time 1st Unit	Enroute to Arrival Time 1st Unit on Scene Emergency Responses Only	6:09	N/A	6:02	N/A	N/A
Total Response Time - 1st Unit	Enroute to Arrival 1st Unit on Scene Emergency Responses Only	7:54	N/A	7:53	N/A	N/A
Total Response Time - ERF	Enroute to Arrival Effective Response Force Emergency Responses Only	9:57	N/A	9:54	N//A	N/A

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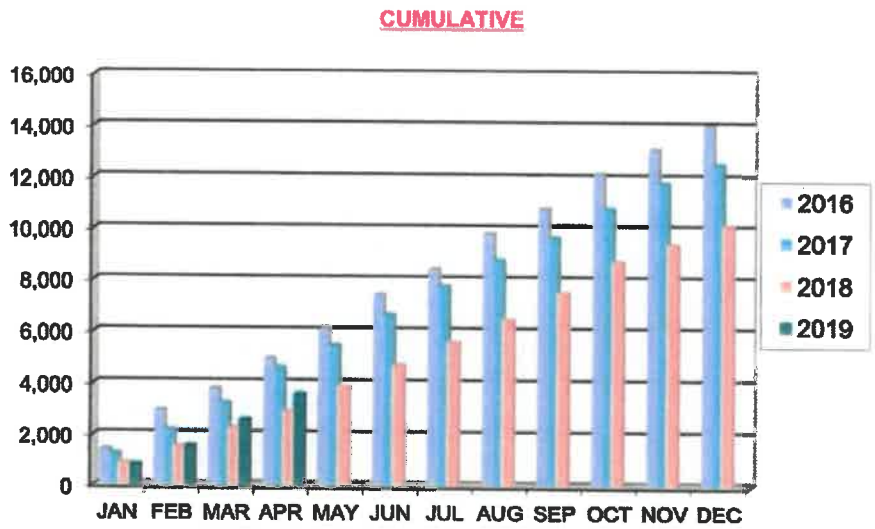
LEAWOOD MUNICIPAL COURT CASELOAD

7.V.

	CUMULATIVE				MONTHLY			
	2016	2017	2018	2019	2016	2017	2018	2019
JAN	1,430	1,246	890	820	1,430	1,246	890	820
FEB	2,959	2,201	1,537	1,559	1,529	955	647	739
MAR	3,813	3,253	2,280	2,595	854	1052	743	1,036
APR	4,964	4,615	2,907	3,597	1,151	912	627	1,002
MAY	6,111	5,483	3,900		1,147	1,318	993	
JUN	7,449	6,652	4,713		1,338	1,169	813	
JUL	8,446	7,783	5,607		997	1,131	894	
AUG	9,845	8,778	6,470		1,399	995	863	
SEP	10,821	9,677	7,527		976	899	1,057	
OCT	12,167	10,792	8,728		1,346	1,115	1,201	
NOV	13,094	11,812	9,420		927	1,020	692	
DEC	14,009	12,523	10,161		915	711	741	
					14,009	12,523	10,161	3,597



LEAWOOD MUNICIPAL COURT

RECEIPTS PROCESSED

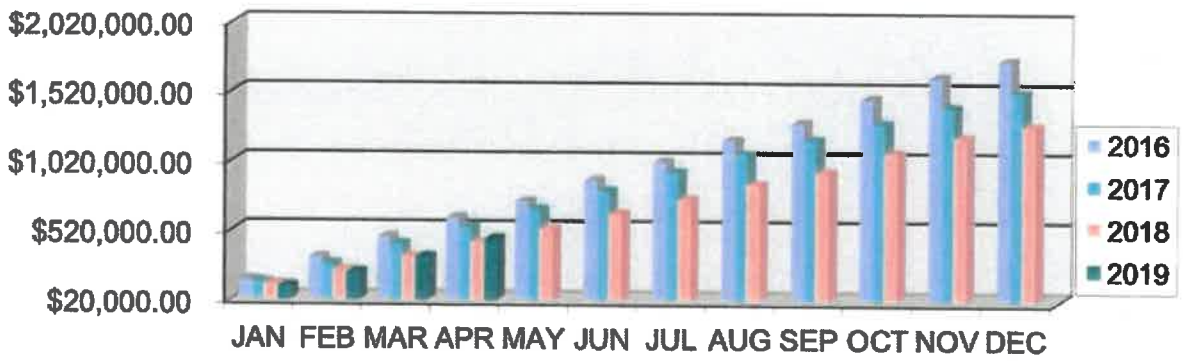
CUMULATIVE

	2016	2017	2018	2019
JAN	$ 152,402.00	$ 135,897.50	$ 124,209.00	$ 112,615.50
FEB	$ 319,887.25	$ 271,140.75	$ 226,773.06	$ 214,571.00
MAR	$ 469,496.20	$ 417,435.75	$ 328,422.81	$ 327,949.25
APR	$ 602,688.20	$ 539,966.25	$ 430,749.06	$ 457,627.75
MAY	$ 727,709.75	$ 667,316.25	$ 532,916.01	
JUN	$ 881,876.05	$ 803,020.75	$ 632,601.01	
JUL	$ 1,016,515.55	$ 937,496.25	$ 740,497.51	
AUG	$ 1,172,883.80	$ 1,065,718.25	$ 853,735.81	
SEP	$ 1,298,998.30	$ 1,171,682.50	$ 939,594.81	
OCT	$ 1,473,387.55	$ 1,293,663.50	$ 1,078,242.81	
NOV	$ 1,630,461.55	$ 1,413,905.25	$ 1,193,133.81	
DEC	$ 1,744,850.80	$ 1,518,103.44	$ 1,281,212.81	

MONTHLY

	2016	2017	2018	2019
JAN	$ 152,402.00	$ 135,897.50	$ 124,209.00	$ 112,615.50
FEB	$ 167,485.25	$ 135,243.25	$ 102,564.06	$ 101,955.50
MAR	$ 149,608.95	$ 146,295.00	$ 101,649.75	$ 113,378.25
APR	$ 133,192.00	$ 122,530.50	$ 102,326.25	$ 129,678.50
MAY	$ 125,021.55	$ 127,350.00	$ 102,166.95	
JUN	$ 154,166.30	$ 135,704.50	$ 99,685.00	
JUL	$ 134,639.50	$ 134,475.50	$ 107,896.50	
AUG	$ 156,368.25	$ 128,222.00	$ 113,238.30	
SEP	$ 126,114.50	$ 105,964.25	$ 85,859.00	
OCT	$ 174,389.25	$ 121,981.00	$ 138,648.00	
NOV	$ 157,074.00	$ 120,241.75	$ 114,891.00	
DEC	$ 114,389.25	$ 104,198.19	$ 88,079.00	
	$ 1,744,850.80	$ 1,518,103.44	$ 1,281,212.81	$ 457,627.75
	$ 1,500,000.00	$ 1,500,000.00	1,500,000.00	1,500,000.00

CUMULATIVE



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City of Leawood Governing Body Staff Report

MEETING DATE: May 20, 2019
REPORT WRITTEN: April 24, 2019

THE MAJESTIC – INDEPENDANT LIVING FACILITY – REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT FOR AN INDEPENDANT LIVING FACILITY, PRELIMINARY PLAN, AND PRELIMINARY PLAT – Located south of 137th Street and west of Mission Road – Case 24-19

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval unanimously (7-0) of Case 24-19, The Majestic – Independent Living Facility – request for approval of a Special Use Permit for an Independant Living Facility, Preliminary Plan, and Preliminary Plat with the following stipulations:

1. The project is limited to construction of a 233,257 sq. ft., 130 unit, three story with underground parking independent living facility on 11.95 acres, for a total F.A.R. of 0.45 and a density of 10.88 dwelling units per acre.
2. A Special Use Permit for an Independent Living facility shall be issued to Majestic Seniority Living.
3. Per Section 16-4-3.6 of the Leawood Development Ordinance, this Special Use Permit shall have a duration of twenty (20) years from approval by the Governing Body, after which shall terminate if no new Special Use Permit is applied for and granted by the City of Leawood Governing Body.
4. The applicant / owner shall be responsible for the following impact fees:
   a. A Park Impact Fee for the Independent Living Facility is required in the amount of $400.00 per dwelling unit prior to issuance of a Building Permit. This amount is subject to change by Ordinance.
   b. A South Leawood Transportation Impact Fee is required at the rate of $625.00 x gross acres x distance from 135th Street to nearest 1/10 of a mile prior to the recording of the Final Plat. This amount is subject to change by ordinance.
   c. A Street Fee of $311.00 per linear foot of frontage along Mission Road shall be paid prior to the recording of the Final Plat. This amount is subject to change by Ordinance.
5. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed underground. This must be done prior to final occupancy of any building within the project.
6. Of the total units to be constructed, 80% shall be a minimum of 900 sq. ft. with all remaining units to have a minimum of 750 sq. ft.
7. The applicant shall remove the wrought iron fence and gate along the perimeter of the proposed development including the gate at the western entry drive into the development.
8. All new utility boxes with a height of less than 55 inches, a footprint of equal to or less than 15 square feet in area, or a pad footprint of equal to or less than 15 square feet, may be installed only with the prior approval of the Director of Community Development as being in compliance with this Ordinance.
9. All new utility boxes with a height of 55 inches or greater, a footprint greater than 15 square feet in area, or a pad footprint greater than 15 square feet in area, shall be authorized only by approval of a Special Use Permit prior to construction.
10. Per the Leawood Development Ordinance, where pedestrian routes intersect vehicular access routes, the material of the pedestrian route shall be enhanced and differentiated from the vehicular paving material.
11. All buildings within this development shall conform to the architectural type, style, and scale of the buildings approved by the Governing Body at Final Plan.

12. All downspouts shall be enclosed.
13. All rooftop equipment shall be screened from the public view with an architectural treatment, which is compatible with the building architecture. The height of the screen shall be at least as tall as the utilities being screened.
14. All landscaped areas shall be irrigated.
15. At the time of Final Plan application the project shall provide a storm shelter constructed in accordance with ICC-500.
16. At the time of Final Plan application, the applicant/owner shall provide details for all retention ponds including, but not limited to; slopes, landscaping, emergency exit strategies, etc.
17. At the time of Final Plan application, the applicant/owner shall submit a tree inventory that shows all trees 6" caliper or larger, measured 6" above ground level that are proposed for removal. All trees larger than 12" caliper shall be replaced on a 1:1 caliper inch ratio, or replaced with a suitable substitute approved by the Director of Community Development.
18. At the time of Final Plan, the applicant/owner shall provide a tree preservation protection plan that addresses how the trees within the 25' tree preservation easement along the south property line will be protected during and after construction. The plan shall also address the maintenance of the tree preservation easement including removal of dead trees and noxious plant material.
19. Per the Leawood Development Ordinance, street trees shall be planted at a rate of one tree per 35' along all public right-of-way.
20. The applicant/owner shall pay into escrow a fee of $500 per tree to plant street trees along Mission Road, when Mission Road is improved.
21. At the time of final plan, the landscape plan shall include the following statements:
    a. All trees shall be callipered and undersized trees shall be rejected.
    b. All parking lot islands shall be bermed to discourage foot traffic.
    c. All hedges shall be trimmed to maintain a solid hedge appearance.
    d. All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.
    e. Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
    f. All landscaped open space shall consist of a minimum of 60% living materials.
22. Per the Leawood Development Ordinance, all parking lot light fixtures associated with this project shall be a maximum of 18' in height from grade, including base.
23. Lighting plans, photometric studies and specific light fixtures shall be included in the Final Plan application. Photometric measurements shall include the entire site and extend to all property lines.
24. Per the Leawood Development Ordinance, the maximum foot-candles at the property lines shall be 0.5 foot-candles.
25. Per the Leawood Development Ordinance the source of illumination of all light fixtures shall not be visible.
26. Materials boards shall be submitted at the time of Final Plan application.
27. A 3-D model shall be submitted at the time of Final Plan application.
28. Signage design and calculations will be required at Final Plan application.
29. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all common areas and common area improvements including, but not limited to, streets, walls, and storm water system improvements. The mechanism will include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing

and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.

30. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo (Exhibit A) on file with the City of Leawood Planning and Development Department, prior to recording of the final plat.
31. The applicant shall obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo (Exhibit B) on file with the City of Leawood Planning and Development Department, prior to issuance of a building permit.
32. This Preliminary Plan approval shall lapse in two years, if construction on the project has not begun or if such construction is not being diligently pursued; provided, however, that the developer may request a hearing before the Governing Body to request an extension of this time period. The Governing Body may grant one such extension for a maximum of 12 months for good cause shown by the developer.
33. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through thirty-three.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

The Planning Commission removed the following stipulation.

- Formally Stipulation 15:
  At the time of Final Plan, the applicant shall work with the adjacent residential neighbors and city staff to provide suitable screening between the proposed development and the neighboring homes to the south.

APPLICANT:

- The applicant is Doug E. Hoffman with Majestic of Leawood.
- The property is owned by Stuart Sharp, Co-Trustee with Perry M. Sharp Trust C.
- The engineer is John Becker with Schlagel & Associates, P.A.
- The architect is Jason Toye with NSPJ Architects.
- The landscape architect is Katie Martinovic with NSPJ Architects.

REQUEST:

- The applicant is requesting approval of a Special Use Permit for an Independent Living Facility, Preliminary Plan, and Preliminary Plat.
- The applicant is proposing a three story, 130 unit independent living facility with 233,257 sq. ft. of construction on 11.95 acres, for a total F.A.R. of 0.45.

ZONING:

- The property is currently zoned RP-4 (Planned Apartment Residential District).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Medium Density Residential and Recreational.

SURROUNDING ZONING:

- North — To the north is undeveloped land zoned SD-NCR (Planned Neighborhood Retail), and currently used for agricultural purposes.

- South — Directly to the south is the single family residential subdivision of Leawood Meadows, zoned R-1 (Planned Single Family Low Density Residential).
- East — East of the subject property, across Mission Road, is Villa Milano, a multifamily residential development zoned RP-3 (Planned Cluster Attached Residential) and RP-4 (Planned Apartment Residential).
- West — To the west is The Villaggio at Leawood, zoned SD-CR (Planned General Retail), SD-O (Planned Office), and RP-3 (Planned Cluster Attached Residential).

LOCATION:

SITE PLAN COMMENTS:

- The site is located at the southwest corner of 137th Street and Mission Road. The property is adjacent to single family residential to the south and vacant land currently used for agricultural purposes to the north. The Villas Millano apartment and duplexes are located to the east across Mission Road.
- The property falls approximately 20' from 137th Street to the southeast corner of the site.
- A 25' Tree Preservation Easement is provided along the south property line to protect the existing tree line that buffers the development from the existing residential to the south.
- The front of the building faces north towards 137th Street and is proposed to be a 3-story independent living facility with two (2) 2-story wings on the east and west sides of the 3-story portion of the building.
- There are three entrances into the site from 137th Street. No entrances are proposed from Mission Road. The western entrance is proposed to be a gated entrance that connects to a driveway along the southwest side of the project area, providing access to underground parking, an additional 20 surface parking spaces, and to a stamped concrete emergency turn-a-around. The two easternmost entrances from 137th Street lead into a surface parking lot, containing 30 spaces, that is used primary for guest parking at the front entrance of the building.
- Surface parking is provided on the north side of the building adjacent to the main entrance, and on the south side of the building, with a majority of the parking to be provided under the proposed building.
- The applicant proposes to enclose the site with a 6' privacy wall along the south, and wrought iron style fencing on the east and west sides that will connect to the northeast and northwest corners of the building. This wrought iron style fence will also enclose the courtyard areas created between central

portion of the building and the adjacent 2 story wings. The front of the building, including vehicular drives and parking along 137th Street will not be enclosed.

- The project is proposed to be constructed in two phases. The first phase of the development includes the central building with 60 units. The second phase will consist of two (2) 2-story wings connected to the east and west sides of the building constructed with the first phase. The second phase is proposed to provide 70 units (37 units in the east wing and 33 in the west wing).
- Along the southeast corner of the lot, the applicant proposes a retention pond with a fountain in the center. The pond has a rock ledge perimeter and will include a fishing pier.
- A linear water feature is proposed at the northeast corner of the site, following the curvature of 137th Street.
- A multi-level courtyard patio with swimming pool is proposed on the south side of the central building.
- The pool water will create a waterfall effect into a zero entry shallow pool/catch basin on lowest level.
- The courtyard will contain a variety of amenities including the swimming pool, cabanas, spa, fire pit, a roof covered grill structure, and a roof covered lounge and TV structure.
- A gated dog park is located at the northeast corner of phase 1 and directly north of phase 2 and will include a shade structure.
- The applicant proposes a sports amenity area located just west of the western entry drive. The sports amenity area will include two (2) pickleball courts, a roof covered game area, and a putting green.
- Two (2) gathering areas are proposed within courtyards on the north side of the building, between the main building and the wings to be constructed in the second phase of the development. These areas will include water features and outdoor seating. The applicant has made note that the plaza areas will be constructed during the first phase of construction.
- A number of retaining walls are proposed along the south side of the building, creating a tiered landscaping space along with a mixture of retaining walls and landscaping. The applicant is proposing a 6' tall privacy wall along the north side of a 25' tree preservation area that is along the south property line. This wall will screen the drive into the parking garage and help screen lights from traffic into and out of the parking garage.
- Internal walking paths connect the interior of the site to 137th Street at six (6) locations, and one (1) pedestrian connection to the pedestrian path to be constructed along Mission Road with the expansion of Mission Road.
- The trash enclosure is located on the interior of the parking garage, adjacent to the southern entry into the underground parking garage.
- Bicycle parking is proposed within the parking garage for use by the residents of the development.

BULK REGULATIONS:

- The project has the following performance criteria:

Bulk Regulations	Required	Provided	Compliance
Front Setback	30'	55'	Complies
Side Setback	30'	30'	Complies
Rear Setback	30'	86'	Complies
Density	10.89 dwelling units/acre	10.88 dwelling units/acre	Complies
Open Space %	30% of the lot area	55.9% of the lot area	Complies
*Height Limit as measured from the front door.	40'	39.5'	Complies

** Per Section 16-2-4.7 of the Leawood Development Ordinance, parapet walls are not included in the height of the building.*

PRELIMINARY PLAT:

- The site will be platted as a single lot. An additional 50' along the east property line will be dedicated as right-of-way for the future expansion of Mission Road.
- The following easements are shown on the plat:

Easement	Location
Drainage Easement	Along the western property line of the lot
25' Tree Preservation Easement	Along the southern property line of the lot
10' Utility Easement	North of the 25' Tree Preservation Easement
Sanitary Sewer Easement	30' sanitary sewer easement along the east property line and a portion of land located on the west end of the property
5' Sidewalk Easement	Along the east property line of the lot

INTERACT:

- The applicant held two Interact meetings, which were held March 14, 2019 and April 2, 2019. A summary of the meetings are attached. Some concerns raised by those in attendance include, but were not limited to:
  - Proximity of the building to the residential neighborhood to the south.
  - Height of the new development.
  - Current storm water drainage issues for the residents directly south of the proposed project area.
  - Lighting of the site and exterior patios that would be seen by the adjacent residents
  - Current mosquito population on the site
  - Traffic coming into the main access drive towards the underground parking with car's headlights heading into residents yards.

TRAFFIC:

- A traffic study was submitted for review and approved by the Public Works Department.

PARKING:

- Per the Leawood Development Ordinance Section 16-4-5.4 Required Parking Ratios, two spaces are required per residential unit, one of which should be totally enclosed. The proposed development will include 130 units, requiring 260 parking spaces, 130 of which must be enclosed. The applicant is providing a total of 277 parking spaces, 227 of which are underground, meeting the requirements of the Leawood Development Ordinance.

ELEVATIONS:

- The applicant provided preliminary elevations of the proposed buildings. Elevations are reviewed and approved at the time of Final Plan application.
- The Independent Living facility is proposed to be 39.5' in height as measured from the front door of the building and will have a pitched roof. Per Section 16-2-4.7 of the Leawood Development Ordinance, parapet walls are not included in the height of the building.
- The main building is proposed to be composed of a three story structure with the wings of the building to be two stories tall.
- Underground parking is provided under the first phase (central 3 story portion of the building), and the two (2) story west wing to be constructed with Phase 2.
- The roof is proposed to be sloped and covered with a mixture of clay tile and synthetic shingles.

- The facades of the independent living facility is proposed to be constructed of a combination of stucco, natural stone, and brick in varying tones of beige.
- The units will have a mixture of exterior patios/balconies with fences and gates.
- The building façade has many projections and recesses to help break up the mass of the building and also creating courtyards.
- Mechanical units are proposed to be roof mounted and screened from neighboring properties by a roof well.

SIGNAGE:

- Signage is reviewed and approved at the time of Final Plan application.
- A monument sign is proposed at the northeast corner of the development on a retaining wall with the amenity water feature fronting the sign. A statue of a horse is proposed behind the retaining wall.
- Per Section 16-4-6.13 of the Leawood Development Ordinance, the size of a monument sign within the RP-4 district is as recommended by the Planning Commission and approved by the Governing Body.

LANDSCAPING:

- A general landscape plan is provided. Landscaping is reviewed and approved at the time of Final Plan application.
- 137th Street is lined with existing Ash and Maple street trees. The applicant proposes to add additional street trees on the south side of the sidewalk.
- The applicant proposes to plant street trees on Mission Road at a rate of 1 per 35 lineal feet.
- An existing dense tree line is located along the south property line. The applicant is not proposing changes to the tree line, as it is to be included within a 25' Tree Preservation Easement. The applicant is proposing to supplement the existing tree line with evergreen trees.
- The applicant proposes to line the entry drive on the southwest corner of the site with shade trees.
- A mixture of shade and ornamental trees are also proposed to be planted around the building, detention pond and emergency turnaround.

LIGHTING:

- Lighting is reviewed and approved at the time of Final Plan application. At that time the applicant shall be required to provide a final photometric study and detailed information regarding all proposed light fixtures.
- Pole mounted light fixtures are proposed within the parking lot areas, along the driveways accessing parking areas, the emergency turnaround, around the pickleball courts and roof covered game structure.
- The applicant is also proposing lighted bollards along pedestrian paths and gathering spaces.
- The porches/balconies will have residential porch lights.
- Per the Leawood Development Ordinance, a maximum of 0.5 foot-candles is permitted at the property line, and the source of illumination cannot be visible.

IMPACT FEES:

- **PARK IMPACT FEE:** A Park Impact Fee for the Independent Living Facility is required in the amount of $400.00 per dwelling unit prior to issuance of a Building Permit. This amount is subject to change by Ordinance.

- **SOUTH LEAWOOD TRANSPORTATION IMPACT FEE:** A South Leawood Transportation Impact Fee is required at the rate of $625.00 x gross acres x distance from 135th Street to nearest 1/10 of a mile prior to the recording of the Final Plat. This amount is subject to change by ordinance.
- **STREET FEE:** The applicant/owner is responsible for a fee of $311.00 per linear foot of frontage along Mission Road, which shall be paid prior to the recording of the Final Plat. This amount is subject to change by Ordinance.

GOLDEN CRITERIA:

The character of the neighborhood:

The area is characterized by a collector street (137th Street) and vacant land zoned SD-NCR (Planned Neighborhood Retail) to the north; an arterial (Mission Road) and multifamily residential (Villa Milano) zoned RP-3 (Planned Cluster Attached Residential) and RP-4 (Planned Apartment Residential) to the east, a single family residential subdivision (Leawood Meadows) to the south zoned R-1 (Planned Single Family Low Density Residential), and to the west is vacant land zoned RP-3 (Planned Cluster Attached Residential), and the Villaggio development, partially developed commercial property zoned SD-O (Planned Office) and SD-CR (Planned General Retail).

The zoning and uses of properties nearby:

- North — To the north is undeveloped land zoned SD-NCR (Planned Neighborhood Retail), and currently used for agricultural purposes.
- South — Directly to the south is the single family residential subdivision of Leawood Meadows, zoned R-1 (Planned Single Family Low Density Residential).
- East — East of the subject property, across Mission Road, is Villa Milano, a multifamily residential development zoned RP-3 (Planned Cluster Attached Residential) and RP-4 (Planned Apartment Residential).
- West — To the west is The Villaggio at Leawood, zoned SD-CR (Planned General Retail), SD-O (Planned Office), and RP-3 (Planned Cluster Attached Residential).

The Suitability of the subject property for uses to which it has been restricted:

The subject property is suited for an independent living facility with the issuance of a Special Use Permit, which may be granted by the Governing Body after recommendation by the Planning Commission. The Comprehensive Plan designates the property north of 137th Street as Mixed Use, which is a combination of higher density residential, retail, and office. The subject property is zoned RP-4 (Planned Apartment Residential). An independent living facility will create a buffer between the planned Mixed Use to the north of 137th Street and the existing single family residential to the south.

The time for which the property has been vacant:

This property has never been developed, and has been used for agricultural purposes. The property was included as part of a larger Preliminary Plan and Rezoning approval in 2004, at which time the property was zoned to RP-4. A Final Plan for that development was never presented, and that Preliminary Plan has since expired.

The extent to which removal of the restrictions will detrimentally affect nearby property:

Although the site is suitable for an independent living facility, stipulations are necessary to ensure a high quality project that fits with the surrounding uses.

The relative gain to the public health, safety, and welfare due to the denial of the application as compared to the hardship imposed, if any, as a result of denial of the application:
Denial of the application will not result in a relative gain to the public health, safely, or welfare; however, an independent living facility is an approved use within an RP-4 zoning district with the issuance of a Special Use Permit.

The recommendation of the permanent staff:
City Staff recommends approval with the attached stipulations.
Conformance of the requested change to the adopted master plan of the City of Leawood:
The Comprehensive Plan designates this site primarily as Medium Density Residential, with a small portion of with western area of the lot as Open Space. An Independent Living facility is allowed in Medium Density Residential with a Special Use Permit, which requires approval by the Governing Body.

STAFF COMMENTS:

- The applicant proposed a wrought iron fence and gate to be located along a majority of the perimeter of the proposed development including a gate at the western vehicular entry drive into the development. Staff is unsupportive of enclosing the property with a wrought iron fence and gating the western vehicular drive, as well as some of the pedestrian connections to the perimeter sidewalks. The City of Leawood has always promoted openness throughout the City that allows for better connections to be made to adjacent developments and uses. **(Stipulation 7) The applicant has stated that they are in agreement with this stipulation and that at the time of Final Plan application, the perimeter fence enclosing the rear and side yards of the property will be removed.**

Exhibit A

City of Leawood
4800 Town Center Drive • Leawood, Kansas 66211
Public Works Department • (913) 339-6700 x 130 • (913) 339-9374 Fax

MEMO

DATE: April 19, 2019

TO: Richard Coleman, Director of Community Development

FROM: Brian Scovill, P.E., City Engineer
Department of Public Works

SUBJECT: Majestic Senior Living Facility
Case Number: 24-19

The Department of Public Works has reviewed the aforementioned project and would like to make the following stipulations as part of the Planning Commission Approval:

1) Plat:
   a) The developer shall provide 50 feet of Right-of-Way from the section line of Mission Road, a 5-foot-wide Sidewalk Easement shall be provided abutting the Right-of-Way and a 15-foot-wide Utility Easement shall also be provided abutting the Right-of-Way.
   b) No additional Right-of-Way or Easements are needed for 137th Street.
2) Traffic Impact Analysis:
   a) The developer submitted a site comparison traffic study on the existing and proposed uses between the original Villaggio development and the proposed Majestic improvements. The proposed development will increase the total site weekday trips by 30 vehicles. Most of the increase occurs with exiting vehicles in morning and returning vehicles in the evening. Based on this comparison, the proposed redevelopment is expected to have negligible impacts to trip generation.
   b) Developer shall pay the street fee for Mission Road from the south right-of-way line along 137th to the south property line. The street fee shall be paid prior to the City releasing the plat.
   c) The developer shall pay into escrow sixty-thousand (60,000) dollars for traffic signals at 137th Street and Mission Road. This amount is twenty-five (25) percent of the estimated cost for traffic signal design, construction and inspection. This fee shall be paid prior to the City releasing the plat.
3) Storm Water Study:

a) To meet the BMP requirements, the developer is installing extended wet detention basin, proprietary storm treatment system in treatment train with EWDB, and establish native vegetation on the west edge of the site.

i) The review of the final details of the bmp's, such as clean out spacing, pipe arrangement, soil mix, and plants, will be completed at the engineering plan submittal.

ii) The Developer shall provide detailed rating for value of proprietary treatment device in treatment train with EWDP with information on the selected device(s) and where they are located on the plans.

b) The developer is constructing a detention pond to meet the discharge requirements per APWA design details. The peak flow off the site shall be limited by the capacity of the pipes downstream.

c) The site currently sheet flows to the south through Leawood Meadows and then east to the culvert at 138th Street & Mission Road. On-site drainage from impervious surface will be directed to the extended wet detention basin. This will eliminate most of the sheet flow off this site that is flowing to the existing homes to the south. The final detailed grading and improvements plans will be reviewed at the engineering plan submittal stage to confirm the direction of flow.

d) The developer shall regrade a roadside stormwater ditch along Mission Road from 137th Street to the culvert inlet north of 138th Street to convey the 100 year storm.

e) The Developer shall provide a sand-oil separate for underground parking garage.

f) Storm outlets into the extended wet detention basin shall enter 0.5 feet above permanent pool. The Developer shall model tail water for storm pipe capacity in the engineering plans.

4) The grading at the Right-of-Way line of Mission Road shall match the elevation of the Right-of-Way line along the east side of Mission Road and the Milano Apartments.

5) The parking lot pavement shall be constructed in accordance to the Leawood Development Ordinance.

6) Permanent structures, including monument signs, shall not be placed within the Right-of-Way and Public Easements.

7) All public improvements shall be designed and constructed in accordance with the City of Leawood Public Improvement Construction Standards as developed by the Department of Public Works (latest revision).

8) The developer shall obtain and submit to the Department of Public Works and the Building Official a copy of the NPDES Land Disturbance Permit issued by the Kansas Department of Health and Environment prior to any grading work at the site.

9) The permit fee for plan review and construction observation shall be five (5) percent of the construction cost for all improvements within the Right-of-Way or Public Easement(s) granted to the City of Leawood. The fee will be charged and collected from the Contractor prior to issuance of the permit from the Department of Public Works.

10) Construction vehicles, including vehicles of construction personnel, shall not be parked within the Right-of-Way. All staging and storage of equipment and/or materials for

private improvements shall be contained on the proposed development unless a Right-of-Way Permit has been obtained by the Contractor.

11) The Developer shall repair and restore all damaged areas between the back of curb and the Right-of-Way abutting this lot including any existing damage. This shall include but is not limited to street lighting equipment, traffic signal equipment, sidewalk, storm sewers, grass, etc.

12) The Developer shall provide documentation by a licensed professional engineer certifying on City forms the BMPs have been constructed in accordance with City standards and the approved plans.

13) The developer shall provide as-built storm sewer information in accordance with our standards. This includes, but is not limited to, vertical and horizontal coordinates of all structures constructed or modified, flow line information at each structure, pipe size information, downstream structure numbers and type of structure. This information shall be provided to us on the Johnson County AIMS coordinate system. The spreadsheet for the data will be provided to the developer after the storm sewer improvements have been completed.

14) The plat will not be released for recording until all public permits have been reviewed and approved by the City Engineer.

15) The Certificate of Occupancy will not be approved until the above requirements have been met.

If you have any questions, please call me at (913) 663-9134.

Copy: Project File
PW Book

Exhibit B

From: Gene Hunter <geneh@leawood.org>
Sent: Tuesday, April 16, 2019 4:14 PM
To: Mark Klein <markk@leawood.org>
Subject: RE: Case 24-19, The Majestic Senior Living Community - Fire Comments

The Fire Dept. has the following comments:

1. Storm shelter required. If entire garage is to be storm shelter, provide emergency lights, bench seating, supply cabinet and bathroom facilities.
2. Underground parking may require public safety radio amplifier system (BDA), depending on demonstrated radio reception.
3. Care should be taken to minimize length of kitchen exhaust duct to the exterior to avoid excessive cleaning problems.

Gene Hunter, Leawood Fire Marshal

ORDINANCE NO._____

ORDINANCE APPROVING A PRELIMINARY PLAN, PRELIMINARY PLAT AND A SPECIAL USE PERMIT FOR AN INDEPENDENT LIVING FACILITY, FOR THE MAJESTIC – INDEPENDENT LIVING FACILITY, LOCATED SOUTH OF 137TH STREET AND WEST OF MISSION ROAD [PC CASE 24-19]

WHEREAS, the applicant submitted a request for approval of a Preliminary Plan, Preliminary Plat and Special Use Permit for an Independent Living Facility;

WHEREAS, the Planning Commission reviewed the application on April 23, 2019 and recommended approval of the application; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body on May 20, 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION 1. PRELIMINARY PLAT APPROVAL GRANTED. Pursuant to Section 16-8-2 of the Leawood Development Ordinance, permission is hereby granted to use the property legally described as:

A tract of land lying in the Northeast One-Quarter of Section 33, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the said Northeast One-Quarter; thence South 02 degrees 01 minutes 08 seconds East, along the East line of said Northeast One-Quarter, a distance of 743.65 feet to the Point of Beginning, said point being on the South right of way line of 137th Street as platted in "THE VILLAGGIO AT LEAWOOD" a subdivision of land recorded in Book 200607 at Page 004539, said point also being on the West line of "SIENA APARTMENTS" a subdivision of land recorded in Book 201009 at Page 004915; thence continuing South 02 degrees 01 minutes 08 seconds East (Platted South 02 degrees 01 minutes 20 seconds East "SIENA APARTMENTS"), along the East line of the said Northeast One-Quarter a distance of 581.96 feet to the Northeast corner of "LEAWOOD MEADOWS" a subdivision of land recorded in Book 42 at Page 42; thence South 87 degrees 46 minutes 08 seconds West (Platted South 87 degrees 46 minutes 12 seconds West), along the North line of said "LEAWOOD MEADOWS" and "LEAWOOD MEADOWS, SECOND PLAT" a subdivision of land recorded in Book 46 at Page 32, a distance of 1332.69 feet to the Southeast corner of Lot 2, of said "THE VILLAGGIO AT LEAWOOD"; thence along the South line of said "THE VILLAGGIO AT LEAWOOD", for the remaining eight (8) courses, North 01 degrees 55 minutes 13 seconds West, a distance of 130.06 feet; thence North 88 degrees 04 minutes 47 seconds East, a distance of 77.58 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 590.00 feet, a central angle of 35 degrees 20 minutes 04 seconds and an arc length of 363.85 feet (Platted 363.86 feet); thence North 52 degrees 44 minutes 43 seconds East, a distance of 498.98 feet to a point

of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 500.00 feet, a central angle of 35 degrees 26 minutes 56 seconds and an arc length of 309.35 feet; thence North 88 degrees 11 minutes 39 seconds East, a distance of 135.58 feet; thence South 46 degrees 54 minutes 44 seconds East, a distance of 42.51 feet; thence North 87 degrees 58 minutes 52 seconds East, a distance of 50.00 feet, to the Point of Beginning, and containing 11.9498 acres, more or less.

in the manner set forth in the Preliminary Plat on file with the Leawood Community Development Department, 4800 Town Center Drive, Leawood, Kansas, 66211, and in accordance with Section 16-2-5.7 of the Leawood Development Ordinance, subject to all other laws and regulations, and subject to the stipulations set forth herein.

SECTION 2. PRELIMINARY PLAN APPROVAL GRANTED. Pursuant to Section 16-3-10 of the Leawood Development Ordinance, permission is hereby granted to use the above described property, in the manner set forth in the Preliminary Plan on file with the Leawood Community Development Department, 4800 Town Center Drive, Leawood, Kansas, 66211, and in accordance with Section 16-2-5.7 of the Leawood Development Ordinance, subject to all other laws and regulations, and subject to the stipulations set forth herein.

SECTION 3. SPECIAL USE PERMIT GRANTED. Pursuant to Section 16-4-3 of the Leawood Development Ordinance, permission is hereby granted to use the above described property for an independent living facility, in compliance with this ordinance and the approved plans on file with the Leawood Community Development Department, 4800 Town Center Drive, Leawood, Kansas, 66211, and in accordance with Section 16-2-5.7 of the Leawood Development Ordinance, and subject to the conditions and stipulations set forth herein, and all other laws and regulations.

SECTION 4. CONDITIONS AND STIPULATIONS. The Preliminary Plat, Preliminary Plan and Special Use Permit approved in sections one through three above, are all subject to the following conditions and stipulations:

1. The project is limited to construction of a 233,257 sq. ft., 130 unit, three story with underground parking independent living facility on 11.95 acres, for a total F.A.R. of 0.45 and a density of 10.88 dwelling units per acre.
2. A Special Use Permit for an Independent Living facility shall be issued to Majestic Seniority Living.
3. Per Section 16-4-3.6 of the Leawood Development Ordinance, this Special Use Permit shall have a duration of twenty (20) years from approval by the Governing Body, after which shall terminate if no new Special Use Permit is applied for and granted by the City of Leawood Governing Body.
4. The applicant / owner shall be responsible for the following impact fees:
    a) A Park Impact Fee for the Independent Living Facility is required in the amount of $400.00 per dwelling unit prior to issuance of a Building Permit. This amount is subject to change by Ordinance.

b) A South Leawood Transportation Impact Fee is required at the rate of $625.00 x gross acres x distance from 135th Street to nearest 1/10 of a mile prior to the recording of the Final Plat. This amount is subject to change by Ordinance.

c) A Street Fee of $311.00 per linear foot of frontage along Mission Road shall be paid prior to the recording of the Final Plat. This amount is subject to change by Ordinance.

5. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed underground. This must be done prior to final occupancy of any building within the project.
6. Of the total units to be constructed, 80% shall be a minimum of 900 sq. ft. with all remaining units to have a minimum of 750 sq. ft.
7. The applicant shall remove the wrought iron fence and gate along the perimeter of the proposed development including the gate at the western entry drive into the development.
8. All new utility boxes with a height of less than 55 inches, a footprint of equal to or less than 15 square feet in area, or a pad footprint of equal to or less than 15 square feet, may be installed only with the prior approval of the Director of Community Development as being in compliance with this Ordinance.
9. All new utility boxes with a height of 55 inches or greater, a footprint greater than 15 square feet in area, or a pad footprint greater than 15 square feet in area, shall be authorized only by approval of a Special Use Permit prior to construction.
10. Per the Leawood Development Ordinance, where pedestrian routes intersect vehicular access routes, the material of the pedestrian route shall be enhanced and differentiated from the vehicular paving material.
11. All buildings within this development shall conform to the architectural type, style, and scale of the buildings approved by the Governing Body at Final Plan.
12. All downspouts shall be enclosed.
13. All rooftop equipment shall be screened from the public view with an architectural treatment, which is compatible with the building architecture. The height of the screen shall be at least as tall as the utilities being screened.
14. All landscaped areas shall be irrigated.
15. At the time of Final Plan application the project shall provide a storm shelter constructed in accordance with ICC-500.
16. At the time of Final Plan application, the applicant/owner shall provide details for all retention ponds including, but not limited to; slopes, landscaping, emergency exit strategies, etc.
17. At the time of Final Plan application, the applicant/owner shall submit a tree inventory that shows all trees 6" caliper or larger, measured 6" above ground level that are proposed for removal. All trees larger than 12" caliper shall be replaced on a 1:1 caliper inch ratio, or replaced with a suitable substitute approved by the Director of Community Development.
18. At the time of Final Plan, the applicant/owner shall provide a tree preservation protection plan that addresses how the trees within the 25' tree preservation easement along the south property line will be protected during and after construction. The plan

shall also address the maintenance of the tree preservation easement including removal of dead trees and noxious plant material.

19. Per the Leawood Development Ordinance, street trees shall be planted at a rate of one tree per 35' along all public right-of-way.
20. The applicant/owner shall pay into escrow a fee of $500 per tree to plant street trees along Mission Road, when Mission Road is improved.
21. At the time of final plan, the landscape plan shall include the following statements:
    a) All trees shall be calipered and undersized trees shall be rejected.
    b) All parking lot islands shall be bermed to discourage foot traffic.
    c) All hedges shall be trimmed to maintain a solid hedge appearance.
    d) All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.
    e) Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
    f) All landscaped open space shall consist of a minimum of 60% living materials.
22. Per the Leawood Development Ordinance, all parking lot light fixtures associated with this project shall be a maximum of 18' in height from grade, including base.
23. Lighting plans, photometric studies and specific light fixtures shall be included in the Final Plan application. Photometric measurements shall include the entire site and extend to all property lines.
24. Per the Leawood Development Ordinance, the maximum foot-candles at the property lines shall be 0.5 foot-candles.
25. Per the Leawood Development Ordinance the source of illumination of all light fixtures shall not be visible.
26. Materials boards shall be submitted at the time of Final Plan application.
27. A 3-D model shall be submitted at the time of Final Plan application.
28. Signage design and calculations will be required at Final Plan application.
29. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all common areas and common area improvements including, but not limited to, streets, walls, and storm water system improvements. The mechanism will include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.
30. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo (Exhibit A) on file with the City of Leawood Planning and Development Department, prior to recording of the final plat.
31. The applicant shall obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo (Exhibit B) on file with the City of Leawood Planning and Development Department, prior to issuance of a building permit.
32. This Preliminary Plan approval shall lapse in two years, if construction on the project has not begun or if such construction is not being diligently pursued; provided,

however, that the developer may request a hearing before the Governing Body to request an extension of this time period. The Governing Body may grant one such extension for a maximum of 12 months for good cause shown by the developer.

33. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through thirty-three.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its publication as required by law.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

(SEAL)

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

SENIOR LIVING COMMUNITY
AT
THE MAJESTIC

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5 GRADING PLAN
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8 EMERGENCY ACCESS PLAN

Project Team

Owner:
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AIA CHARTERED ARCHITECTS
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EMAIL: JB@SCHLAGELASSOCIATES.COM
CONTACT: JOHN BECKER

Project Information

PROJECT ADDRESS:
137TH STREET & MISSION ROAD
LEAWOOD, KS 66224

COUNTY:
JOHNSON COUNTY

ZONING DISTRICT:
RP-4

TOTAL DWELLING UNITS:
130 UNITS

Project Location

NSPJ ARCHITECTS, PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
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A NEW SENIOR LIVING COMMUNITY FOR:
THE MAJESTIC
137TH & MISSION ROAD
LEAWOOD, KANSAS

DRAWING RELEASE LOG
- 02-19-2019 * PDP SUBMITTAL
- 03-11-2019 * PDP RESUBMITTAL
- 03-27-2019 * PDP RESUBMITTAL
- 04-12-2019 * PDP RESUBMITTAL
- 04-16-2019 * PDP RESUBMITTAL

REVISIONS

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JOB NO.
604717
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SHEET NO.
A0.00

PRELIMINARY DEVELOPMENT PLAN

NORTH ELEVATION - OVERALL
N.T.S.

NORTH ELEVATION - PHASE 1
N.T.S.

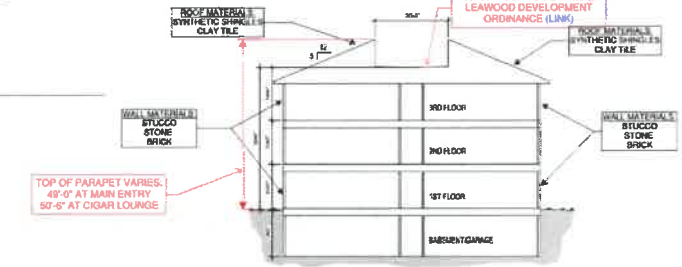
NORTH ELEVATION - EAST PHASE 2
N.T.S.

NORTH ELEVATION - WEST PHASE 2
N.T.S.

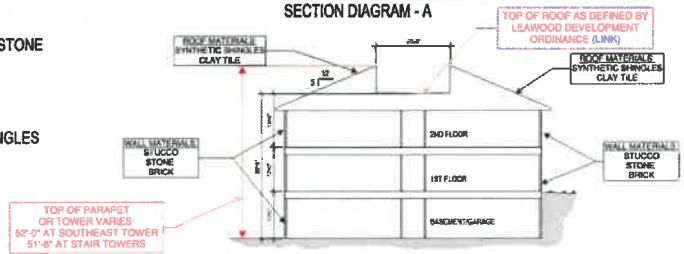
VIEW FROM NORTHEAST CORNER

MATERIAL LEGEND

- STUCCO 1
- STUCCO 2
- STUCCO 3
- STUCCO 4
- REAL NATURAL STONE
- BRICK VENEER
- SYNTHETIC SHINGLES
- CLAY TILE



SECTION DIAGRAM - A



SECTION DIAGRAM - B

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PRELIMINARY DEVELOPMENT PLAN A1.00

SOUTH ELEVATION - OVERALL
N.T.S.

SOUTH ELEVATION - PHASE 1
N.T.S.

SOUTH ELEVATION - WEST PHASE 2
N.T.S.

SOUTH ELEVATION - EAST PHASE 2
N.T.S.

MATERIAL LEGEND

- STUCCO 1
- STUCCO 2
- STUCCO 3
- STUCCO 4
- REAL NATURAL STONE
- BRICK VENEER
- SYNTHETIC SHINGLES
- CLAY TILE

VIEW OF AMENITY TERRACE

VIEW FROM SOUTHEAST CORNER

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PRELIMINARY DEVELOPMENT PLAN A1.01

EAST ELEVATION
NTS

WEST ELEVATION
NTS

MATERIAL LEGEND

- STUCCO 1
- STUCCO 2
- STUCCO 3
- STUCCO 4
- REAL NATURAL STONE
- BRICK VENEER
- SYNTHETIC SHINGLES
- CLAY TILE

VIEW OF NORTHWEST CORNER

VIEW OF SOUTHEAST CORNER FROM MISSION ROAD

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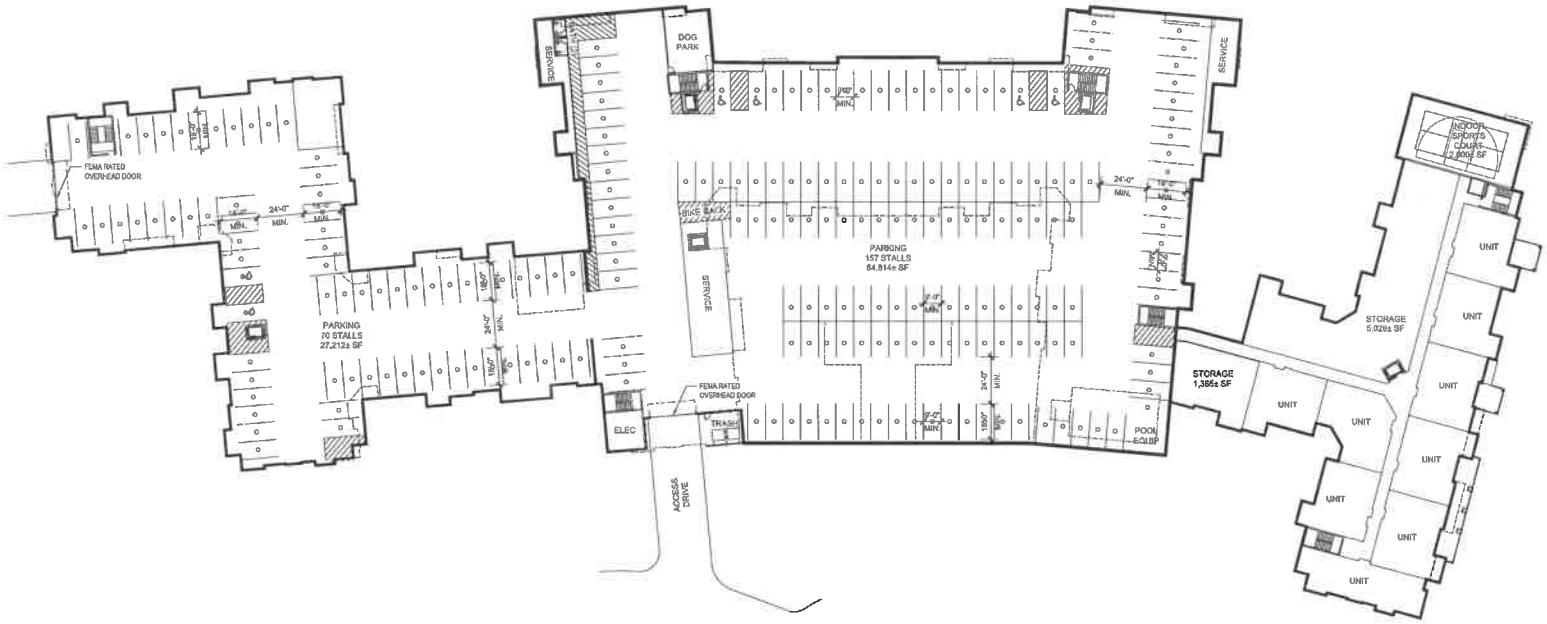
PRELIMINARY DEVELOPMENT PLAN A1.02



UNDERGROUND PARKING AND BASEMENT PLAN

1" = 30'-0"

UNIT INFORMATION	
Unit Name	Unit Size(GSF)
A1	1,137 S.F.
A2	1,233 S.F.
A3	1,156 S.F.
B1	1,288 S.F.
B2	1,312 S.F.
B3	1,228 S.F.
C1	1,348 S.F.
D1	1,251 S.F.
D2	1,284 S.F.
E1	1,532 S.F.
E2	1,690 S.F.
E3	1,542 S.F.
E4	1,653 S.F.

TORNADO SHELTER INFORMATION	
Total units	130
Desired Occupancy	390
Area req'd per occ. (5 S.F.)	1950
# of 10 s.f. HC Area Req'd (1/200 occ.)	19.5
REQUIRED S.F.	1,979 S.F.
PROVIDED S.F.	43,381 S.F.

PARKING REQ. (2 PER UNIT)	
GARAGE	227
SURFACE	50
PROVIDED	277
REQ. (2 PER UNIT)	260

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LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES
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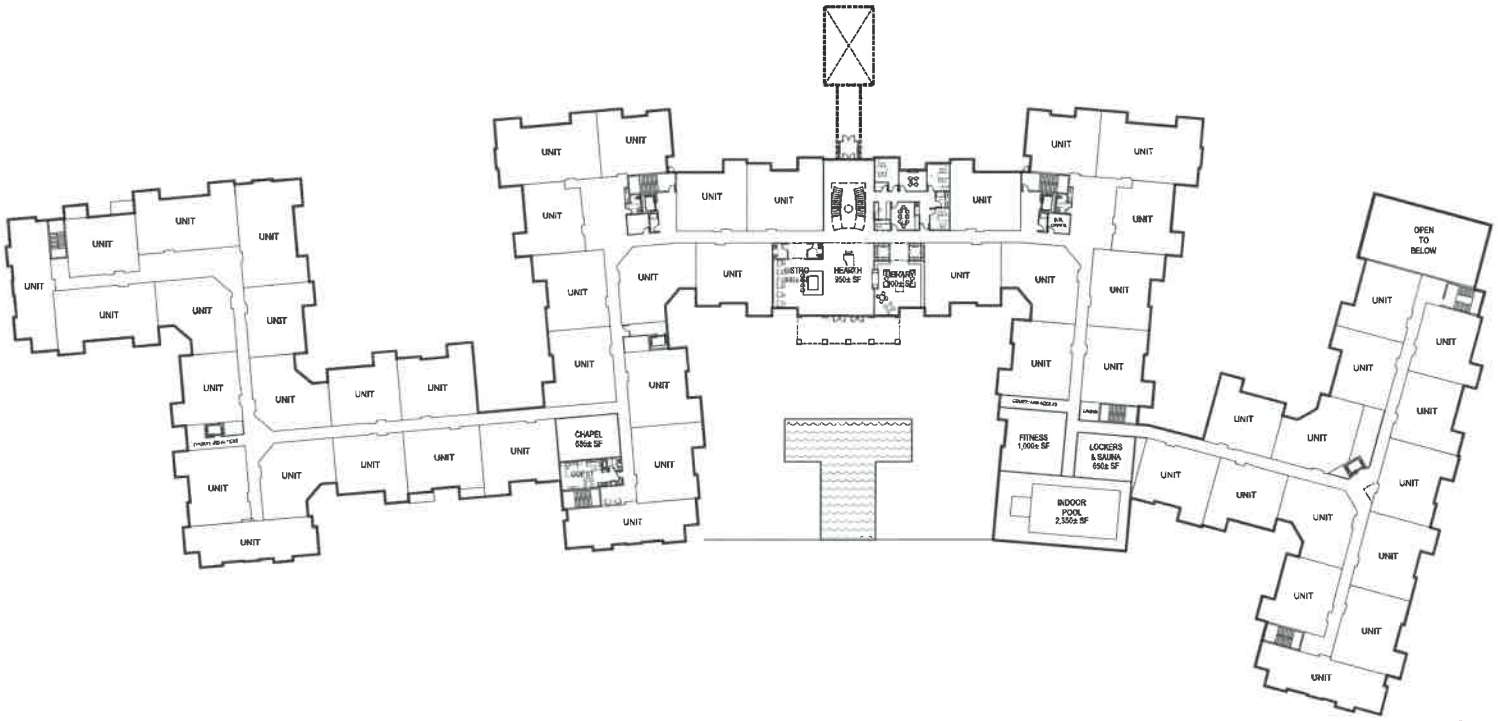
PRELIMINARY DEVELOPMENT PLAN



FIRST FLOOR PLAN

1" = 30'-0"

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INTERIORS
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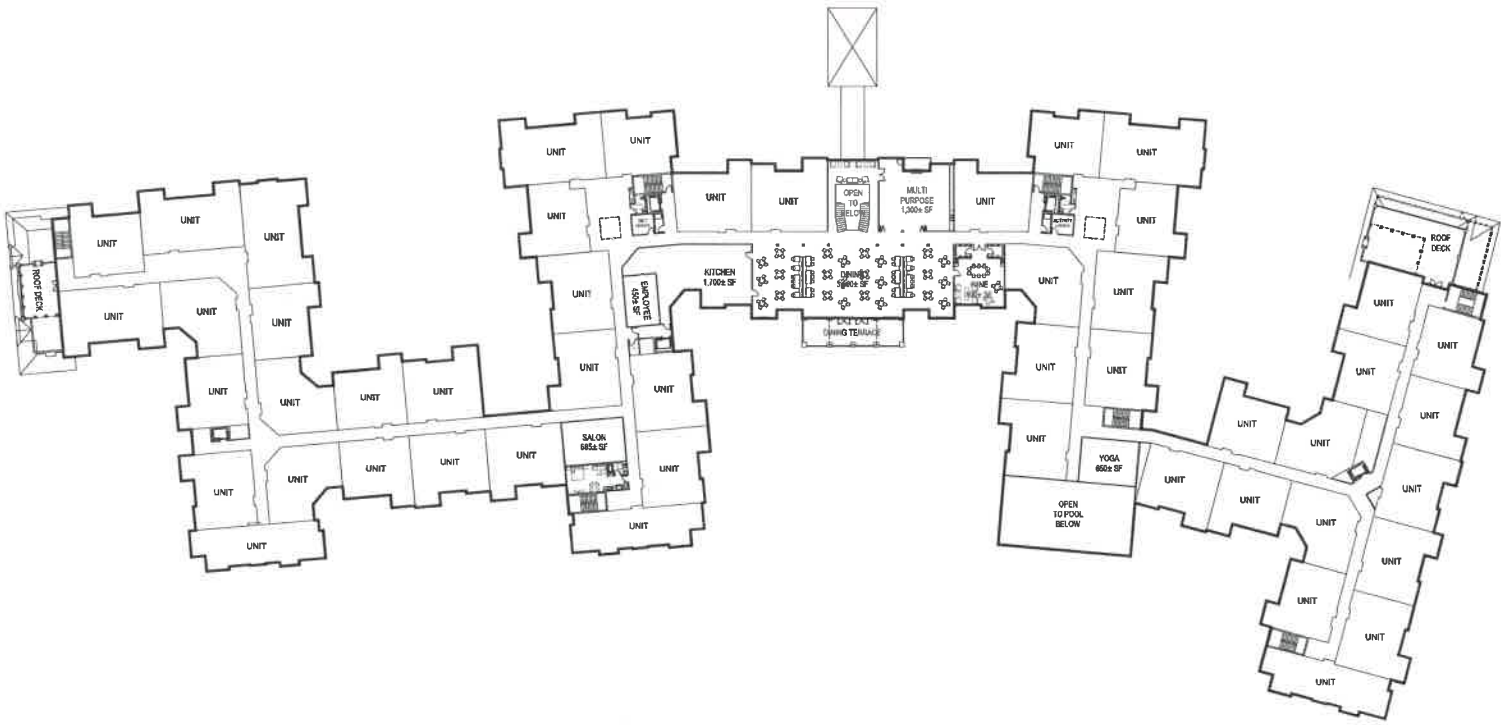
PRELIMINARY DEVELOPMENT PLAN



SECOND FLOOR PLAN

1" = 30'-0"

NSPJ ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES
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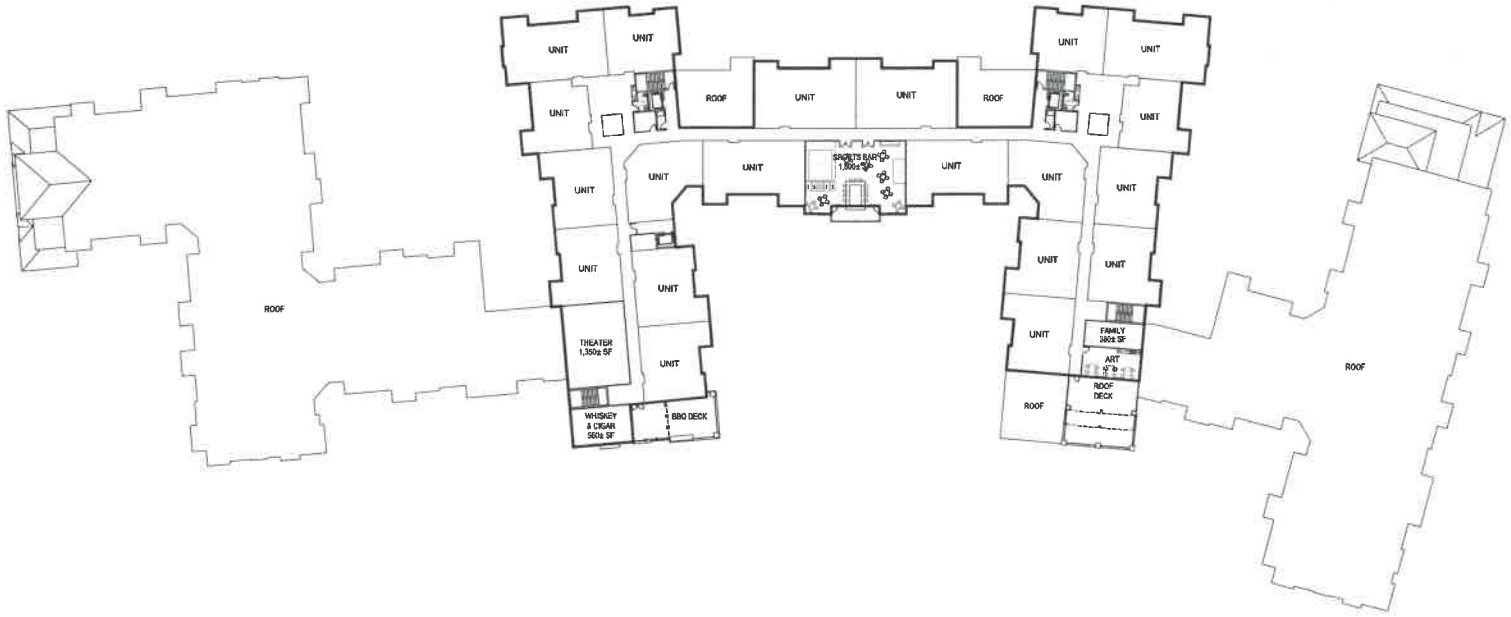
PRELIMINARY DEVELOPMENT PLAN



THIRD FLOOR PLAN
1" = 30'-0"

NSPJ ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES
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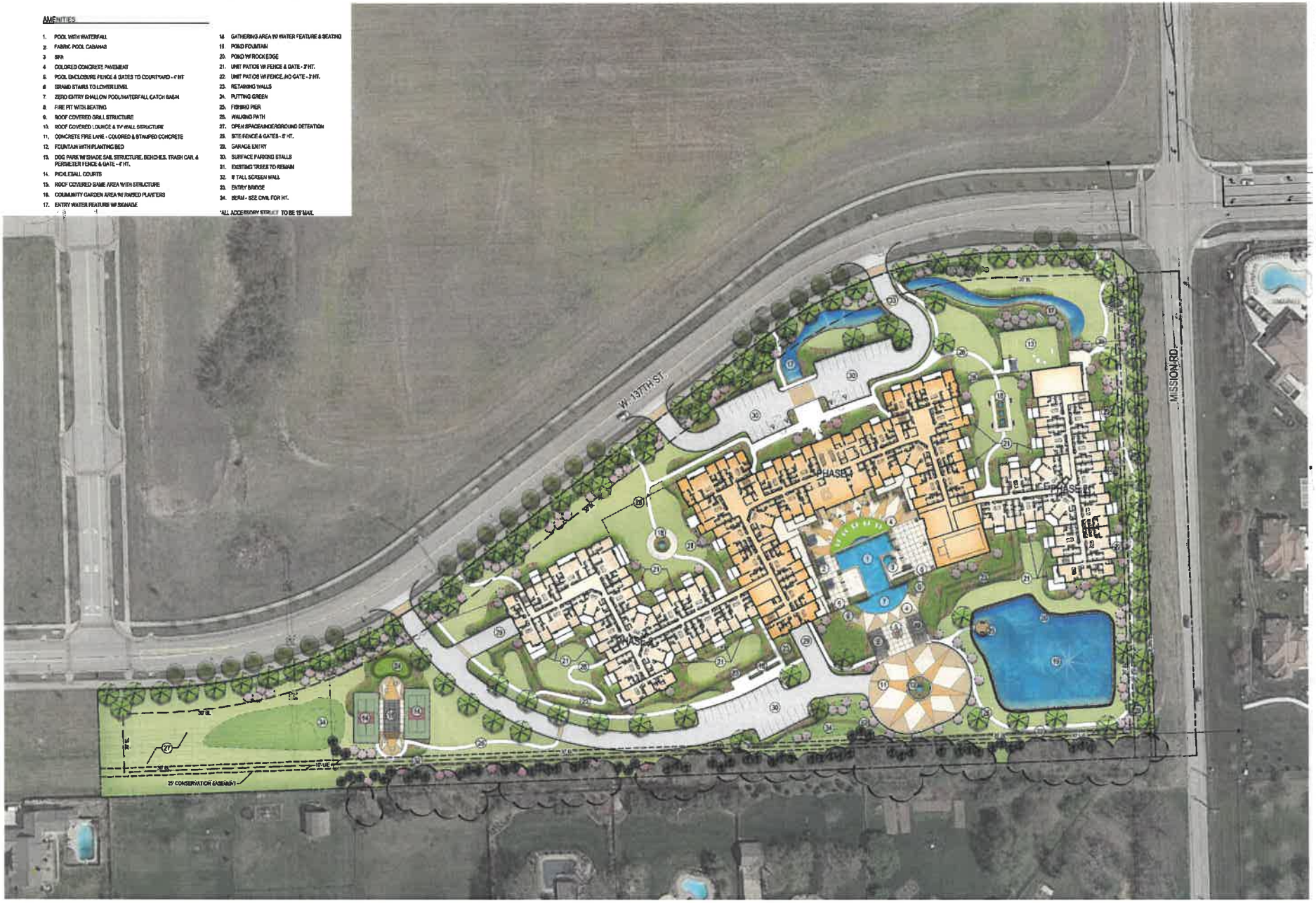
PRELIMINARY DEVELOPMENT PLAN

AMENITIES

1. POOL WITH WATERFALL
2. FABRIC POOL CABANAS
3. SPA
4. COLORED CONCRETE PAVEMENT
5. POOL ENCLOSURE FENCE & GATES TO COURTYARD - 4' HT
6. GRAND STAIRS TO LOWER LEVEL
7. ZERO ENTRY SHALLOW POOL/WATERFALL CATCH BASIN
8. FIRE PIT WITH SEATING
9. ROOF COVERED GRILL STRUCTURE
10. ROOF COVERED LOUNGE & TV WALL STRUCTURE
11. CONCRETE FIRE LANE - COLORED & STAMPED CONCRETE
12. FOUNTAIN WITH PLANTING BED
13. DOG PARK W/ SHADE SAIL STRUCTURE, BENCHES, TRASH CAN, & PERIMETER FENCE & GATE - 4' HT.
14. PICKLEBALL COURTS
15. ROOF COVERED GAME AREA WITH STRUCTURE
16. COMMUNITY GARDEN AREA W/ RAISED PLANTERS
17. ENTRY WATER FEATURE W/ SIGNAGE
18. GATHERING AREA W/ WATER FEATURE & SEATING
19. POND FOUNTAIN
20. POND W/ ROCK EDGE
21. UNIT PATIOS W/ FENCE & GATE - 3' HT.
22. UNIT PATIOS W/ FENCE, NO GATE - 3' HT.
23. RETAINING WALLS
24. PUTTING GREEN
25. FISHING PIER
26. WALKING PATH
27. OPEN SPACE AND DETENTION
28. SITE FENCE & GATES - 6' HT.
29. GARAGE ENTRY
30. SURFACE PARKING STALLS
31. EXISTING TREES TO REMAIN
32. 8' TALL SCREEN WALL
33. ENTRY BRIDGE
34. BERM - SEE CIVIL FOR HT.

*ALL ACCESSORY STRUCT TO BE 15' MAX.



SITE PLAN
1"=50'-0"

0 25' 50' 100'

PRELIMINARY DEVELOPMENT PLAN

NSPJ ARCHITECTS
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- 03-11-2019 *POP RESUBMITTAL
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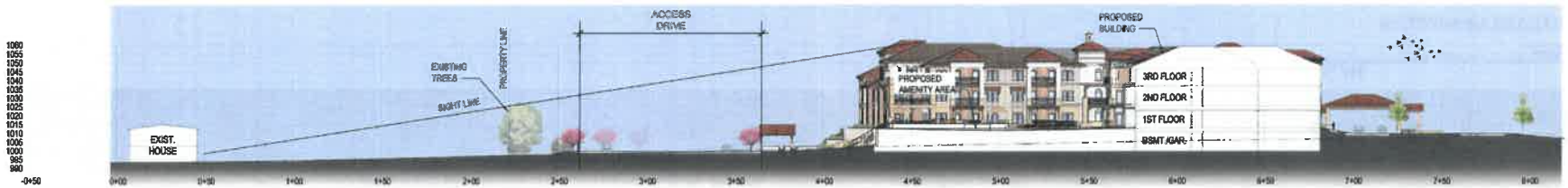
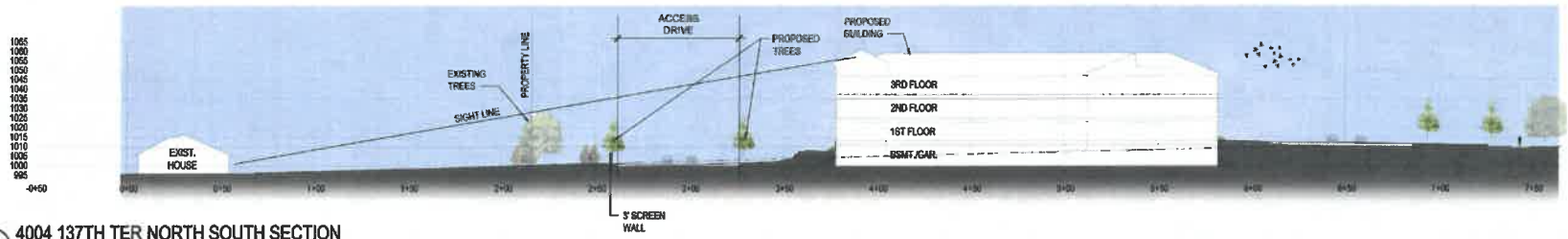


4 4000 137TH TER NORTH SOUTH SECTION
1" = 30'-0"



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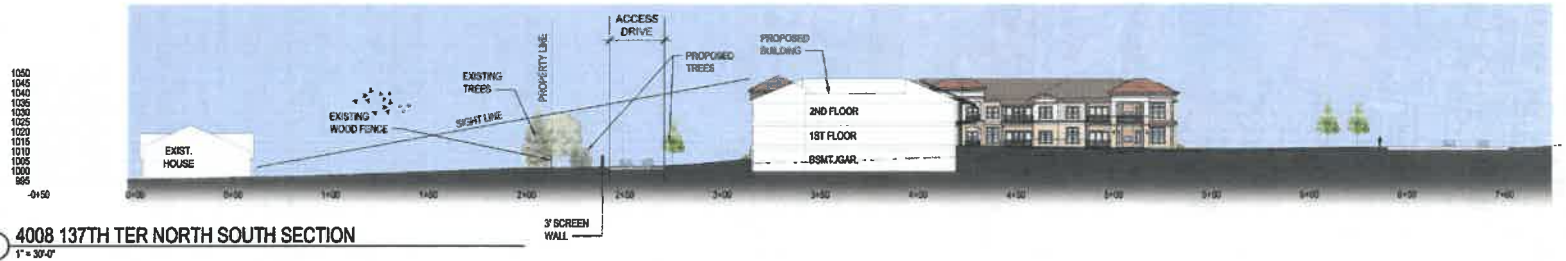

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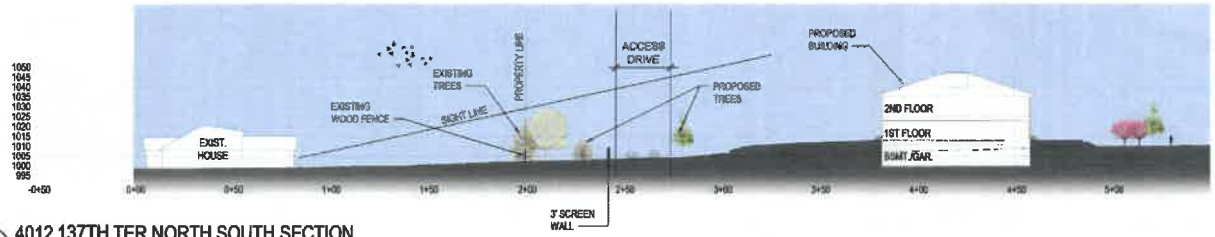

1 4012 137TH TER NORTH SOUTH SECTION
1" = 30'-0"

KEY PLAN
1"=200'-0"

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PRELIMINARY DEVELOPMENT PLAN

PLANT LIST

	Common Name	Botanical Name	Size	Notes
Existing Trees to Remain				
Shade Trees				
AFM	Autumn Fantasy Maple	Acer x fermonii 'Autumn Fantasy'		
BCV	Common Baldcypress	Taxodium distichum	4" Cal.	B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	4" Cal.	B&B
GLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	4" Cal.	B&B
OCM	October Glory Red Maple	Acer rubrum 'October Glory'	4" Cal.	B&B
ROK	Red Oak	Quercus rubra	4" Cal.	B&B
SSM	State Street Maple	Acer miyabei 'Morton'	4" Cal.	B&B
SWO	Swamp White Oak	Quercus bicolor	4" Cal.	B&B
WOK	Willow Oak	Quercus phellos	4" Cal.	B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	4" Cal.	B&B
Evergreen Trees				
BSP	Baker Blue Spruce	Picea pungens 'Baker'	8' Ht.	B&B
GGA	Green Giant Arborvitae	Thuja plicata	8' Ht.	B&B
NWS	Norway Spruce	Picea abies	8' Ht.	B&B
PPJ	Parlecta Juniper	Juniperus chinensis 'Parlecta'	8' Ht.	B&B
RSS	Riverside Spruce	Picea omorika 'Riverside'		
SBS	Serbian Spruce	Picea omorika	8' Ht.	B&B
WSS	Wells pire Black Spruce	Picea mariana 'Wellspire	8' Ht.	B&B
Ornamental Trees				
ERB	Eastern Redbud	Cercis canadensis	2" cal	8' Ht.
HGC	Harvest Gold Crabapple	Malus 'Harvest Gold'	2" cal	8' Ht.
JTL	Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2" cal	8' Ht.
MAG	Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	2" cal	8' Ht.
PPC	Prairiefire Crabapple	Malus x 'Prairiefire'	2" cal	8' Ht.
RVB	River Birch	Betula nigra	2" cal	8' Ht.
SSC	Spring Snow Crabapple	Malus x 'Spring Snow'	2" cal	8' Ht.
SBM	Sweetbay Magnolia	Magnolia virginiana v. australis	2" cal	8' Ht.
SVR	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2" cal	8' Ht.
WBD	Whitebud	Cercis canadensis 'White Bud'	2" cal	8' Ht.

PLANTING BEDS

SHRUBS TO MEET PERIMETER LANDSCAPE REQUIREMENT

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.

LANDSCAPE REQUIREMENTS (LEAWOOD):

PERIMETER LANDSCAPING ADJACENT TO PUBLIC RIGHTS-OF-WAY (10'+/-7.3):

1 STREET TREE / 35 L.F. OF STREET FRONTAGE
1 ORNAMENTAL TREE / 12 L.F.
1 SHRUB / 5 L.F.

	REQUIRED:	PROVIDED:
W 137TH ST = +/-1415 L.F. / 35 =	41 STREET TREES	18 NEW TREES & 23 EXISTING
/ 12 =	118 ORN TREES (OR 1 MEDIUM/LARGE TREE PER 2)	59 ORN TREES 30 SHADE TREES
/ 5 =	283 SHRUBS	283 SHRUBS
MISSION RD = +/-612 L.F. / 35 =	18 STREET TREES	18 STREET TREES
/ 12 =	51 ORN TREES (OR 1 MEDIUM/LARGE TREE PER 2)	29 ORN TREES 11 SHADE TREES
/ 5 =	122 SHRUBS	122 SHRUBS

PERIMETER LANDSCAPING NOT ADJACENT TO A PUBLIC RIGHT-OF-WAY (10'+/-7.3): BUFFER 10' IN WIDTH

INTERIOR LANDSCAPING: 10% OF TOTAL SITE = 49,130 SF REQUIRED

49,130 SF + PROVIDED

1 TREE / 3,000 SF OF LANDSCAPED OPEN SPACE

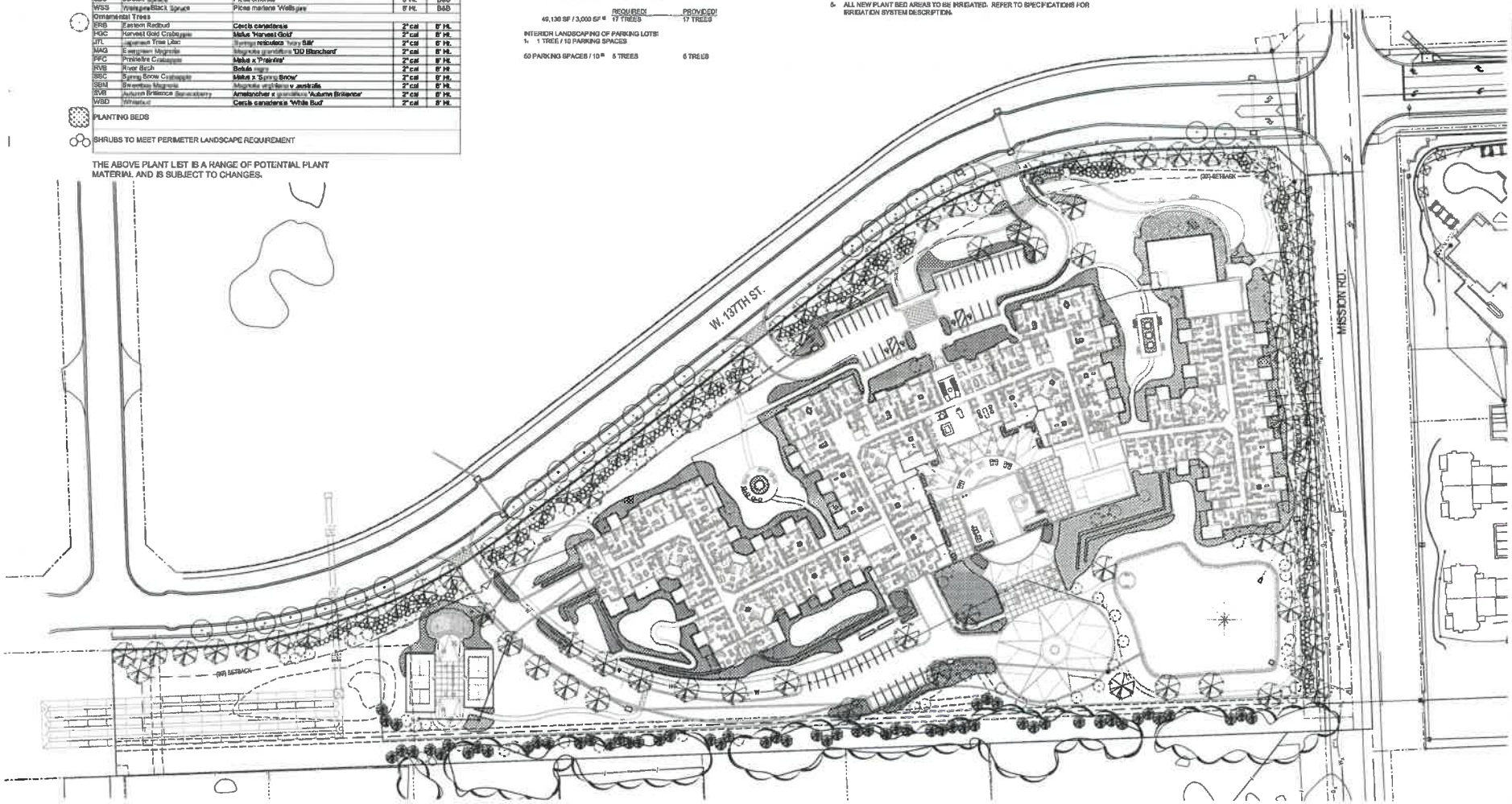
	REQUIRED:	PROVIDED:
49,130 SF / 3,000 SF =	17 TREES	17 TREES

INTERIOR LANDSCAPING OF PARKING LOTS:
1. 1 TREE / 10 PARKING SPACES

50 PARKING SPACES / 10 = 5 TREES 6 TREES

GENERAL NOTES

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. IN THE EVENT OF WORK IN OR ON THE JOW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
5. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.



LANDSCAPE PLAN
1"=50'-0"
0' 25' 50' 100'

PRELIMINARY DEVELOPMENT PLAN

NSPJ ARCHITECTS
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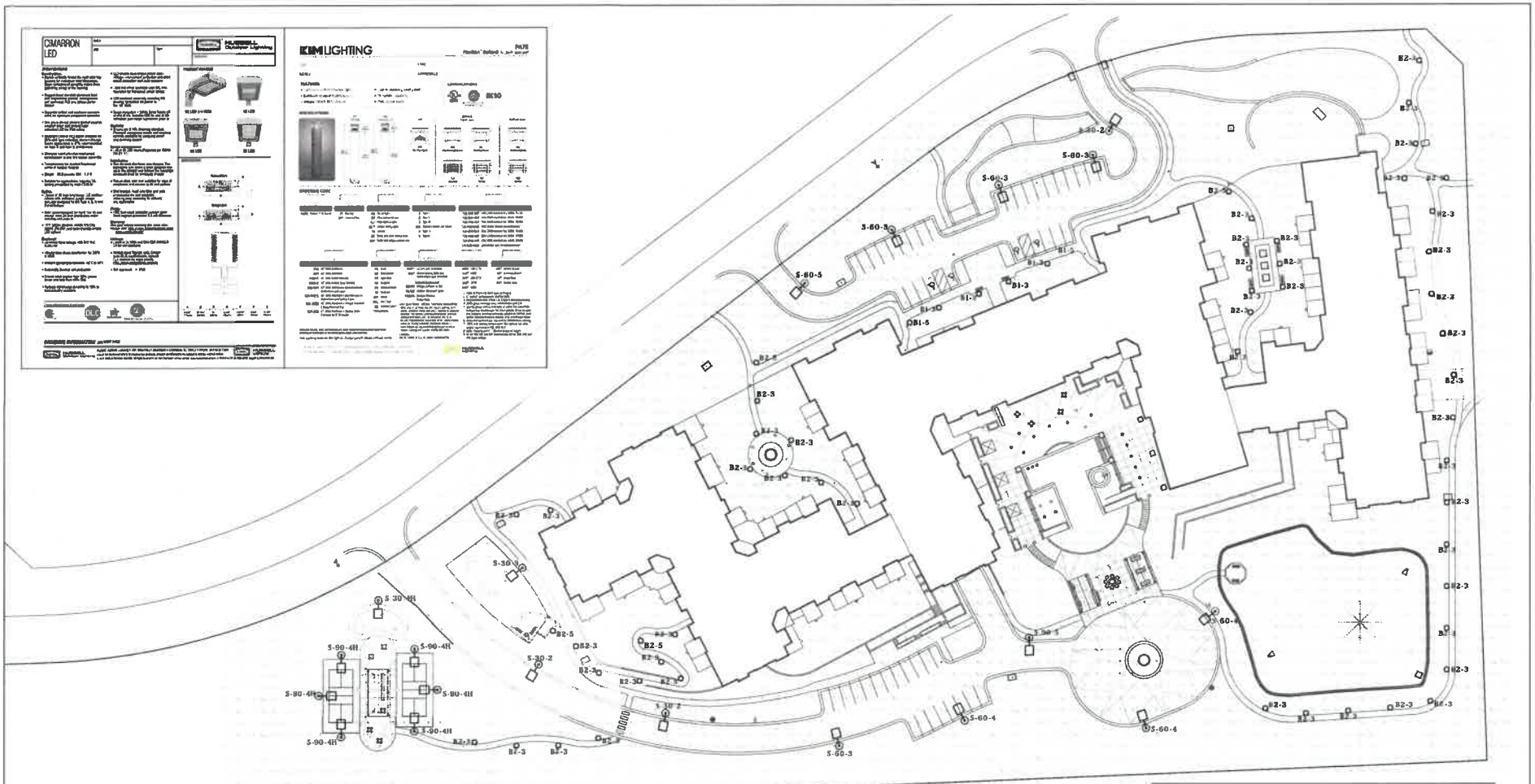

SITE PHOTOMETRIC PLAN

SCALE: 1"=40'

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Manufacturer	Model #	SOURCE/LUMENS/COLOR TEMP	LLF	Watts
	S-30-2	3	HUBBELL	CLI-A-50L-U-2-30K-XX ON 25' SQUARE STEEL POLE W/ 3' BASE	LED/6,500 LUMENS/3000K	0.95	85
	S-30-3	1	HUBBELL	CLI-A-50L-U-3-30K-XX ON 25' SQUARE STEEL POLE W/ 3' BASE	LED/6,500 LUMENS/3000K	0.95	85
	S-30-4H	1	HUBBELL	CLI-A-50L-U-4-30K-XX-BC ON 15' SQUARE STEEL POLE W/ 3' BASE	LED/6,500 LUMENS/3000K	0.95	85
	S-60-3	4	HUBBELL	CLI-A-60L-U-3-30K-XX ON 25' SQUARE STEEL POLE W/ 3' BASE	LED/12,500 LUMENS/3000K	0.95	135
	S-60-4	3	HUBBELL	CLI-A-60L-U-4-30K-XX ON 25' SQUARE STEEL POLE W/ 3' BASE	LED/12,500 LUMENS/3000K	0.95	135
	S-60-5	8	HUBBELL	CLI-A-60L-U-5-30K-XX ON 25' SQUARE STEEL POLE W/ 3' BASE	LED/12,500 LUMENS/3000K	0.95	135

LUMINAIRE SCHEDULE CONTINUED							
Symbol	Label	Qty	Manufacturer	Model #	SOURCE/LUMENS/COLOR TEMP	LLF	Watts
	S-90-4H	8	HUBBELL	CLI-A-90L-U-4-30K-XX-BC ON 15' SQUARE STEEL POLE W/ 3' BASE	LED/19,000 LUMENS/3000K	0.95	205
	S-90-5	1	HUBBELL	CLI-A-90L-U-5-30K-XX ON 25' SQUARE STEEL POLE W/ 3' BASE	LED/19,000 LUMENS/3000K	0.95	205
	B1-3	4	HUBBELL	PATH-FT-NU-3-12L-10-3K7-XX-XX-XX-UNV-	LED/1,000 LUMENS/3000K	0.95	14
	B1-5	3	HUBBELL	PATH-FT-NU-3-12L-10-3K7-XX-XX-XX-UNV-	LED/1,000 LUMENS/3000K	0.95	14
	B2-3	48	HUBBELL	PATH-FT-NU-3-12L-10-3K7-XX-XX-XX-UNV-	LED/2,000 LUMENS/3000K	0.95	22
	B2-4	1	HUBBELL	PATH-FT-NU-3-12L-10-3K7-XX-XX-XX-UNV-	LED/2,000 LUMENS/3000K	0.95	22
	B2-5	3	HUBBELL	PATH-FT-NU-3-12L-10-3K7-XX-XX-XX-UNV-	LED/2,000 LUMENS/3000K	0.95	22

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking - North	1.5	2.4	0.5	4.8/1	3.0/1
Parking - South	1.3	3.0	0.4	7.5/1	3.3/1
Walkway - North	-	-	0.2	-	-
Walkway - South	-	-	0.2	-	-
Special Area - Pickleball	8.0	12.3	1.4	8.8/1	5.7/1
Special Area - Dog park	1.0	6.2	0.5	12.4/1	2.0/1

BC ENGINEERS INCORPORATED
5720 Reeder
Shawnee, Ks. 66203
(913)262-1772

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PE COA #E-350

3/27/2019

BRETT HERMAN LICENSED 26301

A SITE PHOTOMETRIC FOR:

THE MAJESTIC

137TH & MISSION ROAD
LEAWOOD, KANSAS

ISSUE DATE:
3-27-19

REVISION:

SHEET TITLE
SITE PHOTOMETRIC PLAN

PH1

SCALE: 1" = 100'

Sheet List Table	
Sheet Number	Sheet Title
1	AERIAL MAP
2	AERIAL MAP
3	EXISTING SITE PLAN
4	SITE PLAN
5	GRADING PLAN
6	SITE SECTION PLAN
7	PRELIMINARY UTILITY PLAN
8	EMERGENCY ACCESS PLAN

NOTE:

1. NO FEMA IDENTIFIED FLOODPLAIN IS LOCATED ON THE PROPOSED PROPERTY PER FLOOD INSURANCE RATE MAP PANEL NO. 20091C0084G. THERE IS CURRENTLY NO WORK PROPOSED IN THE REGULATED FLOODPLAIN.
2. RETAIN WALLS SHALL BE CONSTRUCTED OF MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALLS.
3. ALL INTERIOR SIDEWALKS SHALL BE 5 FEET WIDE.

SECTION 33-13-25

LOCATION MAP

SCALE 1" = 2000'

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WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificate of Authority
#2 Sec. 74-3 & 74-5

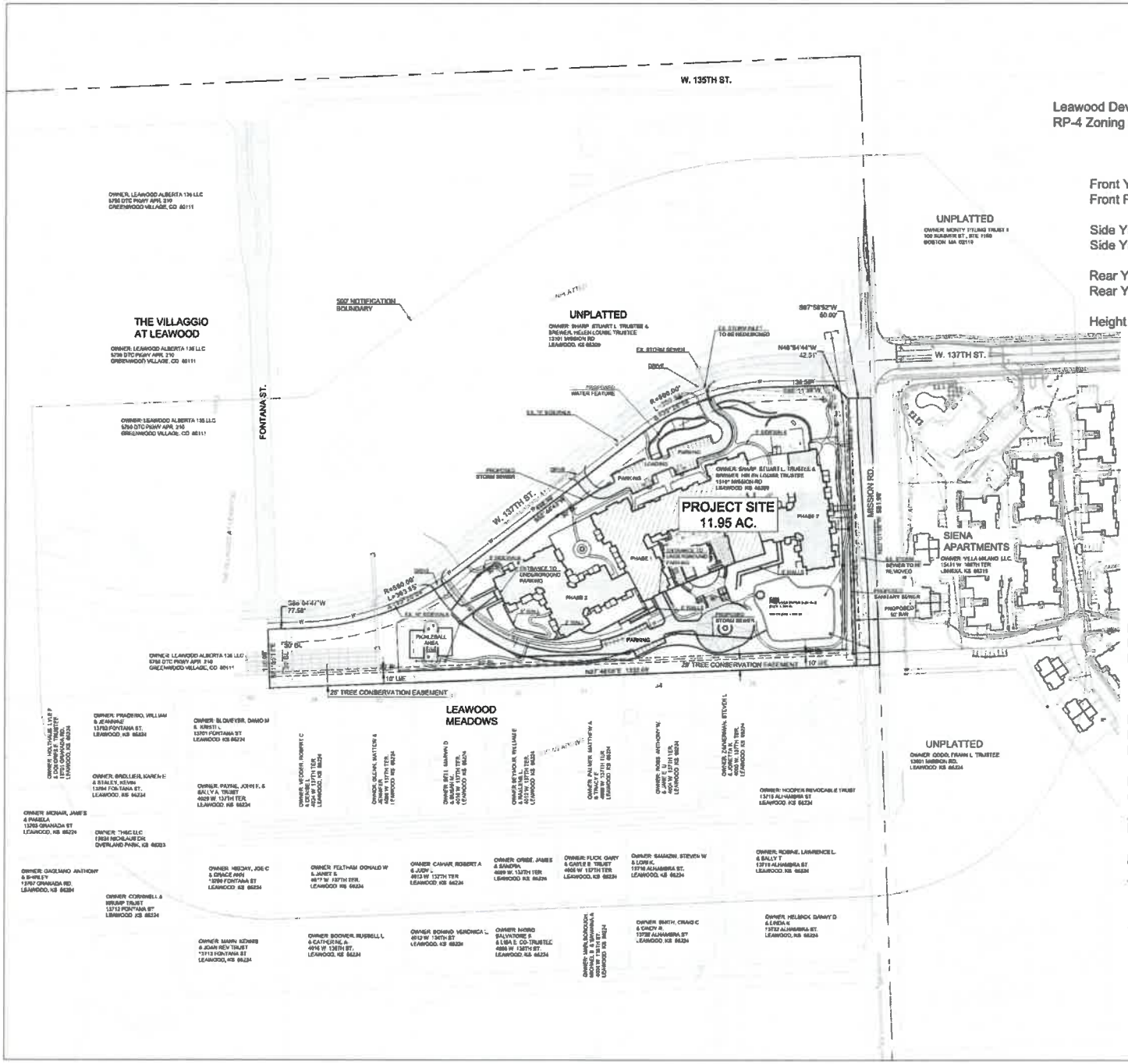
MAJESTIC SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN
4001 WEST 137TH STREET
LEAWOOD, KANSAS

NO.	DATE	DESCRIPTION
1	05/08/2018	CITY COMMENTS
2	05/07/2018	CITY COMMENTS
3	04/11/2018	PUBLIC MEETING
4	04/06/2018	CITY COMMENTS

DRAWN BY: RPM
CHECKED BY: JPS
DATE: 02/05/2018
PROJ. NUMBER: 14-005

AERIAL MAP

SHEET 1 OF 8



Leawood Development Ordinance
RP-4 Zoning - Planned Apartment Residential (4,000 s . ft. Per Dwelling)

	Re: uired	Provided
Front Yard Bldg. Setback:	30 feet	30 ft.
Front Parking Setback:	N/A feet	30 ft.
Side Yard Bldg. Setback:	30 feet	30 ft
Side Yard Parking Setback:	N/A feet	N/A ft
Rear Yard Building Setback:	30 feet	30 ft
Rear Yard Parking Setback:	N/A feet	30 ft
Height Limit (# of Stories):	40 feet	39.5 ft (2 - 3 Stories)

Pro ected Start Dates:
Phase 1 - Start: Fall 2019
End: Spring 2021
Phase 2 - Start: Fall 2021
End: Fall 2022

Total Land Area = 520,531.38 s.f. (11.95 Ac.)
Mission Road Additional R/W = 29,101.53 s.f. (0.67 Ac.)
Net Area = 491,429.85 s.f. (11.28 Ac.)

Phase 1 Floor Area = 127,068 s.f.
Phase 2 Floor Area = 106,189 s.f.
Total Floor Area = 233,257 s.f.

Number of Dwelling Units = 130
Phase 1 = 60
Phase 2 = 70
East Wing = 37
West Wing = 33

Phase 1 F.A.R. = 24.41
Phase 2 F.A.R. = 20.40
Phase Total F.A.R. = 44.81

Residential 40.1
Open Area 59.9

Parking Re: uired = 2 per Unit = 130 x 2 = 260 stalls (min.)

Parking Provided = 277 spaces (227 Garage)

NOTE:

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2. RETAIN WALLS SHALL BE CONSTRUCTED OF MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALLS.
3. ALL INTERIOR SIDEWALKS SHALL BE 5 FEET WIDE.

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PE 206 PLS 206 LA 24

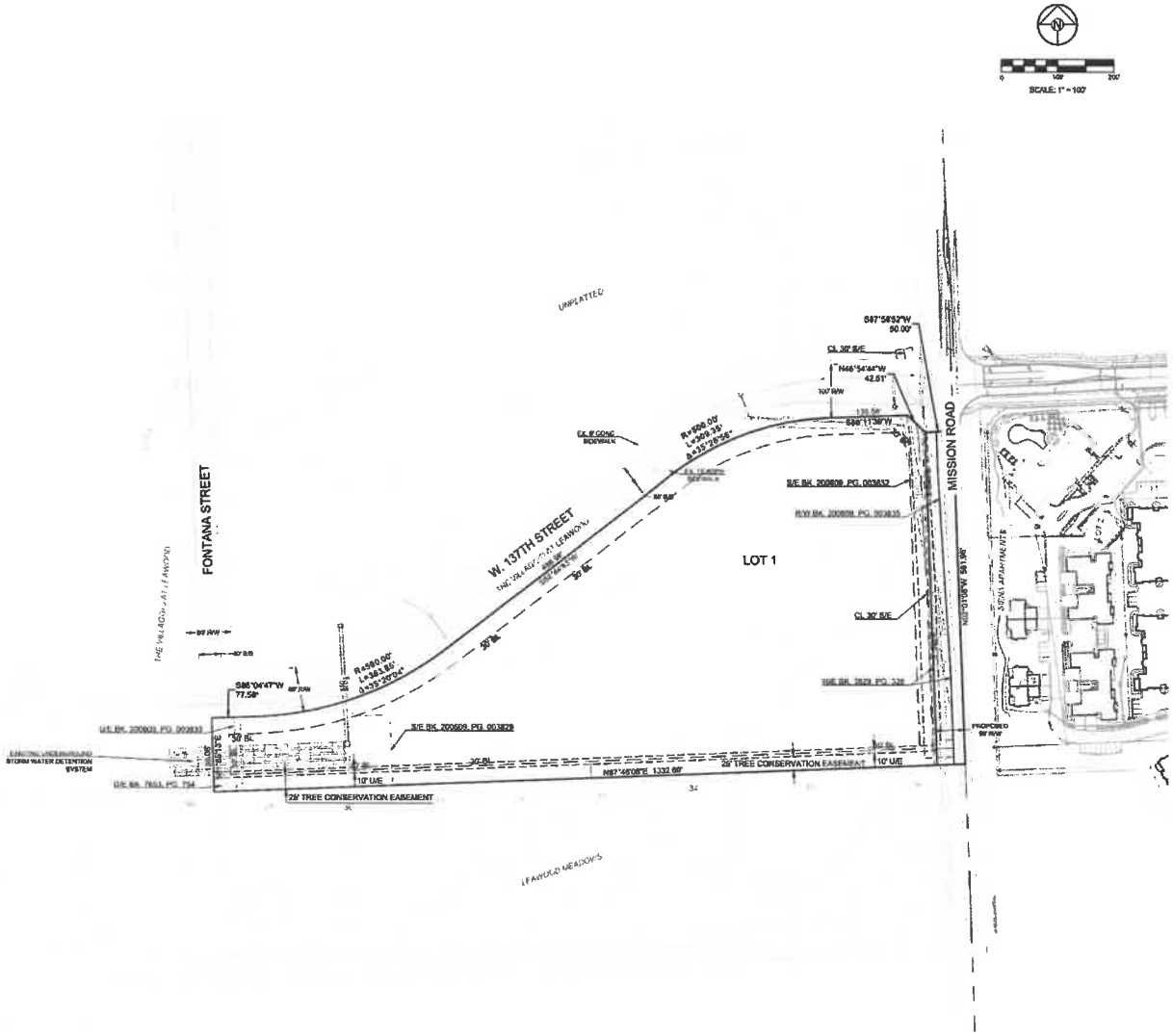
MAJESTIC SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN
4001 WEST 137TH STREET
LEAWOOD, KANSAS

REVISION	DATE	DESCRIPTION
1	03/08/2019	CITY COMMENTS
2	03/11/2019	CITY COMMENTS
3	04/10/2019	PUBLIC MEETING
4	04/30/2019	CITY COMMENTS

DRAWN BY: PRS
CHECKED BY: JPS
DATE: 03/15/2019
PROJ. NUMBER: 14-005

AERIAL MAP

SHEET 2 OF 8



EXISTING ZONING	RP-4
PROPOSED ZONING	RP-4
EXISTING USE	VACANT
PROPOSED USE	PLANNED APARTMENT RESIDENTIAL
SITE AREA	11.95 ACRES
FRONT YD. BLDG. SETBACK	30 FEET MIN.
SIDE YD. BLDG. SETBACK	30 FEET MIN.
REAR YD. BLDG. SETBACK	30 FEET MIN.
HEIGHT LIMIT	40 FEET MAX.
DWELLING SIZE	4,000 SQ. FT. MIN PER DWELLING

NOTES

1. NO FEMA IDENTIFIED FLOODPLAIN IS LOCATED ON THE PROPOSED PROPERTY PER FLOOD INSURANCE RATE MAP PANEL NO. 20091C0080G. THERE IS CURRENTLY NO WORK PROPOSED IN THE REGULATED FLOODPLAIN
2. ALL STREETS AND PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE CITY OF LEAWOOD STANDARDS.
3. EASEMENTS SHOWN ARE FOR GENERAL REFERENCE. ACTUAL LOCATION OF EASEMENTS MAY VARY ON FINAL PLAT.
4. ALL LOTS TO BE SERVED BY JOHNSON COUNTY WASTEWATER SANITARY SEWER.
5. ALL LOTS TO BE SERVED BY WATERONE WATER.
6. SITE VICINITY PLAN FOR ADJACENT PLATTED STREET AND SUBDIVISION INFORMATION WITHIN 480 FEET.
7. ALL SIDEWALKS SHALL BE 5 FEET IN WIDTH UNLESS INDICATED OTHERWISE ON THE PLAN.
8. ALL PRIMARY RESIDENCE AND ACCESSORY USES SHALL COMPLY WITH THE CURRENT CODE STANDARDS AT THE TIME OF PLAT APPROVAL.

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AL-266 EA-28 SA-54

MAJESTIC SENOIR LIVING
PRELIMINARY DEVELOPMENT PLAN
4001 WEST 137TH STREET
LEAWOOD, KANSAS

REVISION DATE	DESCRIPTION
03/08/2019	CITY COMMENTS
03/11/2019	CITY COMMENTS
04/11/2019	PUBLIC MEETING
04/16/2019	CITY COMMENTS

DRAWN BY: RPM
CHECKED BY: JPB
DATE PREPARED: 02/19/2019
PROJ. NUMBER: 19-205

EXISTING CONDITIONS PLAN

SHEET 3 OF 8

NOTE:

1. NO FEMA IDENTIFIED FLOODPLAIN IS LOCATED ON THE PROPOSED PROPERTY PER FLOOD INSURANCE RATE MAP PANEL NO. 20091C0084G. THERE IS CURRENTLY NO WORK PROPOSED IN THE REGULATED FLOODPLAIN.
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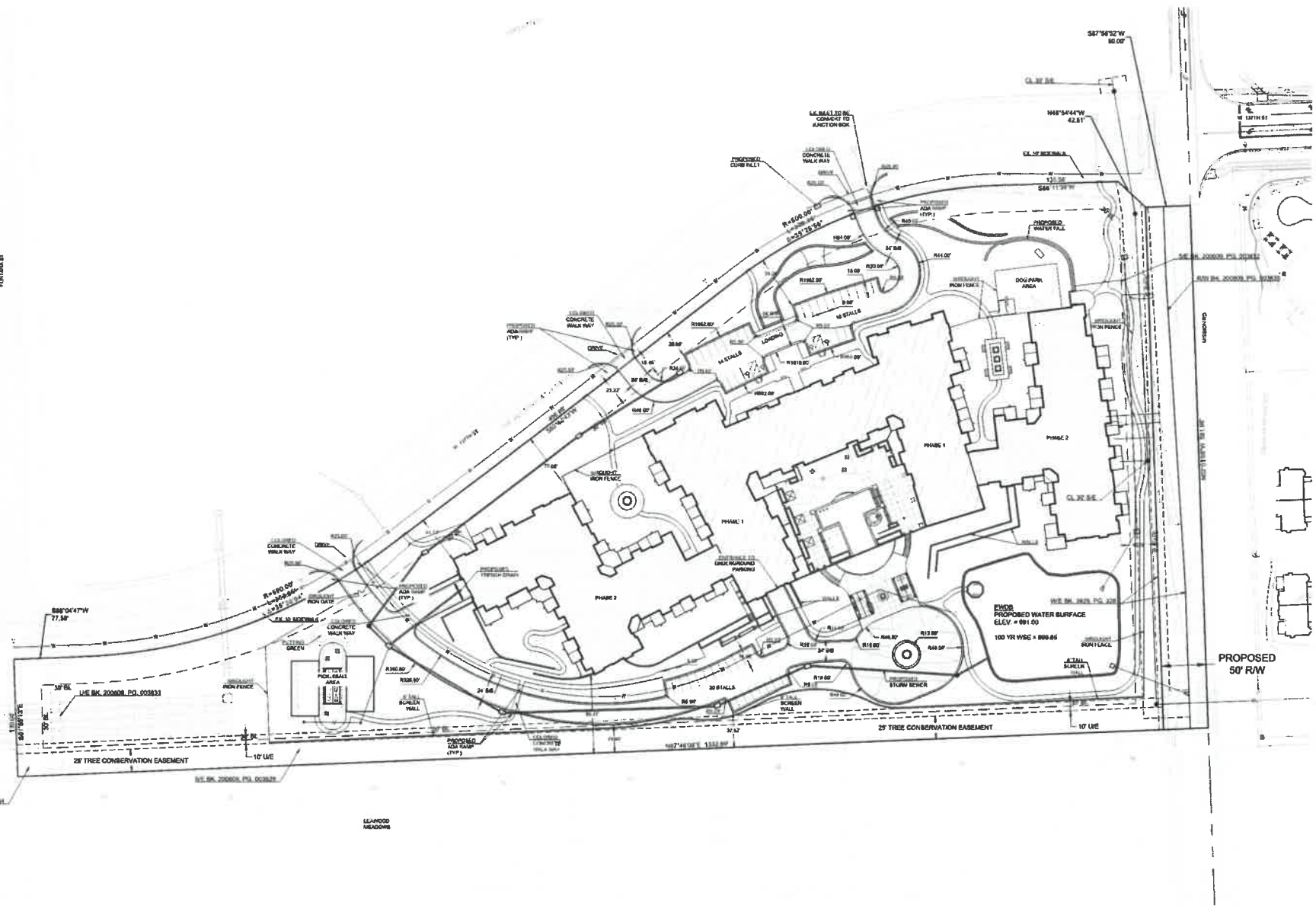
3. ALL INTERIOR SIDEWALKS SHALL BE 5 FEET WIDE.

SCALE 1" = 50'



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MAJESTIC SENOIR LIVING
PRELIMINARY DEVELOPMENT PLAN
4001 WEST 137TH STREET
LEAWOOD, KANSAS

REVISION DATE	DESCRIPTION
03/06/2019	CITY COMMENTS
03/27/2019	CITY COMMENTS
04/10/2019	PUBLIC MEETING
04/16/2019	CITY COMMENTS

DRAWN BY: RPM
CHECKED BY: JPB
DATE PREPARED: 6/19/2019
PROJ. NUMBER: 19-005

SITE PLAN

SHEET 4 OF 8

NOTE:

1. NO FEMA IDENTIFIED FLOODPLAIN IS LOCATED ON THE PROPOSED PROPERTY PER FLOOD INSURANCE RATE MAP PANEL NO. 20091C0084G. THERE IS CURRENTLY NO WORK PROPOSED IN THE REGULATED FLOODPLAIN.
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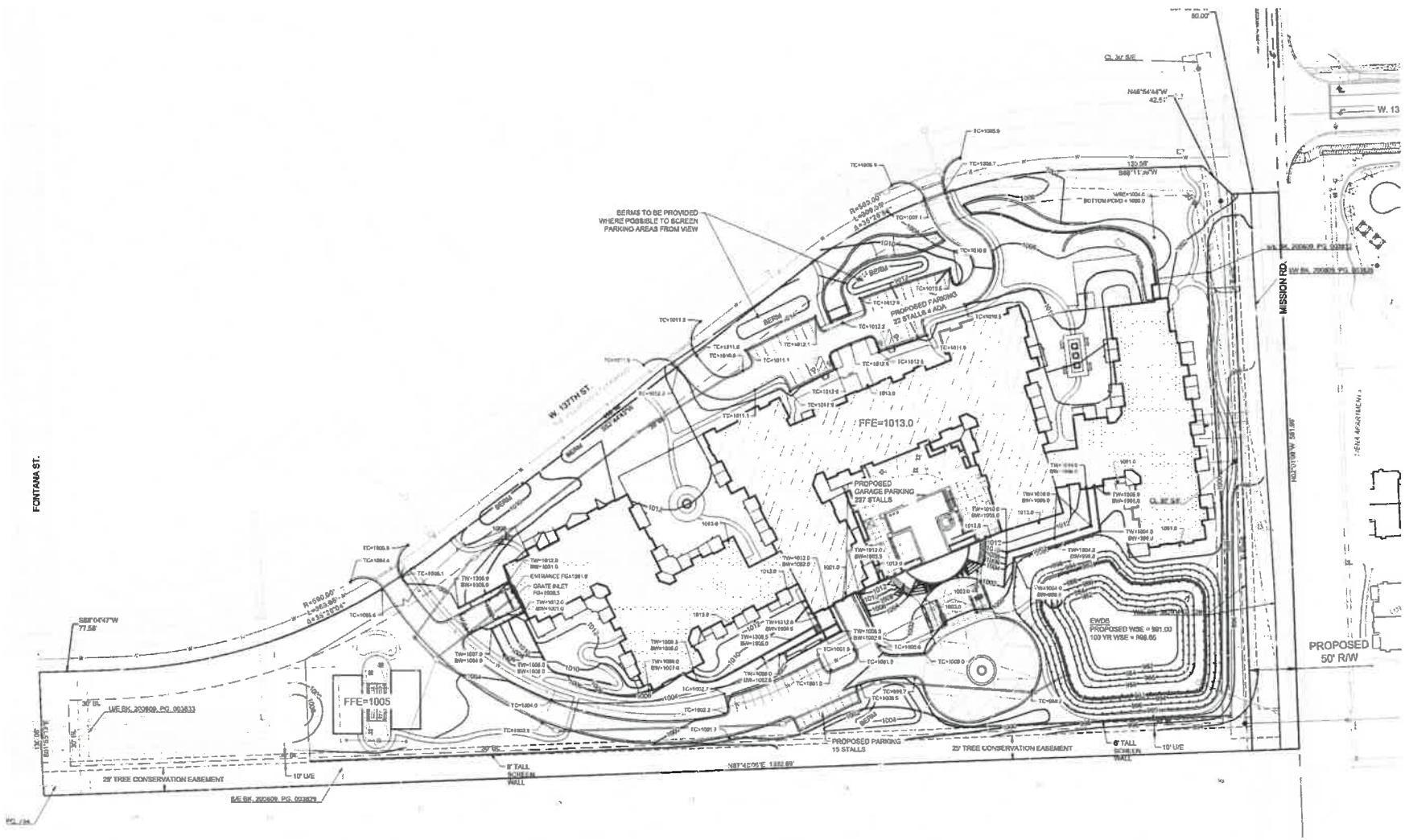
SCALE: 1" = 50'



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AE-786 SCA-29 ALS-54

MAJESTIC SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN
4001 WEST 137TH STREET
LEAWOOD, KANSAS

REVISION DATE	DESCRIPTION
12-12-2019	CITY COMMENTS
01-07-2020	CITY COMMENTS
01-13-2020	PUBLIC MEETING
01-16-2020	CITY COMMENTS

DRAWN BY: RPM
CHECKED BY: JPB
DATE PREPARED: 08/19/2019
PROJ. NUMBER: 19-205

GRADING PLAN

SHEET 5 OF 8

NOTE:

1. NO FEMA IDENTIFIED FLOODPLAIN IS LOCATED ON THE PROPOSED PROPERTY PER FLOOD INSURANCE RATE MAP PANEL NO. 20091C0084G. THERE IS CURRENTLY NO WORK PROPOSED IN THE REGULATED FLOODPLAIN.
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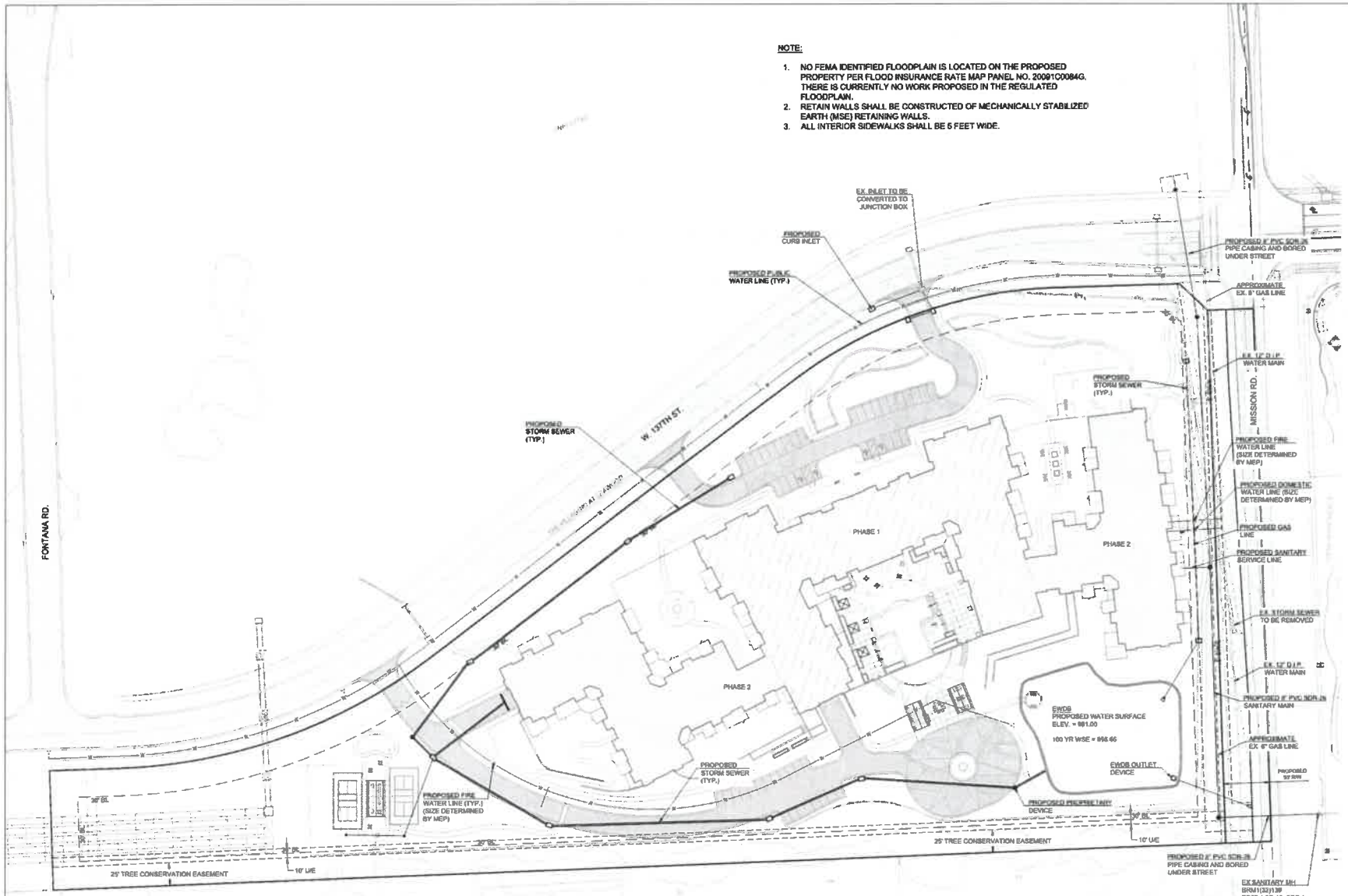
3. ALL INTERIOR SIDEWALKS SHALL BE 5 FEET WIDE.



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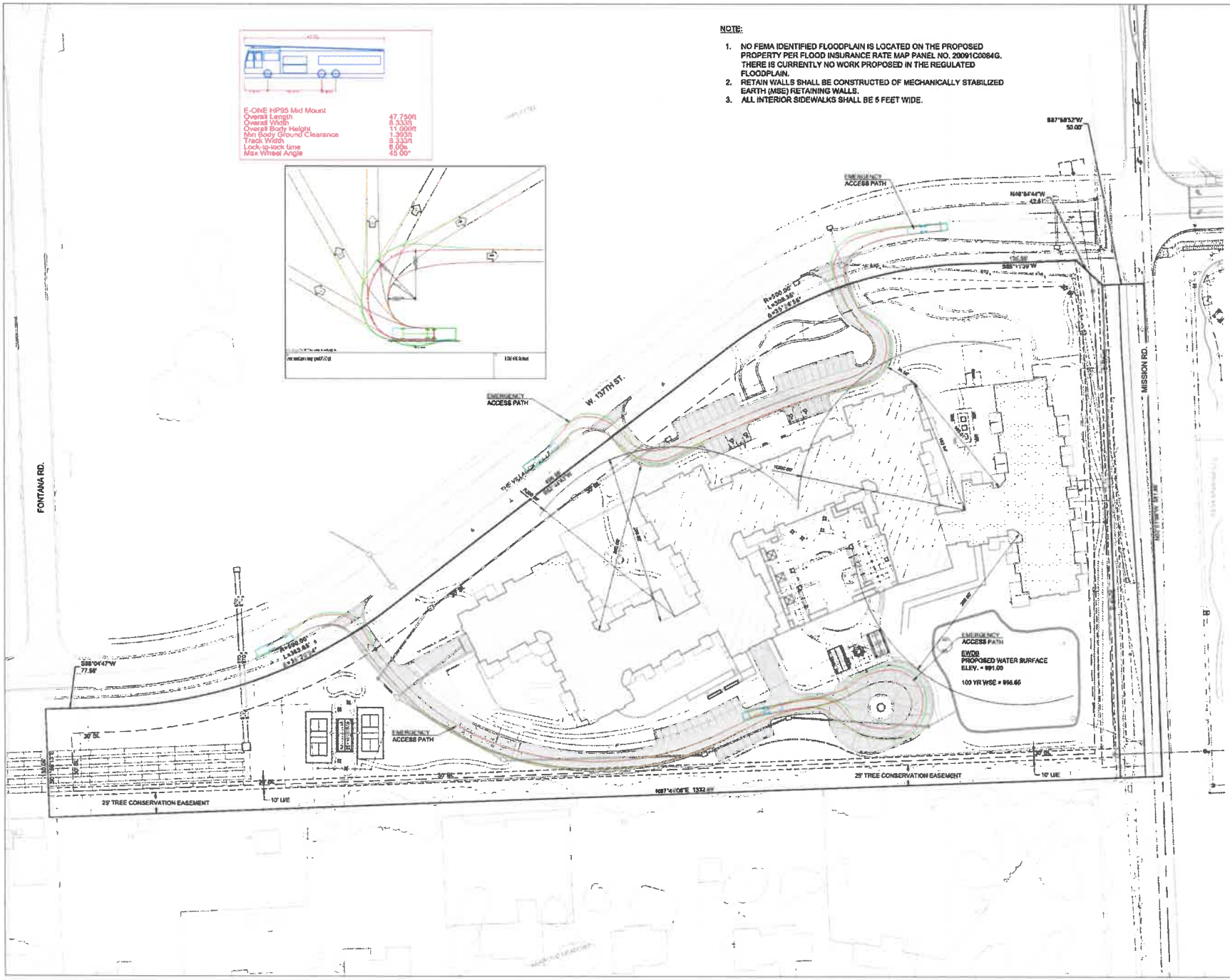
MAJESTIC SENOIR LIVING
PRELIMINARY DEVELOPMENT PLAN
4001 WEST 137TH STREET
LEAWOOD, KANSAS

REVISION DATE	DESCRIPTION
03/06/2018	CITY COMMENTS
03/27/2018	CITY COMMENTS
04/13/2018	PUBLIC MEETING
04/16/2018	CITY COMMENTS

DRAWN BY: JPW
CHECKED BY: JPB
DATE PREPARED: 02/16/2018
REV. NUMBER: 19 DPL

PRELIMINARY UTILITY PLAN

SHEET 7 OF 8



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MAJESTIC SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN
4001 WEST 137TH STREET
LEAWOOD, KANSAS

DRAWN BY JRBA	DATE 03/05/2019	CITY COMMENTS
	05/07/2019	CITY COMMENTS
CHECKED BY JPB	06/13/2019	PUBLIC MEETING
	06/18/2019	CITY COMMENTS
DATE PREPARED 05/18/2019		
PROJ. NUMBER 19-005		

EMERGENCY ACCESS PLAN

SHEET 8 OF 8

PRELIMINARY PLAT OF

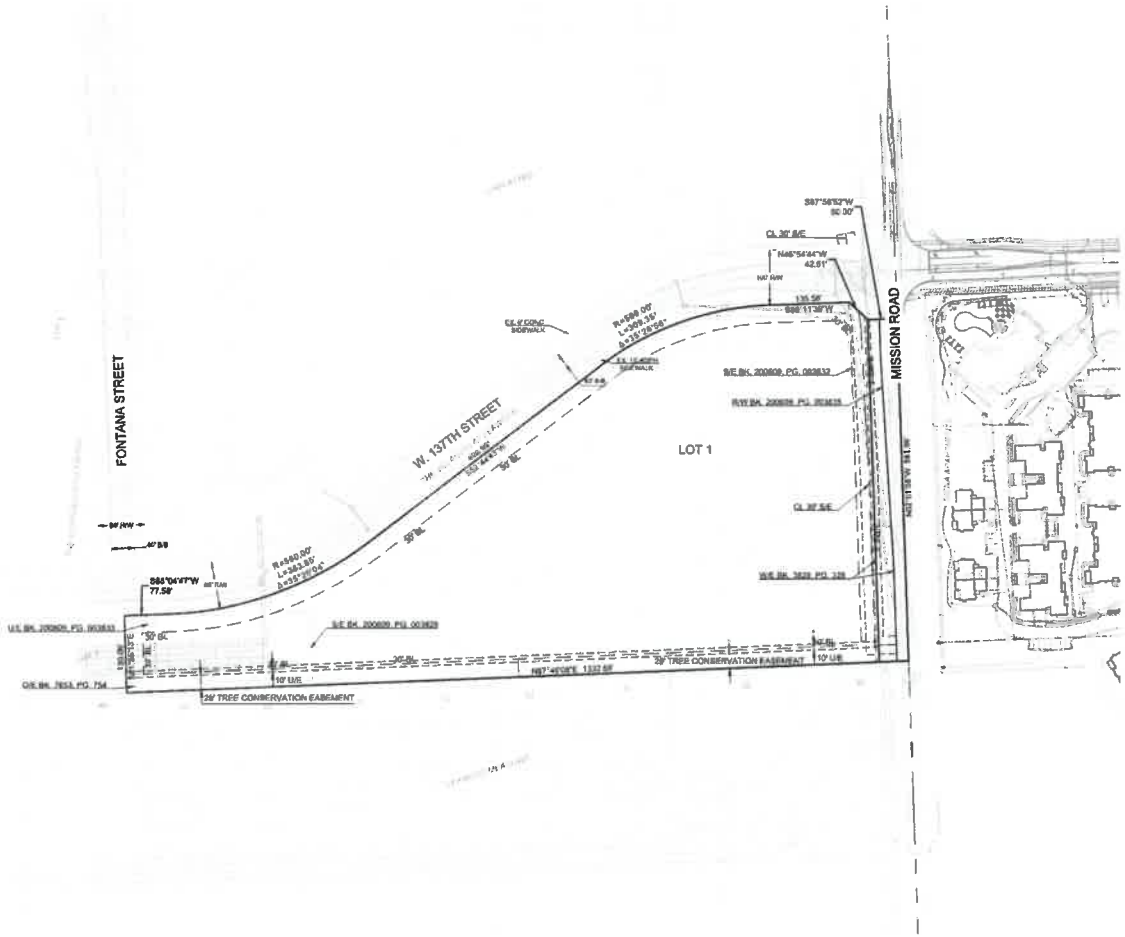
MAJESTIC SENIOR LIVING

PART OF THE NE 1/4 OF SEC. 33-13-25
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

OWNER/DEVELOPER:

MAJESTIC 137 DEVELOPMENT, LLC
DOUG HOFFMAN
100 E. 77TH STREET STE. 300
KANSAS CITY, MISSOURI 64108
p: 816-960-9110
e: dhoffman@bcconsaretruction.com

SCALE: 1" = 100'



SECTION 33-13-25

LOCATION MAP
SCALE 1" = 2000'

LEGEND:

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND R/W LINES

(D)	-	DEEDED
(M)	-	MEASURED
(P)	-	PLATTED
BL	-	BUILDING LINE
D/E	-	DRAINAGE EASEMENT
PD/E	-	PRIVATE DRAINAGE EASEMENT
L/E	-	LANDSCAPE EASEMENT
U/E	-	UTILITY EASEMENT
R/W	-	RIGHT-OF-WAY
S/E	-	SANITARY SEWER EASEMENT
SW/E	-	SIDEWALK EASEMENT
W/E	-	WATERLINE EASEMENT

DESCRIPTION:

A tract of land lying in the Northeast One-Quarter of Section 33, Township 13 25 East, in the City of Leawood, Johnson County, Kansas, being more partic as follows:

Commencing at the Northeast corner of the said Northeast One-Quarter; ther degrees 01 minutes 08 seconds East, along the East line of said Northeast C distance of 743.85 feet to the Point of Beginning, said point being on the Sou line of 137th Street as platted in "THE VILLAGGIO AT LEAWOOD" a subdivi recorded in Book 200607 at Page 004539, said point also being on the West APARTMENTS" a subdivision of land recorded in Book 201009 at Page 004 continuing South 02 degrees 01 minutes 08 seconds East (Platted South 02 minutes 20 seconds East "SIENA APARTMENTS"), along the East line of the One-Quarter a distance of 581.86 feet to the Northeast corner of "LEAWOOD subdivision of land recorded in Book 42 at Page 42; thence South 87 degree seconds West (Platted South 87 degrees 46 minutes 12 seconds West), alon of said "LEAWOOD MEADOWS" and "LEAWOOD MEADOWS, SECOND P subdivision of land recorded in Book 46 at Page 32, a distance of 1332.88 fe Southeast corner of Lot 2, of said "THE VILLAGGIO AT LEAWOOD"; thence South line of said "THE VILLAGGIO AT LEAWOOD", for the remaining eight North 01 degrees 55 minutes 13 seconds West, a distance of 130.05 feet; the degrees 04 minutes 47 seconds East, a distance of 77.58 feet to a point of cu along a curve to the left, tangent to the previous course and having a radius c central angle of 35 degrees 20 minutes 04 seconds and an arc length of 363. 363.86 feet); thence North 52 degrees 44 minutes 43 seconds East, a distan feet to a point of curvature; thence along a curve to the right, tangent to the p and having a radius of 500.00 feet, a central angle of 35 degrees 26 minutes and an arc length of 309.36 feet; thence North 86 degrees 11 minutes 39 sec distance of 135.58 feet; thence South 46 degrees 54 minutes 44 seconds Ea 42.61 feet; thence North 87 degrees 56 minutes 52 seconds East, a distance to the Point of Beginning, and containing 11.9486 acres, more or less.

EXISTING ZONING	RP-4
PROPOSED ZONING	RP-4
EXISTING USE	VACANT
PROPOSED USE	INDEPENDENT LIVING
SITE AREA	11.95 ACRES
FRONT YD. BLDG. SETBACK	30 FEET MIN.
SIDE YD. BLDG. SETBACK	30 FEET MIN.
REAR YD. BLDG. SETBACK	30 FEET MIN.
HEIGHT LIMIT	40 FEET MAX.
DWELLING SIZE	4,000 SQ. FT. MIN PER DWELLING

NOTES

1. NO FEMA IDENTIFIED FLOODPLAIN IS LOCATED ON THE PROPOSED PROPERTY PER FLOOD INSURANCE RATE MAP PANEL NO. 20091C0064G. THERE IS CURRENTLY NO WORK PROPOSED IN THE REGULATED FLOODPLAIN
2. ALL STREETS AND PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE CITY OF LEAWOOD STANDARDS.
3. EASEMENTS SHOWN ARE FOR GENERAL REFERENCE. ACTUAL LOCATION OF EASEMENTS MAY VARY ON FINAL PLAT.
4. ALL LOTS TO BE SERVED BY JOHNSON COUNTY WASTEWATER SANITARY SEWER
5. ALL LOTS TO BE SERVED BY WATERONE WATER.
6. SEE VICINITY PLAN FOR ADJACENT PLATTED STREET AND SUBDIVISION INFORMATION WITHIN 400 FEET
7. ALL SIDEWALKS SHALL BE 5 FEET IN WIDTH UNLESS INDICATED OTHERWISE ON THE PLAN
8. ALL PRIMARY RESIDENCES AND ACCESSORY USES SHALL COMPLY WITH THE CURRENT CODE STANDARDS AT THE TIME OF PLAT APPROVAL.

APPROVALS:

APPROVED by the Planning Commission of the City of Leawood, Johnson County, Kansas, this _____ day of _____, 2019.

_____
Chair, Marc E. Evans

APPROVED by the Governing Body of the City of Leawood, Johnson County, Kansas, this _____ day of _____, 2019.

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PE-290 LS-118 LA-34

PRELIMINARY PLAT OF
MAJESTIC SENIOR LIVING
4001 WEST 137 STREET
LEAWOOD, KANSAS

REVISION	DATE	
1	04/08/2019	CITY COMMENTS
2		
3		
4		
5		
6		
7		
8		

Drawn by: BWA
Checked by: JPB
DATE DRAWN: 4/27/2019
PROJ. NUMBER: 19-061

PRELIMINARY PLAT

SHEET 1 OF 1

MAJESTIC

SENIORITY LIVING

Dear Mark Klein (City of Leawood):

I am writing to request a special use permit to build an Independent Living project in Leawood at 137th and Mission Road.

Thank you for your assistance in this matter.

Sincerely,

Doug Hoffman
President, Majestic Seniority Living

6800 College Blvd #245, Overland Park, KS 66211
913-303-2800 ph
www.majesticofleawood.com

NSPJ
ARCHITECTS

Interact Meeting Minutes

March 14, 2019

Application Number: 24-19 – The Majestic of Leawood – Preliminary Plan, SUP

Location: Maple Room, 4800 Town Center Drive, Leawood, KS

Development Team in Attendence:

Doug Hoffman, Owner	Majestic of Leawood
Kathi Michaels, Manager	Majestic of Leawood
Tim Homburg, Principal Architect	NSPJ Architects
Audrey Knight, Designer	NSPJ Architects
Katie Martinovic, Landscape Architect	NSPJ Architects

Neighbors In Attendance: Please see attached list.

Items Discussed/Questions Addressed:

- Concerned about the set back from the property line on the south – a graphic was presented comparing the setbacks of the previously approved plan & the new proposed plan. Previously the Independent Living building was 46-47' from the property line. The proposed plan for the Majestic is 86.3'.
    - Neighbor met with the city about the set back from the previously approved site plan and were told it is 75'
- Please email the perspective/elevations/boards to attendees. As well as the photometric plan & entire submittal as sent to the city.
- A 2-story building was previously approved and concerns about the building height were raised.
    - The development team explained that the proposed building is mostly 2 story except for the 3 story portion in the center. With the difference in the pitch of the roof from the previous, it is about the same as the previously approved building height.
    - The building height is under the 40' requirement except for a few of the "tower' elements.
- Could the building be lowered to all 2 story?
    - If the height is lowered, the building will grow in foot print size to accommodate the same number of units which are needed for economic feasibility. As you go up in height, there is also an increase in the green space which helps with the site run off and is desired by the target demographic of 55+.
- On 137th Street how high is the top of the foundation compared to the grade at the street?
    - The building is below it/flat with the street.
- "berm" on 137th pushes water to the neighbors.
    - The civil engineer will meet with the neighbors to understand what grading issues you have and what will need to be done at the property line.
- Where are the 2 story vs the 3 story parts of the building?
    - The proposed building is mostly 2 story except for the 3 story portion in the center.

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- What is the distance from the access lane to the property line?
  - 30'
- Will you damage the trees since the access drive is so close to them?
  - No grading is proposed in the existing tree line.
- What will you do in the "buffer zone" where the natural trees are?
  - We will work on a case by case basis with the neighbors adjacent to the property to determine what border or additional landscaping is needed to help with blocking
  - We can help assess the trees and come up with a long term plan to help buffer.
- Some neighbors liked the rustic/native vegetation in the existing tree line and want it kept natural. They don't want it manicured.
- Others expressed concern about too many wild animals like coyotes.
- Neighbors don't want to see lights or people on the decks.
- The underground mosquito farm (detention) is a problem that needs to be addressed.
  - We will treat the area for mosquitoes if it comes to that.
- Concerns about the ditch on Mission & runoff.
  - A comparison of the existing drainage pattern & the proposed were presented.
- Look at adding a berm on the south to keep lights away from the neighbors.
- Concerns about snowplows on the access drive adjacent to neighbors.
  - Underground heated elements to eliminate snow plows on the access drive are being considered.
- Concerns about all of the traffic for the garage being directed to the access road.
  - city will not allow another curb cut from Mission
  - Shuttle service will be provided which will help reduce the usage of the access road.
- Neighbors want a substantial berm by retention pond.
  - A berm on the south of the retention pond is required to make the pond function.
- Consider building a berm at the turn of the access road.
  - The challenge will be to keep the trees safe
- Will the detention pond be full/auto-filled in summer?
  - Yes, sometimes this is provided in detention ponds.
- How many parking spots per unit?
  - City code is 2 req. per unit, 2 will be offered per unit in the garage.
- Look at lowering the building elevation some what? Worried about residents/lights on the decks looking down on the neighborhoods. Use the newest lighting as possible.
  - Zero light bleed at the property line per city requirements.
  - Indirect lighting will be provided on the patios. Light levels are similar to other residences not commercial uses.
- Why can't you have an entrance on 137th street? Concerned about all the headlights along the access road
  - Traffic for this demographic is more dispersed throughout the day. Some don't even drive or have cars.
  - Food delivery service typically comes between meal times so there won't be trucks at night.
  - A discreet entrance for staff and the food delivery will be provided.
  - Guest parking is all in the front of the building.
- How will it take to build it?
  - 14-16 months
- What will the materials be?

  - Tile roof, no siding, real brick, stone, & stucco.
- What does Independent Living mean?
  - cannot move in if under 55
- What are the unit sizes?
  - Lots of Focus groups on what this age range wants
  - The smallest is 1150 sq. 2 bedroom, and largest is 1,700, 3 bedroom
- What will the prices be?
  - $600-750,000 for sale units (no entry/enrollment fees, no
  - $3,400 monthly HOA fees that include $1000 food credit, cleaning service, maintenance, & access to all the amenities which is unlike anything else in the town.
- What have you built around town or nationally?
  - NSPJ worked on Mission Chateau which is probably the closest luxury finishes & common spaces.
- What about when someone needs long term care?
  - An independent third party in home care operator may be considered as part of the facility.
- Who is the clientele?
  - Those that want to downsize & not maintain a large home but still have all the amenities, especially for grandkids.
- Who will own it? Where does the money go when people buy in?
  - Doug & and HOA board will own all of the common spaces and building. Individuals will own the interior units.
- 2 phases are planned based on sales of the units.
- Is the pickleball fenced? Is there lighting with it?
  - Yes. A with a time limit
- Work on entrance location to the parking garage and description of what the pickleball is
- Look at possibility to lower the building elevation.
- Review previous approved stipulations on the plan and see if you can agree to those.
- Provide more trees at the fire truck turnaround and possibly a berm.
- What is the timeline for the approval?
  - Hope to have a shovel in the ground: late august for site disturbance.
  - This is just the first step in the process of approval.

NSPJ ARCHITECTS

Name	Address	Phone	Email
Denise Franklin	4652 W. 137th Pl	913-645 7770	Denise Franklin @ReeceNichols.com
WILLIAM & JEANNINE PRADERIO	13700 FONTANA LN.	816 804-1511	
Mary Watson	13216 Fontana	913-894 5247	
Lyle + Dolores Holthaus	13701 Granada Rd	913 681 0765	dholthaus@kc.rr.com
Paula Nutton Scott Hutton	4609 W 138th ST	913-244-3651	Scottwhutton@gmail.com Paulakhutton@gmail.com
* M. Bell	4016 W 137th Pl		mbell1421@gmail.com
* Jane Ross	4004 W. 137th Ter.	913-710-3188	jane_ross_leawood@kc.rr.com
* Tony Ross	" "	913-710-3192	tony-ross-leawood@kc.rr.com
★ Matt & Tracy Palmer	4008 W. 137th Terr.	816-582-1065	tracy.palmer71@gmail.com. mpalmer854@gmail.com
John & Alicia Morris	4648. W 137th terr	816-315-1189	johnmorris994@gmail.com
CRAIG SMITH	13722 Alhambra	913-685-8836	CRSMITH921@KC.RR.COM

* = back up to proposed devel.

NSPJ ARCHITECTS

Date: 3/14/2019

Interact Meeting

Case 24-19: The Majestic of Leawood
Preliminary Plat, Preliminary Plan & Special Use Permit for an Independent Living Facility
Maple Room @ Leawood Community Center
4800 Town Center Dr., Leawood, KS

Meeting Attendee List

Name	Address	Phone	Email
Gary + Gayle Flick	4005 W. 137TH TR	913 486 6899	gayle.flick@kc.rr.com
Veronica Benino	4012 W. 138 ST	913 461-4017	~~veronicab~~ veronicab213@gmail.com

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2nd Interact Meeting Minutes

April 3, 2019

Application Number: 24-19 – The Majestic of Leawood – Preliminary Plan, SUP

Location: Maple Room, 4800 Town Center Drive, Leawood, KS

Development Team in Attendance:

Doug Hoffman, Owner	Majestic of Leawood
Kathi Michaels, Manager	Majestic of Leawood
Tim Homburg, Principal Architect	NSPJ Architects
Jason Toye, Senior Project Manager	NSPJ Architects
Audrey Knight, Designer	NSPJ Architects
Katie Martinovic, Landscape Architect	NSPJ Architects
John Becker, Civil Engineer	Schlagel & Associates

Neighbors in Attendance: Please see attached list.

Items Discussed/Questions Addressed:

- Updates presented to neighbors:
  - Showed updated graphic showing the previously approved plan is 73'-74' away from the property line.
  - Discussed that changes that have been made since the previous interact meeting
    - Building area was reduced approximately 13,000 sf
    - Reduced the number of units from 137 units to 130 units.
- Concerns
  - Concerns about site drainage and the ditch along Mission were again brought up
    - A comparison of the existing drainage pattern & the proposed were presented
    - Neighbor suggested adding sod and river rock to the ditch to help with the erosion of the ditch.
  - Will there be a "cheap" back side of the building?
    - No side of the building will be "cheaper" than the others. All sides will have the same quality of design and materials.
  - Concerned with the size and height of the buildings. The previously approved building was only 2 story
    - We have reduced the building area by 13,000 sf and removed 7 units.
    - We are within the city requirements for F.A.R.
    - We meet the city requirements for building heights
  - Do not want to see headlights along the access lane or coming out of the garage
    - We have added a 3' wall and 3' berming along the access lane to help
      - Does not like the look of berms; would rather have just a wall with trees planted next to them
    - The neighbor states they would be ok with a 5'-6' wall across from the entry door to block headlights

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    - Can you put the garage entrance on the northwest corner of the building?
        - The design team has investigated this change but are unable to move the entrance due to concerns with drainage. The building would also need to be raised several feet for it to possibly be feasible.
    - Concerns about the amount of noise that will come from the pool/amenity deck
        - The management will have noise policies and procedures in HOA contract. All residents are governed by the same city noise ordinances as other neighbors.
    - Can the pool be lowered? Or placed in a courtyard
        - It is located above the garage and cannot be lowered.
    - How will the pickle ball court be lit? Will they be on 24/7?
        - There are 15' tall fixtures. They will be down lights and not bleed outside of the property. Will only light the court.
        - The sidewalks will be lit by bollards.
        - Amenities will be closed at a certain time of night
- Neighbors would like a fence/wall in before construction
- Where are the dumpsters located?
    - They are next to the garage door entry and screened by the building.
- Where is the kitchen/restaurants?
    - They are in the center of the "U" portion of the building. Bistro is on the first floor, kitchen/dining on the second floor, and the sports bar is on the third floor.
- Will you have to do any blasting of rock for construction?
    - No, there is no intention of blasting. The Geo-tech report did not find any stone.
- Where would the ambulances go?
    - They would come into the front drive since the only public entrance is along 137th
    - The fire department would use the access drive/turn around if required.
- Where are the fire hydrants located?
    - In front and back. They are placed per the fire code.
    - The building will be fully sprinklered
- What is the floor elevation of the entry?
    - It will follow the profile of 137th Street.
    - The building steps with the site
- What exactly is the dog park? What grass will be used?
    - Benches and shade structures, water to rinse off the dogs, trash & doggie bags
    - The design team is looking into what grass will work best in this location
    - Dogs will not be left unattended.
- HVAC and venting locations
    - Split systems will be located on the roof and screened by roof parapets
    - Kitchen will be vented through the roof. There will be no side vents
- Are there doctors on staff?
    - No, this is not an assisted living facility.
    - Any in home care will only be available through 3rd party licensed in home care provided and contracted directly by our residents. This is the same was what the neighbors would use if they needed it.
- Age restriction: it will likely be 55 and up.
- Construction time line- Phase I should take 14-16 months and another 14-16 months for Phase II
    - Neighbors would like to see it all done in one phase

- What kind of interest has there been in the property?
    - The development team has done small lunch and learns and have gotten positive responses.

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Date: 04/02/2019

2nd Interact Meeting

Case 24-19: The Majestic of Leawood
Preliminary Plat, Preliminary Plan & Special Use Permit for an Independent Living Facility
Maple Room @ Leawood Community Center
4800 Town Center Dr., Leawood, KS

Meeting Attendee List

Name	Address	Phone	Email
Mary Walsh	13716 Fontana Leawood KS 66224	913-897-5247	
M. Bell	4016 W 137th		MBell4217@gmail.com
Jane + Tony Ross	4004 W. 137th Terr Leawood KS		Jane-ross-leawood@kc.rr.com tony-ross-leawood@kc.rr.com
S. Sharp	13101 Mission		
K. Ludwig	4505 W. 138th St	913-271-1984	kevinpludwig@gmail.com
H Hooper	13715 Alhambra	913 530 7063	hooperhick@yahoo.com

Tony & Jane Ross
4004 W. 137th Terrace
Leawood, KS 66224
913-710-3192 (cell)

April 7, 2019

Leawood Planning Staff
Leawood Planning Commission
4800 Town Center Drive
Leawood, KS 66211

RE: PLEASE MAKE THIS PART OF THE PUBLIC RECORD RELATIVE TO PROPOSED PLAN: The Majestic

Ladies and Gentlemen

We live in the Leawood Meadows sub-division which backs up to the proposed plan at 137th Street and Mission Road in Leawood.

We attended both interact meetings that were held with the architect, owner and staff of the development.

We have reviewed that plans and find much of it objectionable including:

- The overall footprint of the proposed development is too large for the land causing the developer to propose 4-stories.
- Although this plan has been represented as 3-story at its' tallest point, it is actually 4-stories from the South side vantage point. The previous plan submitted by another developer was limited to 2-stories which was much more acceptable.
- In order to drive in/out of the underground parking garage, the proposed plan routes the vehicles directly past the backyards of several neighbors to the south. If each car enters and exits the garage one time per day 520 cars per day will drive past our yards and the heavy steel garage door will go up and down 520 times – potentially at any hour of the day.
- The swimming pool/party deck is on a second floor which will direct the sound and line of sight at our backyard.
- When the water in the retention pond must be let out it will be dumped into the existing swale along Mission Road which is already badly eroded. The developer should be held to help with an interim solution prior to the widening of Mission Road.

The owner, landscape architect and civil engineer visited our home and walked along the border of the proposed development and our backyard. There seemed to be some potential willingness to work with us on several items:

- They were going to visit the possibility of moving the parking garage entrance to the west side of the development and limit the existing driveway next to our neighborhood to employee parking and the emergency vehicle turn-around.
- They seemed amiable to putting a wall or fence ALL ALONG the property to create a buffer from the lower elevations and activities of the development.
- They said they would plant some fast-growing tall trees in the existing tree line to the south of the development to help block the taller levels of the buildings.
-

While we appreciate these *potential* modifications, as of the writing of this letter we have received no confirmation of any of this.

Note that we are not requesting that this development be entirely rejected. We only ask that the Planning Staff and Planning Commission take these points into consideration before approving this plan and request that the developer mitigate some of these concerns in order to be good neighbors.

Thank-you in advance for your kind attention to this matter.

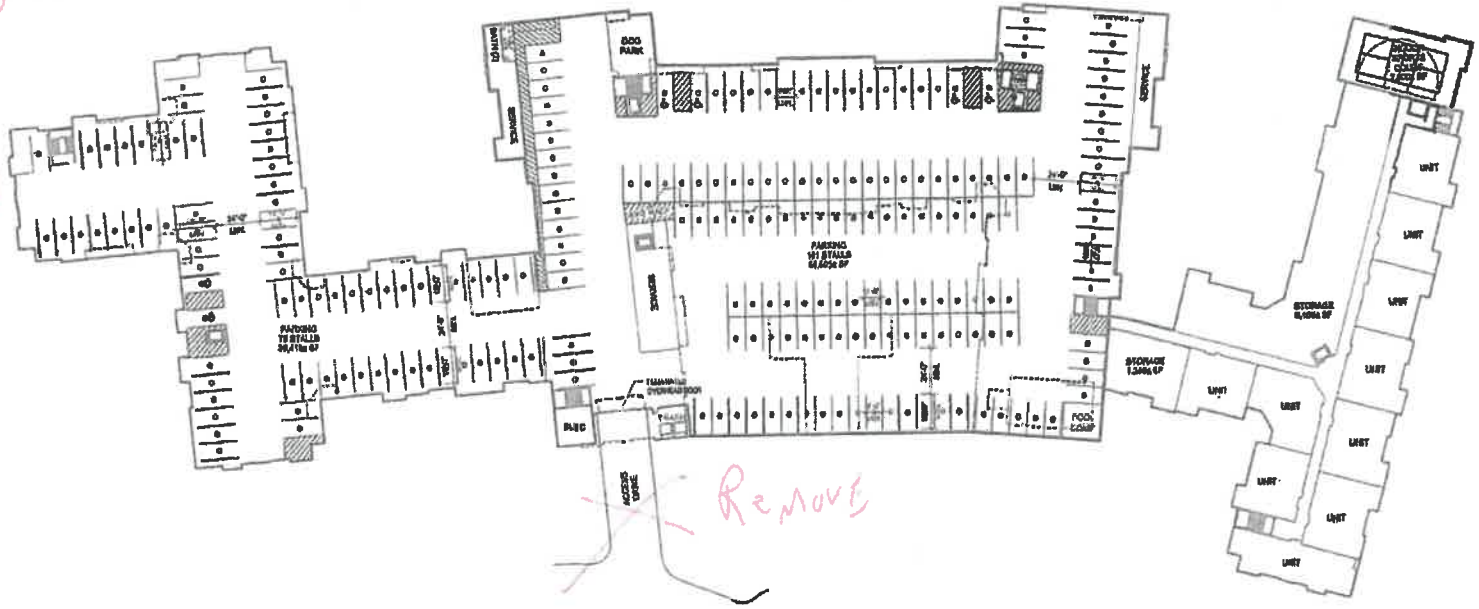
Sincerely,

Jane and Tony Ross

cc: Mayor Peggy Dunn
Julie Cain, Ward 4 City Council

RECEIVED
APR - 9 2019
CITY OF LEAWOOD
PLANNING

New Garage Door



Remove

UNDERGROUND PARKING AND BASEMENT PLAN
1" = 100'

UNIT INFORMATION	
Unit Name	Unit Size (GSF)
A1	1,113 S.F.
A2	1,208 S.F.
A3	1,154 S.F.
B1	1,757 S.F.
B2	1,312 S.F.
B3	1,292 S.F.
C1	1,348 S.F.
D1	1,351 S.F.
D2	1,384 S.F.
E1	1,632 S.F.
E2	1,690 S.F.
E3	1,542 S.F.
E4	1,960 S.F.

TORNADO SHELTER INFORMATION	
Total units	130
Desired Occupancy	100
Area req'd per acc. (5 S.F.)	1000
# of 10 s.f. VOLAtes Req'd (1/300 acc.)	18.5
REQUIRED S.F.	1,878 S.F.
PROVIDED S.F.	42,381 S.F.

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NOT FOR CONSTRUCTION

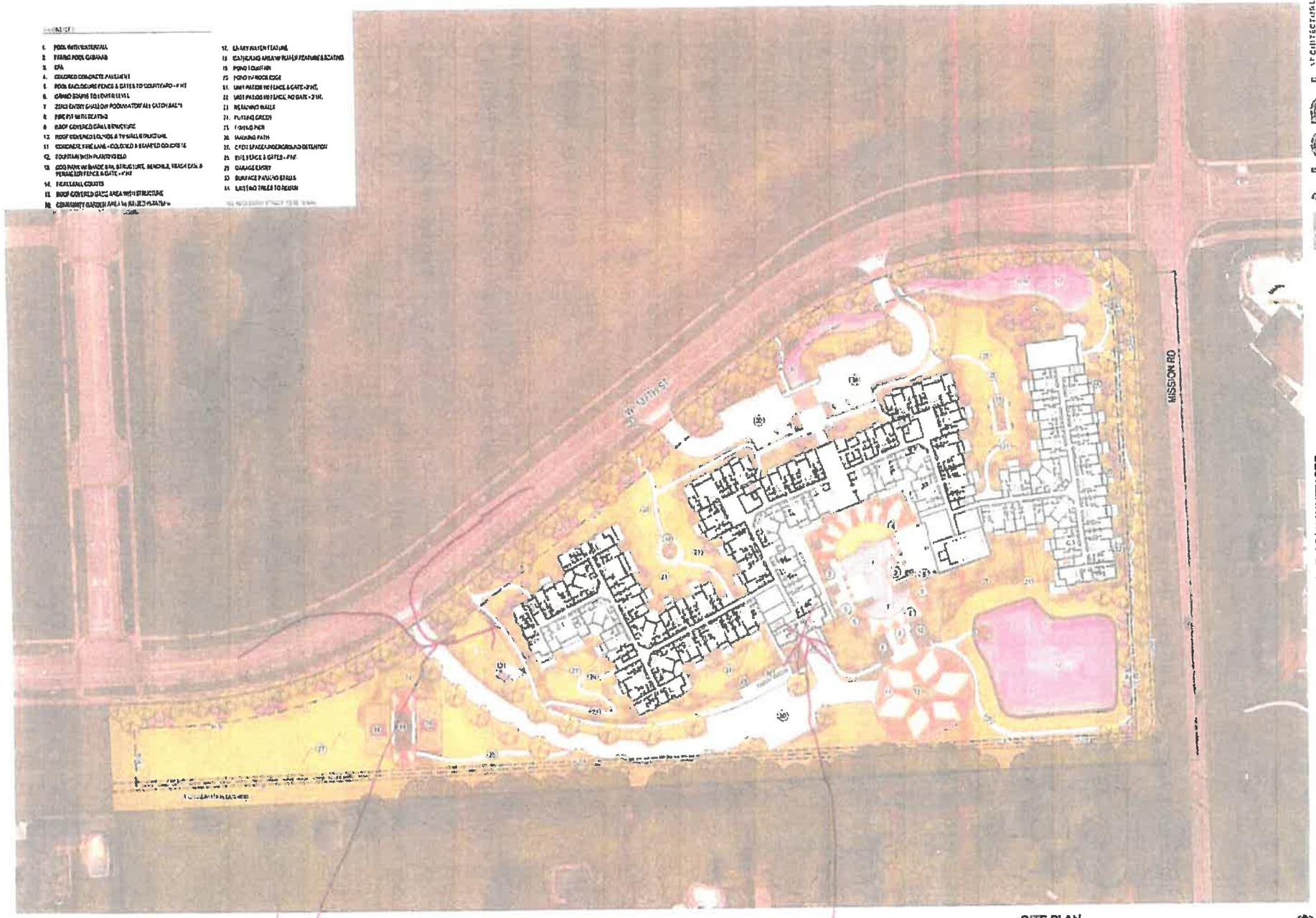
A NEW SENIOR LIVING COMMUNITY FOR:
THE MAJESTIC
137TH & MISSION ROAD
LEAWOOD, KANSAS

DRAWING RELEASE LOG

REVISIONS

DATE
02/18/2019
JOB NO.
604717
DRAWN BY:
TWH / JAT
SHEET NO.
A2.00

PRELIMINARY DEVELOPMENT PLAN



New Butler DOOR

Remove DOOR

SITE PLAN

1"=60'-0"

PRELIMINARY DEVELOPMENT PLAN

SP1.00

NSPJ ARCHITECTS

A NEW SENIOR LIVING COMMUNITY FOR:

THE MAJESTIC

137TH & MISSION ROAD

LEAWOOD, KANSAS

REVISIONS

DATE 03/11/2019

JOB NO 604717

DRAWN BY TWN / JAT

SHEET NO.

NOT FOR CONSTRUCTION

City of Leawood
Planning Commission Meeting
April 23, 2019
Dinner Session – 5:30 p.m. - No Discussion of Items
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: McGurren, Hunter, Hoyt, Elkins, Coleman, Block, Stevens, Peterson. Absent: Belzer

Chairman Elkins: Before we begin, I'd ask staff to confirm that the two new commissioners have, in fact, executed the Oath of Office.

Mr. Klein: They have.

Chairman Elkins: I'll find that a quorum is present, and we'll move on to the business of the evening. Does staff have any revisions to the agenda?

Mr. Klein: No.

APPROVAL OF THE AGENDA

A motion to approve the agenda was made by Hoyt; seconded by Peterson. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Hoyt, Coleman, Block, Stevens, and Peterson.

APPROVAL OF MINUTES: Approval of the minutes from the March 26, 2019 Planning Commission meeting.

Chairman Elkins: Are there revisions?

Mr. Klein: We have a set of minutes that has a correction on an applicant's name.

Comm. McGurren: On Page 4, about the sixth section down, and on Page 9, about the eights item down, it should be me and not Commissioner Peterson.

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Comm. Hoyt: You might want to note that after Mr. Klein's first comments, the motion to nominate David Coleman was made by Commissioner Stevens.

A motion to approve the minutes as amended from the March 26, 2019 Planning Commission Meeting was made by Hoyt; seconded by Coleman. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Hoyt, Coleman, Block, Stevens, and Peterson.

NEW BUSINESS:

CASE 24-19 – THE MAJESTIC – INDEPENDENT LIVING FACILITY – Request for approval of a Preliminary Plan, Preliminary Plat, and Special Use Permit for an Independent Living Facility, located south of 137th Street and west of Mission Road. **PUBLIC HEARING**

Staff Presentation:

City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: This is Case 24-19 - The Majestic - Independent Living Facility - Request for approval of a Preliminary Plan, Preliminary Plat, and Special Use Permit (SUP) for an Independent Living Facility, located south of 137th Street and west of Mission Road. The overall project is proposed to be 233,257 square feet on 11.95 acres for a total floor area ratio (F.A.R.) of 0.45 with a building varying in height ranging from 2-3 stories. The project is proposed to be constructed in two different phases. The first phase will consist of the central structure, containing 60 units. The second phase of the project would be the two wings of the structure, containing 37 units on the east and 33 units on the west. The central portion of the independent living facility is proposed to be the three-story part of the structure, and the wings would be the two-story part. The central part of the building would be approximately 39.5 feet as measured from the front door, along with the two-story wings constructed in the second phase of the development to the east and the west. There are three main entrances into the development, all accessed from 137th Street. The westward entrance serves as the main drive for the development into the parking garage, which holds 227 of the 277 parking spaces proposed. The project has approximately 50 surface parking spaces divided between two parking lots: one on the north side of the building and one on the south side. An existing natural area exists between the southern portion of the development and the adjacent residents to the south. The applicant and neighbors have a desire to protect the existing tree line, and the applicant has proposed a 25' tree preservation easement to protect the existing trees, along with a 6' tall privacy wall to further help the screening of additional noise that would be created by the new development. The applicant has also provided a Preliminary Landscape Plan for review along with a 25' tree preservation easement along the southern boundary of the project area. The applicant is proposing to enhance the landscape between them and the abutting residential with a variety of evergreen trees. The applicant is also proposing to plant street trees along 137th Street at the rate of one per 35 feet on center to help further enhance the entrance of the development. A number of amenities for the future residents are proposed with this development, including

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multiple water features, gathering spaces, a dog park, outdoor recreational areas, and two outdoor pools. In addition, because Mission Road is to be improved in the near future, staff has asked the applicant not to plant the street trees or to construct the trail along Mission Road at the time of construction; instead, staff has asked the applicant to pay into escrow a fee for each tree that is proposed along Mission Road to be planted at a later date after the improvements have been made along Mission Road. Since the delivery of the packets to the Planning Commission, staff has continued to work with the applicant and neighbors with regard to the 6' privacy wall and the wrought-iron fencing around the perimeter of the project area. On the dais, you will note there is a memo changing one of the stipulations that this occurred after the packets had gone out. The change in the stipulation includes the removal of Stipulation No. 15 and speaks to the privacy wall. Staff, the applicant, and neighbors have come to an agreement that as long as the 25' tree preservation easement area is treated as a natural area, the 6' tall wall would be sufficient in screening the proposed development. The applicant has also expressed a willingness to remove the perimeter wrought-iron fence and gate from the plan. With the removal of Stipulation No. 15, staff also wanted to note that the last stipulation will have to be changed from Stipulations 1-34 to read 1-33. The Preliminary Plat, Preliminary Plan, and SUP all meet the regulations of the Leawood Development Ordinance (LDO), and staff recommends approval of Case 24-19 with the stipulations listed in the report. I'd be happy to answer any questions.

Chairman Elkins: Thank you. Questions for staff?

Comm. Coleman: Mr. Sanchez, you mentioned you also agreed to remove the wrought-iron fence. Would that also remove Stipulation No. 7, then? Is the wrought-iron fence going to stay, or will it be removed?

Mr. Sanchez: Portions of the development will still have wrought-iron fence, so I think we're fine keeping that stipulation in there. We're just talking about the east and west side perimeter area of the project.

Comm. Coleman: We're going to remove No. 15 and renumber them.

Chairman Elkins: Mr. Sanchez, just for clarification, where will the wrought-iron fence be when it is all said and done?

Mr. Sanchez: The applicant will be able to show you, but we can show it as well. (*Referring to plan)* The areas to be kept are in front of the pedestrian gathering space and in front of the pedestrian plaza space.

Chairman Elkins: The wrought-iron fence will still be there, and it looks like there is a pedestrian walkway.

Mr. Sanchez: There is a gate at each of the pedestrian entrances.

Comm. Coleman: So, your comments on Page 7 still apply?

Mr. Klein: We removed No. 15 because one of those comments said we weren't supportive of the wall. After meeting with the applicant and one of the residents, we changed our position because of the natural area. That comment no longer applies. They do intend to do a wrought-iron fence, so that comment would remain.

Comm. Block: What is the material of the 6' fence?

Mr. Klein: This is still a Preliminary Plan, so they don't have the exact materials. They have talked about stucco with a brick cap and brick columns.

Comm. Peterson: I'm still confused about the gate. In your Stipulation No. 7, you indicate you are uncomfortable with having a gate. Is the gate going to remain at the entrance on the west side?

Mr. Sanchez: The gate we talked about being removed is the entry gate at the drive entry on the west side.

Comm. Stevens: And the east and west enclosures.

Mr. Sanchez: That is correct. The fence goes around the perimeter, cuts down where the sporting areas are, and then connects into the wall.

Comm. Stevens: This may be better for the applicant. On the phasing, could there be more description on what is in the future phases?

Mr. Sanchez: The applicant has noted that the majority of the amenity areas will be done in the first phase, but I think the applicant would be more able to talk to that.

Chairman Elkins: Thank you. Other questions for staff? I would invite the applicant to step forward.

Applicant Presentation:
Doug Hoffman, 6800 W. College Blvd., Suite 245, Overland Park, appeared before the Planning Commission and made the following comments:

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Mr. Hoffman: I'll introduce the project from 30,000 feet, and then my team is here to answer the questions that went beyond what staff had information on. I'm the owner of The Majestic of Leawood. It is a 60+ luxury condominium project. We will offer third-party assisted living. It will be a purchase fee simple project in the $600,000 range. We will require a service fee, which will cover all the maintenance inside and outside the units. We'll offer housekeeping. They will also get meals, transportation, and help with many other services. That is the premise. It is very new to the Midwest. There are a lot of other financial models out there. We feel this is extremely beneficial to our residents because they'll enjoy the appreciation that Leawood can offer. We've done a lot of focus groups not only in the industry but also with people that are 70+. It has been very well received. We have seven different orders from developers in six other cities that want us to bring this concept there. We've put them off because we want to get through here. We really like Leawood. We think it's a perfect setting for this type of project. As we take you through, you'll start to see that.

I'd like to introduce you to the team. Audrey Knight is with NSPJ. Katie is our landscape architect with NSPJ. Jason Toye is the project manager with NSPJ. BCCM Construction Group is the general contractor, and Schlagel and Associates has done all the civil work, which was significant. Meeting with the neighbors was a huge piece of this project. Currently, 11 acres dump right down into the eight neighbors that adjoin the property. We did a lot of engineering, and even after meeting with many of them, we did some re-engineering. Now, we've got about 1 ½ acres that go to the back. With this stucco wall and some French draining, I think we can catch a majority of that as well. We feel really good about where we've gone as far as the way it exists now and the way it will be post-construction.

I'd like to take you through as I bring up some of our team members a flyover animation. Jason will take you through some of the amenities and some of the site questions you had.

Jason Toye, Senior Project Manager, NSPJ Architects, 3515 W. 75th Street, Prairie Village, appeared before the Planning Commission and made the following comments:

Mr. Toye: I'd like to talk about the site a little bit. We already mentioned it's located at the southeast corner of 137th and Mission. It is approximately 12 acres of undeveloped land. It is currently used for farming. As you can see in the video, there is quite a bit of fall across the site from the main entrance of the building on 137th down to the southeast corner where the detention pond is. There is almost 20 feet of fall across there. The building is independent living, which is basically an apartment with additional amenities offered, such as dining and other features. It is 2-3 stories of a building on top of a parking garage. There are 137 units for sale, as Doug mentioned. The building is a little over 233, 000 square feet, built in two phases. The center horseshoe is in Phase One with the wings on each side being Phase Two. The far west drive cuts around the back of the building and serves as the Fire Department access as well as the two access points into the underground parking. That drive will be built as part of Phase One. The plaza with the fountain in the middle is the fire truck turnaround, and it will also be constructed as part of Phase One, as will

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the sport courts and the detention pond. One thing we've done with the detention pond is it will have a nice stacked-stone edge going around it, and it will be stocked with fish, making it another amenity for the residents. Looking at the layout, we talked about the fencing earlier that is on the north side of the two courtyards between Phase One and the two Phase Two wings. We're able to create those courtyards by undulating a building in and out, which also serves to break up the mass of the building, whether it's on the front on 137th or the neighbors to the south. It's not just one giant flat plane. It breaks it up into smaller pieces of building. The front entry portion of the building is three stories, and as the grade drops, the building cascades down from three stories to two stories to one story to help reduce the overall size of the building and flow along with the natural topography of the site. We have broken up the taller part of the building and pushed it farther up the hill toward the higher point of the site. The view from Mission Road and the neighbors to the south is not just one flat plane; we've broken up the architecture. There are many different architectural elements to the building to give it more of a style of four-sided architecture. That concludes the portion about the building. Now, I'll turn it over to Katie to talk about the process of meeting with the neighbors.

Katie Martinovic, Principal Landscape Architect, NSPJ Architects, 3515 W. 75th Street, Prairie Village, appeared before the Planning Commission and made the following comments:

Ms. Martinovic: We have met with the neighbors many times. They were gracious enough to invite us to their homes to walk the site and see it from their perspectives as well. The Staff Report noted that we had two Interact Meetings, but we just wanted to show you additionally some of the things we showed them so you have the same information that was discussed with them. There were some concerns brought up, but some were misconceptions. I hope we helped clarify a lot of their concerns through the graphics. The neighbors on the south were concerned with the height of the development, which turned out was mostly a misconception of what we were proposing. We addressed that by sending the neighbors the elevations with multiple areas of the building dimensions to be as transparent as possible with the heights we were proposing. There were also concerns about storm water runoff, and drainage, so we'll go through that, too. Then, lighting of the site was an area of discussion. This will be a residential feel, so our residents will also be concerned about lighting, and we don't intend to have it highly lit in the back. The note about the current mosquito population was in reference to the existing detention underground basins, which are proposed to remain. I'm not really sure what we can do about that, but we can certainly take a look at it. The biggest thing we heard over and over again was the traffic and how this would affect it. Originally, we had just one entrance into the garage on the south. We provide four sections to the neighbors to be as transparent as possible. One of the results of the meetings was to add the 6' brick and stucco wall along the south border. We always proposed and agreed to honor the original 25' tree preservation easement. Some neighbors wanted that area cleaned up; some wanted it kept natural. We plan to work with them as we progress to create a maintenance plan, which is part of the stipulations. We added additional landscaping in the buffer, especially after meeting each

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neighbor to see where it would be most effective for them. Also, we added some berms. Some neighbors wanted the walls in berms as well. There is a pretty good existing tree line along there, but it is unfortunately all deciduous. Our plan is mostly to add evergreens. Some neighbors have really nice, mature evergreens; some don't. Some have them in different areas. We looked at it thoughtfully and designed our Landscape Plan accordingly. The building goes in and out on the site, so it is not an even dimension everywhere to the property line. We provided elevations to the neighbors. After each meeting, we also sent them the full packet of information via Dropbox to be as transparent as possible with the information. We sent it out right before this meeting as well.

Schlagel put together site drainage graphics that probably helped ease as many fears as possible on the drainage. The entire site currently drains directly to the south, right onto all those neighbors' properties. In our proposed condition with the improvements and by creating the detention basin, there is only a small area that will drain to the south. We didn't really want to touch some of those areas because that is also where some of the existing trees are.

The biggest concern was the traffic. Originally, we didn't have the entrance into the garage. We did three things to address the traffic concerns: add a screen wall, add berms, and add evergreen trees. We also added a second entrance to the garage because there are a lot of concerns about all the traffic from this project driving down this road and going into the garage. This helps even out the traffic between the two entries. We are proposing the garage will be access-controlled so only our residents will be able to go into it. We anticipate that most of the people going into the garage will probably use the second entrance, which hopefully reduces traffic from that road.

We agree with all of the staff comments and recommendations, and we look forward to working with the staff and the neighbors. We know we have a long road ahead. If you have any additional questions, I'm happy to answer them.

Chairman Elkins: Thank you. Questions for the applicant?

Comm. Coleman: What is the footprint of the garage?

Ms. Martinovic: It is basically underneath the entire building except for one wing.

Comm. Coleman: There was a concern by one of the residents about the garage door opening and closing. Is it going to have a cover to it, a garage door, or is it just open?

Ms. Martinovic: We're still working out those details. Some facilities have a gate, and some have an actual garage door that goes up and down. There will be some kind of access control to the garage at both entrances.

Comm. Coleman: I think the concern was with the big steel door coming up and down after every person goes in and out. I could see that concern. I work on the Plaza, and we have our doors to the

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garage open during the day; at night and on the weekends, they're closed. They are very loud and very distracting. I can see their concern.

Mr. Hoffman: We will probably have a very simple gate. It will have to have a storm steel door that comes down in the case of a storm, but that would be very seldom. We are picturing an open wrought-iron gate. It should be a lot less noisy than what you are saying with the steel door. I'd also like to clarify that we will control who goes through where. We'll have about 100 cars going down to the bottom section. Everyone else, which is close to 160 cars, will be at the other entrance. We will control who can go through which entrance.

Comm. Coleman: Will you have a barrier between the two parking garages?

Mr. Hoffman: It will be one open garage.

Comm. Coleman: Crown Center has separate entrances, and you can't mix with the cars. Yours will have separate entrances, and people will have different fobs to get into each of the respective entrances, but it will be open.

Mr. Hoffman: They can go between, but their fob will only allow them through a specific entrance.

Comm. Coleman: If they go in one entrance, they can't go underneath and come out the other one?

Mr. Hoffman: That is right. What we're trying to do is control the traffic down through that area for the neighbors. We've limited that to 100 cars at the most. I don't think anybody will be upset if someone decides to go out that way because that's even less traffic than what we're projecting. We may only limit the coming in. I don't know why anyone would come out the farther one. If we have to control it, we can. The commitment we've made to them is to try to limit the traffic in and out to just 100 cars in the bottom section and 160 out the top.

Comm. Coleman: Those are the residents; where are the employees parking?

Mr. Hoffman: They will park in the front, and there is some parking along the back.

Comm. Coleman: On the north end of the building is guest parking?

Mr. Hoffman: Yes.

Comm. Coleman: Will the parking be designated so residents won't park in the front?

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Mr. Hoffman: Yes; they will purchase two spaces with every unit, and they will be designated with name plaques.

Comm. Block: I think the renderings were very nice. I appreciate the four-dimensionality of it. There was a reference in the Interact Meeting to Mission Chateau. I wasn't familiar with that development. Is it local?

Ms. Martinovic: The reference was to the level of quality. The building is slightly different. It is in Prairie Village off Mission Road and 87th.

Comm. Block: I'm curious if you had concerns with the stipulation regarding the ICC-500 requirements.

Ms. Martinovic: We do not.

Comm. Stevens: While this plan is up, this may be a good time to describe what would occur within Phase One.

Mr. Hoffman: (*Referring to plan)* The pool, retention pond, fire truck turnaround, the entire driveway, the entrance, and all the frontage with the fountain would be in Phase One. 90% of the amenities that Jason went through is in that package. Phase Two would be the two wings. It's about 50-50 right now with building it all at once. We are in discussions with investors. I know the preference of the owners. It is a 17-month process instead of being out there two times. We're really pushing the investors. I think there is some savings of economics there that they'll like. That is really where we're pushing hard. At this point, we can't make that call, so I would rather be able to fall back on the two phases in case that doesn't happen. It is our full intention to try to build this all at one time.

Comm. Stevens: On the west, the garage for that phase would also be part of that phase, and the two amenity courtyards would be in the future phase.

Mr. Hoffman: Correct.

Comm. Stevens: Are the play fields in the west part of Phase One?

Mr. Hoffman: Yes. That is the pickleball site. That is the one that we bantered back and forth. If we put it out there and then build Phase Two, we'll have construction in the middle of it. It would be out there by itself. It would probably be part of Phase Two because of that.

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Comm. Peterson: I'm glad you talked about the phases. It appeared in the original documents that Phase One would basically be 12-14 months, and Phase Two would be after that. I like considering doing it all at once. I'm sure you've done your research on this, but the units range between 1,150 square feet and 1,700 square feet with price ranges between $600,000-$750,000. From a marketing standpoint, I'm curious because it works out to be between $550 and $650 per square foot. Some of the neighboring homes are going for $1.5 million, which has about five time as much square footage. What kind of time frame do you anticipate reaching at least 50% of the sales?

Mr. Hoffman: Our management company is Silveri Management Company out of New York. We just toured a place that had 240 units in an area very similar to Leawood. They had units from 700 square feet to about 1,800 square feet. They sold them from $950,000-$1.9 million. They presold 240 in about 14 months. Does that mean we're going to have that kind of success? I don't know. I've got one of the top realtors who is also an investor in this project. He has done all the studies. I'm glad you asked it because we get asked. You've got only a few options when you're 70 and you want to go into something and you're trying to get ready for the next 30 years. Some of those are entrance fees that can range from $600,000 that you get 70-90% of it back depending on how long you stay. You still have to rent. This is something that you own, and it will appreciate. We had a gentleman in our focus group who said he just built a four-bedroom, 2,800 sq. ft. house for $245 per square foot. I asked him if he enjoyed his second, third, and fourth bedrooms. He said he didn't go in them. He only put them in there because he had to have them for resale. What I did is took all that and threw it out, giving them the six rooms they use 98% of the time. Then, I'm giving $40 million in amenities for private use. All that extra square footage isn't necessary for resale because the people buying it will be 65, too. We're creating a new niche. There is a waiting list for the units I spoke about earlier. It is a little different than custom square footage. When people compare it with the rental model, which will drain hundreds of thousands of dollars in a short amount of time, or the entrance-fee model, this is a different model and something the baby boomers completely understand. We are allowing them to buy and sell without an entrance fee.

Comm. Peterson: I was very curious because my wife and I don't use ⅕ of the square footage we have, and we never have.

Mr. Hoffman: But you heat and cool it and clean it, don't you? The challenge is to give them the benefits of home ownership economically and take back all the pains and things you don't want to do. Then they're not spending time doing stuff they don't want to do. This is about buying time back. It is not for everybody, but we've had really good responses in our focus groups.

Comm. McGurren: My question relates to the resale process. How will that work?

Mr. Hoffman: This is eight years in the making. This will be different than a condo you and I would buy. It has to be because in an age-restricted environment, there are still laws that regulate

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it. They have to be able to do certain functions on their home, such as evacuating their home in 18 seconds. There are tests. If I find there is someone who can't do those things, I have to be able to force them to leave for the safety of the other tenants. It is a little different than a normal condo. We'll sell the condominium areas. They'll own their own unit. I will maintain ownership over all the common service areas. We'll have a service agreement with them. We pay all their electric. It's actually less than what they're paying now to live in their home. It will include meals. The resale of that is that we control it. They can't move their kid in. It is 60+. We will sell that at a commission. We have a real estate agent, and we'll sell it for them. It may be for their heirs if they pass away. We're still toying with the concept of allowing them their own realtor. This is a little different sale, and we want someone who is really going to do them the best service and understand how to sell it. I don't think that's every realtor that's out there. It's kind of a specialty. That is the reason we're going to keep it in-house.

Comm. McGurren: Each owner would have the ability to sell at any given point in time? There is no restriction as far as how long they need to stay?

Mr. Hoffman: That is correct. It's just like a house or condo with full flexibility. We've been working hard and have a stealth service. This does not look institutionalized with carts running up and down. You know the most prejudiced people in the world are seniors against older seniors. They don't want to see assisted living. We have in-unit storage. We don't give them a meal a day; we give them a country club debit card for $1,000. They can buy beer, ice cream at 2:00 in the morning. They can get a massage, manicure. It all goes on it. A lot of them get a meal a day. Who wants a meal a day at the same place? I don't. That's not what we're doing with these people. Really, they have all the flexibility in the world. Our realtors are telling us that the appreciation here is unbelievable. We think we've put them in the best place to enjoy that appreciation.

Comm. Hunter: Did you describe this as a non-licensed independent living facility?

Mr. Hoffman: It is.

Comm. Hunter: This would be the first in the Midwest?

Mr. Hoffman: The first that we know of. There are a few that do co-op, but this is the first like this. There are some on the coasts and in Dallas.

Comm. Hunter: Are those all run by the same management company?

Mr. Hoffman: No, they are different owners. They're all sold differently. Two of them use realtors. That's the exciting thing here: we have such a strong real estate community here. What is happening is the baby boomers are moving out of that area, so they're excited. We've put them in

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a position where they can move effortlessly through the entire assisted living process. We're going to bring in a third-party license. They'll come back through and can do in-home care just the same as you would have if you were in your home. We have equipped all of our units with cabinets that look like you would have in your house but could be easily converted to be ADA compliant. Instead of grab bars, we have towel bars and toilet paper holders and things that don't look like grab bars. Some of these people have surgery and only need that for three months. We are trying to use a lot of technology. We have iPads set up to help make reservations at the hotel. They can have their car pulled around. Everything they need to do, they can do on an iPad. We can then start to implement some of the assisted living through the technology, which lowers the cost. Instead of having a 28-year-old telling me to take my medicine, they will have reminders. There is even technology we have found that will dispense the medicine. We're working on a lot of that technology because it lowers the cost down the road. The two biggest fears of the baby boomer generation is that they're going to lose control and their kids are going to have to put them in a place and that they're going to run out of money. They are living longer and need to plan for that. We've also created a reverse mortgage. Most of these people already own their homes, so they have a reverse mortgage to continue to pay those fees. We've gotten really good feedback with that, and we have some programs. We're doing a lot with long-term healthcare, which has nothing to do with my building but is a good checkup for them.

Comm. Hunter: It will transition from independent to assisted?

Mr. Hoffman: We hope not. Our job is to keep them independent forever.

Comm. Hunter: How many employees do you anticipate having?

Mr. Hoffman: In the assisted living, we will have none; it will all be third party.

Comm. Hunter: Is that all part of what you've shown us today?

Mr. Hoffman: It will be in-home care. If I have 130 residents and five of them decide they need just a little help with medicine reminders, getting dressed, and bathing, we'll bring in our third party and they'll contract directly with them. We're really not a part of that; we're just making it available, and we'll negotiate a better rate because they're going to be right there.

Comm. Hoyt: You said there was an eligibility checklist for entering or staying in the development, including being able to clear out within 18 seconds. If somebody has just had hip surgery, does that factor in?

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Mr. Hoffman: No, that's an incident. What they're looking for is dementia and lack of mobility. We're taking a lot of those safeguards, too. We have no gas stoves. There are a lot of things to be careful with, especially in a multi-use facility. That would not pertain to injury, illness, or surgery.

Chairman Elkins: Thank you. Mr. Hoffman, you mentioned a minimum age of 55. How do you enforce that? Is it with a covenant?

Mr. Hoffman: Actually, I think it's going to be 60. That will be a deed restriction.

Chairman Elkins: On the senior end of things, what are the mechanics of making the judgment for when they are no longer eligible, given their own physical condition?

Mr. Hoffman: This will all be in what they sign when they originally buy. Our covenants will look different than a normal condominium project would.

Chairman Elkins: Are there any further questions? Mr. Hoffman, this case requires a Public Hearing. You will have an opportunity to respond. As I said, this case provides for an opportunity for the public who is present tonight to share their views on this application. Before we open the Public Hearing, I'd like to go over a few ground rules. We'll permit four minutes per speaker. We ask that you respect that. You will see a blinking light when there are 30 seconds left. We would ask that you would be mindful of the time as well as of repetitive perspective or arguments. We're taking careful notes and careful note of all your comments. It doesn't necessarily do much for five people to repeat the same observation; however, if you care to do that, it is a Public Hearing.

Public Hearing

Jane Ross, 4004 W. 137th Terrace, Leawood, appeared before the Planning Commission and made the following comments:

Ms. Ross: We back up directly to the center of this development. I just wanted to open by saying that so far, this developer has had a 1:1 say-do ratio. They said what they would do, and they actually followed through, which we really appreciate. We hope to hold them to that throughout this process if it gets approved. They said they would meet with us and walk the property; they did. They looked at our concerns from our vantage point, which was, I think, very helpful. They said they would save our trees that have been there forever as part of the old farm line brush line. They are looking to save those and enhance them with some more evergreens, which we really appreciate. If you read the letter from me that became part of public record, you would see that we were very concerned about all this traffic driving by the south end of their property, which is right next to our backyards. Adding the second garage was very thoughtful, and we really appreciate it. We were very concerned about the lights and sound from the property, and the stucco wall is the last thing that we really appreciate them doing. We hope that you will hold them to that. We hope

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that, if this plan gets approved, it will be held to that throughout. We would also ask that the stucco wall would be part of the first phase. Thank you.

Tracy Palmer, 4008 W. 137th Terrace, Leawood, appeared before the Planning Commission and made the following comments:

Ms. Palmer: My husband and I are actually neighbors of Tony and Jane. We would just like to second what Jane has commented on. Everything they have said they would do, they have done. They have been extremely gracious. They have tried very hard to be good neighbors through this process. While we support all the initiatives they are recommending, we certainly appreciate the efforts for the wall in addition to the added garage. We know that is a tremendous expense to this, but it's a beautiful property. We're looking forward to having them in the neighborhood. We hope this can be approved.

Chairman Elkins: Thank you.

As no one else was present to speak, a motion to close the Public Hearing was made by Hoyt; seconded by Coleman. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Hoyt, Coleman, Block, Stevens, and Peterson.

Chairman Elkins: Mr. Hoffman, do you wish to comment on the stucco wall being part of Phase One or Phase Two?

Mr. Hoffman: What we had discussed and really never clarified was that the intention would be to do all of our grading, even if it is just a Phase One build, get the retention pond set up, build those berms, and actually even try to build that wall before construction because construction will be a nuisance as well. It would be my intent to do that almost first after we get all of our site approvals and all of the grades set. That would act as a noise and dust barrier as we go through the construction process as well.

Chairman Elkins: Thank you. Other questions for Mr. Hoffman before he steps back?

Comm. Hunter: How many units is this?

Mr. Hoffman: 130.

Comm. Hunter: Say 130 people happen to need to go into assisted living for three months, and you're going to need some extra employees. Is there sufficient parking for the employees?

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Mr. Hoffman: We have been required to have two per person. I'm not sure everybody is going to want two. They've got the option to buy one or two in their process. I anticipate that we're going to have 30-40 extra units down there.

Comm. Hunter: We talked about surface parking for guests and employees.

Mr. Sanchez: Per the LDO, they need 260 parking spaces. They currently have 277 parking spaces; 227 of those would be underground, and 50 would be above ground.

Mr. Hoffman: It's a great question, but I don't anticipate that.

Mr. Klein: They're getting a Special Use Permit for an independent living facility, which is what they've always indicated to us. If it turned to assisted living, it would require a new SUP.

Mr. Hoffman: There is no intention of this ever being an assisted living facility. We are making in-home care providers available for them. We've done a lot of things during the construction to make that a much easier process than in someone's home that was not designed for that.

Chairman Elkins: Thank you. This brings us to a discussion of the project.

Comm. Coleman: I'd like to commend the developer on the interaction with the neighbors. I think to get the neighbors to come up and give positive feedback is always a good thing. I think this project is very impressive. To be in Leawood, I think it's a good use of property in that area. I think it's going to enhance South Leawood and the entire area around it. I'm happy with this project and think it's going to be a plus for Leawood.

Comm. Block: I'll second that.

Comm. McGurren: I would agree, and I have a question for staff. With the installation of The Majestic, would that have any impact on the timing of the traffic light at 137th and Mission and/or the expansion of Mission Road south of that intersection?

Mr. Scovill: The improvements to Mission Road are scheduled for 2022, so we'll hire a consultant probably at the end of this year to initiate design on that project. As soon as we have an alignment set, we will work with The Majestic to ensure that we match our grading plans as closely as possible. Furthermore, we will be working with them to establish a temporary easement along the right-of-way to help facilitate any coordination needed. In addition to that, in my stipulations, we requested they provide ¼ of the cost of the signal to be installed once the traffic warrants the signal. The signal won't be installed until the traffic and the traveling public require it based on warrant. That's done through the engineering analysis.

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Comm. McGurren: Just for clarity, does the 2022 time frame for the expansion of Mission Road line up relatively closely with the construction timing that is associated with The Majestic?

Mr. Scovill: The applicant might be able to speak to the timing of construction better than I would. I would assume road improvements would follow their improvements in Phase One.

Comm. Hoyt: Not to be redundant, but it is refreshing to see a process where everybody is seriously collaborating. I applaud the neighbors as well as the developer because there's a lot of give and take required in something like this. From our perspective, it is very refreshing to see.

Chairman Elkins: I would echo that as well. Seeing no further discussion, I would entertain a motion.

A motion to recommend approval of CASE 24-19 – THE MAJESTIC – INDEPENDENT LIVING FACILITY – Request for approval of a Preliminary Plan, Preliminary Plat, and Special Use Permit for an Independent Living Facility, located south of 137th Street and west of Mission Road - with the removal of Stipulation No. 15 and the renumbering of Stipulation Nos. 1-34 to make them 1-33 - was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Hoyt, Coleman, Block, Stevens, and Peterson.

CASE 30-19 – CAMDEN WOODS CENTER – REVISED SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located south of 143rd Street and west of Kenneth Road. **PUBLIC HEARING**

Staff Presentation:
City Planner Jessica Schuller made the following presentation:

Ms. Schuller: This is Case 30-19 - Camden Woods Center - Request for approval of a Revised Final Sign Plan, located south of 143rd Street and west of Kenneth Road. The applicant is requesting approval of a Final Sign Plan to revise their current Sign Criteria for the center. The current center does not offer much flexibility for signage design for the current tenants. This proposed Sign Criteria would allow tenants to better distinguish themselves through internally illuminated signage and through the use of logos. The criteria defines the tenant signage area for the first-floor tenants as the horizontal space above the front doors or windows. Second-floor tenants would be permitted to use the signage area located on the tower elements of the building, and they would also be permitted a blade sign on the first floor of no more than 6 square feet. No signage is permitted on the south and west elevations of the building, and signage that faces areas zoned or planned for residential use may not be illuminated past 9:00 PM or before 7:00 AM. The

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Return to Agenda

City of Leawood Governing Body Staff Report

MEETING DATE: May 20, 2019
REPORT WRITTEN: April 24, 2019

CAMDEN WOODS CENTER – REVISED SIGN CRITERIA – REQUEST FOR APPROVAL OF A REVISED FINAL SIGN PLAN – Located south of 143rd Street west of Kenneth Road – Case 30-19

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval unanimously (7-0) of Case 30-19, Camden Woods – Revised Sign Criteria, request for approval of a Revised Final Sign Plan, with the following stipulations:

1. This application is limited to a Revised Final Plan to modify the sign criteria for the Camden Woods development.
2. A sign permit from the Community Development Department shall be obtained prior to installation of any sign.
3. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through three.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None.

APPLICANT:

- The applicant is Brad Cottam with DC Group 1 LLC.
- The property is owned by DC Group 1 LLC.

REQUEST:

- The applicant is requesting approval of a Revised Final Sign Plan for revised sign criteria for Camden Woods Center to provide a distinguished identity for the office and retail center, allow for tenant creativity, and define appropriate locations for the placement of signage.

ZONING:

- The property is currently zoned SD-NCR (Planned Neighborhood Retail).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Retail.

SURROUNDING ZONING:

- North — Directly north of Camden Woods Center is 143rd Street, and undeveloped property zoned SD-NCR and SD-CR (Planned General Retail).
- South — South of Camden Woods is the Camden Woods subdivision, a single-family residential subdivision zoned RP-4 (Previous Leawood Development Ordinance).
- East — East of Camden Woods Center is Kenneth Road and the Bi-State Business Park, zoned BP (Planned Business Park).
- West — West of Camden Woods Center is the Camden Woods subdivision, a single-family residential subdivision zoned RP-4 (Previous Leawood Development Ordinance).

LOCATION:

SIGNAGE:

- The current sign criteria for Camden Woods Center limits signage to 12" halo illuminated metal letters.
- The applicant is proposing the following changes:
  - Change the sign criteria to require internally illuminated letters and to allow for logos for all new signage.
  - The applicant is proposing a maximum average letter height on the first floor of 18" in height, and an average letter height on the tower element to be 24". However, in no case may the height of the tallest letter be greater than 2 times the height of the shortest letter.
  - The tower element may have one sign per façade, with a maximum of 2 signs total for upstairs tenants. Signage located on the tower elements is limited to an average letter height of 24" with no letter exceeding 30".
  - Second floor tenants may have a blade sign adjacent to their first floor entrance, in addition to one sign on the tower element. The blade sign shall be a maximum of 6 sq.ft. and must be non-illuminated.
  - There will be maximum of one sign per tenant façade.
  - Signs facing areas zoned or master planned for residential shall be turned off between the hours of 9:00 p.m. and 7:00 a.m.
  - Wall signs must be individual letters mounted flush to the façade of the building. Raceways and backer panels are not permitted.
  - All signage must comfortably fit within the sign area and may not exceed 85% of the width of the sign area, or 90% of the height of the sign area.
  - Signage will not be permitted to encroach or be placed over any architectural elements of the building including timbering.
  - Logos and design elements will be allowed to be a maximum of 25% larger than the average letter permitted.
- One monument sign is permitted for the development, the size and location of which shall meet the requirements of the Leawood Development Ordinance.
- No signage is permitted on the west and south elevations of the building.

RESOLUTION NO. _____

RESOLUTION APPROVING A REVISED FINAL SIGN PLAN FOR CAMDEN WOODS CENTER - REVISED SIGN CRITERIA, LOCATED SOUTH OF 143RD STREET AND WEST OF KENNETH ROAD (PC CASE 30-19)

WHEREAS, the applicant submitted a request for approval of a Revised Final Sign Plan for Camden Woods Center – revised sign criteria;

WHEREAS, such request for approval was presented to the Planning Commission on April 23, 2019; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: That the Governing Body approves the Revised Final Sign Plan for Camden Woods Center subject to the following stipulations and conditions:

1. This application is limited to a Revised Final Plan to modify the sign criteria for the Camden Woods development.
2. A sign permit from the Community Development Department shall be obtained prior to installation of any sign.
3. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through three.

SECTION TWO: This resolution shall become effective upon its passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

CAMDEN WOODS
14300 Kenneth Rd.
Leawood, KS.

TENANT SIGN CRITERIA

SIGNAGE GOALS

The goal of the Tenant signage is to distinguish the Tenant's identity and to be integral with the overall storefront design. The Tenant Design Criteria Guidelines for signs is intended to encourage creativity, individual store expression and visual interest.

GENERAL REQUIREMENTS

- All exterior tenant signage shall be a maximum of 5% of the tenant façade, which shall be measured lease line to lease line, and from grade at the front door to the eve of the roof.
- All wall signs shall be individual letters mounted flush to the façade of the building.
- Raceways and backer panels are prohibited.
- Wall signs for the first floor and the second story northeast tower element must be internally-illuminated. Externally illuminated signs and halo illuminated signs are prohibited.
- All illuminated signs facing areas zoned or master planned as residential, shall be turned off between the hours of 9:00 p.m. and 7:00 a.m.
- Logos may be permitted with development and City approval. However, logos/design elements may be a maximum of 25% taller than the largest letter permitted.
- Tag lines are prohibited unless part of the legal name of the business as signed on the lease.
- All signage shall comfortably fit within the sign area, and shall be a maximum of 85% of the height of the sign area and a maximum of 90% of the length of the sign area.
- Average letter height shall be calculated by taking the average of all letters within the sign, excluding logos/design element. In no case may the height of the tallest letter be greater than twice the height of the shortest letter in the sign.
- Signage shall not be permitted to encroach or be placed over the architectural elements, including timbering.
- Signage shall not be permitted on the south and west elevations of the building.
- The color of the lens and the returns on the letters can be determined by the Tenant.

SIGNAGE LOCATIONS

The Tenant signage is defined by the location of the leased space within the complex.

First Floor Tenants:

- A first floor single tenant space requires that the horizontal sign space above the front windows/doors to be the tenant sign area.
- If the tenant has a corner site then they are allowed to have one primary wall sign per façade with a maximum of two primary signs total.

- The average letter height of the sign shall be an average of 18" in height, however, no letter shall exceed 24" in height.

Second Floor Tenants:

- Second floor tenants may be permitted one blade sign on the first floor placed adjacent to the Tenant entrance such that the bottom of the blade sign is a minimum of 9' above grade. Blade signs are limited to an oval shape and a maximum of 6 sq.ft. in size, as measured by drawing a rectangle around the outer limits of the sign. Blade signs must have the Landlord's and City of Leawood's approval and shall be non-illuminated.
- A second sign may be placed within the sign area located above the windows on the northeast tower element of the building. A maximum of one sign per façade on the tower element shall be permitted, with no more than two signs total on the tower element.
- The average letter height of the signs on the tower element shall be an average 24" in height, however, no letter shall exceed 30" in height.

Monument Signs:

- One monument sign shall be permitted for the development and shall be placed a minimum of 5' from all property lines and sidewalks and outside of all site triangles.
- The monument sign shall meet the following requirements.
  a. The monument sign shall be either halo-illuminated, non-illuminated, externally illuminated. Internally illuminated letters/characters/logos are not permitted.
  b. The maximum area of the monument sign is limited to 50 sq.ft.
  c. Dimensions- 6' maximum in height (inclusive of base), 10' maximum in length, 24" maximum in width.
  d. Graphics/Text-signs may include the name or graphic identification of the project or development. Such graphic or text shall not exceed 18" in height.
  e. Base-brick masonry, stone, or other solid base that is coordinated with the primary finish material used in the project building elevation. The base of the sign shall be a minimum of 12" in height.

SUBMITTAL REQUIREMENTS:

Any Tenant signage must first be approved by the landlord before applying for the City of Leawood Sign Permit Application process, which must be approved prior to ordering the sign.

Tenant's sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or done by any and all persons and/or property while engaged in the erection of signs in the amount of $1,000,000 per occurrence.

City of Leawood
Planning Commission Meeting
April 23, 2019
Dinner Session – 5:30 p.m. - No Discussion of Items
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: McGurren, Hunter, Hoyt, Elkins, Coleman, Block, Stevens, Peterson. Absent: Belzer

Chairman Elkins: Before we begin, I'd ask staff to confirm that the two new commissioners have, in fact, executed the Oath of Office.

Mr. Klein: They have.

Chairman Elkins: I'll find that a quorum is present, and we'll move on to the business of the evening. Does staff have any revisions to the agenda?

Mr. Klein: No.

APPROVAL OF THE AGENDA

A motion to approve the agenda was made by Hoyt; seconded by Peterson. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Hoyt, Coleman, Block, Stevens, and Peterson.

APPROVAL OF MINUTES: Approval of the minutes from the March 26, 2019 Planning Commission meeting.

Chairman Elkins: Are there revisions?

Mr. Klein: We have a set of minutes that has a correction on an applicant's name.

Comm. McGurren: On Page 4, about the sixth section down, and on Page 9, about the eights item down, it should be me and not Commissioner Peterson.

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Comm. McGurren: Just for clarity, does the 2022 time frame for the expansion of Mission Road line up relatively closely with the construction timing that is associated with The Majestic?

Mr. Scovill: The applicant might be able to speak to the timing of construction better than I would. I would assume road improvements would follow their improvements in Phase One.

Comm. Hoyt: Not to be redundant, but it is refreshing to see a process where everybody is seriously collaborating. I applaud the neighbors as well as the developer because there's a lot of give and take required in something like this. From our perspective, it is very refreshing to see.

Chairman Elkins: I would echo that as well. Seeing no further discussion, I would entertain a motion.

A motion to recommend approval of CASE 24-19 – THE MAJESTIC – INDEPENDENT LIVING FACILITY – Request for approval of a Preliminary Plan, Preliminary Plat, and Special Use Permit for an Independent Living Facility, located south of 137th Street and west of Mission Road - with the removal of Stipulation No. 15 and the renumbering of Stipulation Nos. 16-34 to make them 15-33 - was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Hoyt, Coleman, Block, Stevens, and Peterson.

CASE 30-19 – CAMDEN WOODS CENTER – REVISED SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located south of 143rd Street and west of Kenneth Road. **PUBLIC HEARING**

Staff Presentation:
City Planner Jessica Schuller made the following presentation:

Ms. Schuller: This is Case 30-19 - Camden Woods Center - Request for approval of a Revised Final Sign Plan, located south of 143rd Street and west of Kenneth Road. The applicant is requesting approval of a Final Sign Plan to revise their current Sign Criteria for the center. The current center does not offer much flexibility for signage design for the current tenants. This proposed Sign Criteria would allow tenants to better distinguish themselves through internally illuminated signage and through the use of logos. The criteria defines the tenant signage area for the first-floor tenants as the horizontal space above the front doors or windows. Second-floor tenants would be permitted to use the signage area located on the tower elements of the building, and they would also be permitted a blade sign on the first floor of no more than 6 square feet. No signage is permitted on the south and west elevations of the building, and signage that faces areas zoned or planned for residential use may not be illuminated past 9:00 PM or before 7:00 AM. The

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proposed Sign Criteria is in compliance with the LDO, and staff recommends approval of Case 30-19 with the stipulations in the Staff Report.

Chairman Elkins: Thank you. Questions for staff? I have just one. We have spent many hours talking about signs in this commission. I know we modified the LDO at one point to give staff greater administrative flexibility in addressing signs. Can you just briefly go over the LDO and put this particular case into context as to why it comes before us in the context of administrative discretion that the city has given to staff?

Ms. Schuller: The LDO allows developments to develop their own Sign Criteria for their center. Normally, we would review individual signs against the criteria and approving it administratively. This is actually changing the criteria against which we are judging those signs, and that is why it is before you today.

Chairman Elkins: Thank you. As I understand it, as proposed, the signage for the project does meet the LDO's requirements on signage.

Ms. Schuller: Thank you. Any other questions for staff? If not, I would invite the applicant to step forward.

Applicant Presentation:
Brad Cottam, 14300 Kenneth Road, Suite 200, Leawood, appeared before the Planning Commission and made the following comments:

Mr. Cottam: Jessica covered it pretty well. We purchased this building last year. We knew we needed to spend money on improvements. One thing was signage. I've been a tenant in the building before I purchased it, and there are a number of tenants who haven't wanted to put up what is currently there and what is currently allowed since 2003, so they just put banners up. As leases are coming up, we're now having conversations letting them know that we're willing to help them find some way to encourage them to put up a sign. They're reluctant. Right now, it's very plain block letters. We're looking to add color, a little bit of size, and make them internally illuminate. There has been back and forth to the point where we think we've come to something that I believe everyone will agree on. We're just trying to update it and get a little bit of visibility. We have a lot of trees on 143rd Street, especially in the spring and summer. It cuts down on visibility. We are trying to keep it fairly basic. I believe we don't have anything for the tower element right now but wanted to give a future tenant the ability to put something up there.

Chairman Elkins: Thank you. Questions for Mr. Cottam?

Comm. Block: Would you require all the tenants to convert over to this version?

Mr. Cottam: We would not. I would hope they would be allowed to keep their sign until they wanted something new or a new tenant came in. We did have a tenant unfortunately that put a sign up about six months ago, and I wouldn't want to require a change.

Comm. Block: Have they reviewed these proposed changes? Is there interest in going to this?

Mr. Cottam: There is. This came up because we were starting to redo a lease with a current tenant that has a temporary banner. We talked about doing a sign and we would pay for a portion of it. We looked at their logo, and it would not currently fit in the criteria. That is where it started. There are a couple leases coming up in the next six months where we would want to redo a number of the signs.

Chairman Elkins: Mr. Cottam, I take it you have no objection to the three stipulations?

Mr. Cottam: I do not.

Chairman Elkins: Thank you. That brings us to discussion of Case 30-19.

Comm. Block: I noticed there are temporary signs. Is there a time limit on how long someone can have a temporary sign?

Mr. Klein: Currently, there are restrictions on size and number, but there isn't necessary a restriction on the time frame. That is part of what this will help solve as well because we have a number of tenants that are looking for more flexibility. Currently, they are limited to 12" halo-illuminated letters in dark bronze. This will probably help with that.

Comm. Block: Do you have any concerns about some tenants having that version and others having this version as to what it will look like in the same development?

Mr. Klein: We wanted to ensure they didn't have a hodgepodge of signage. That being understood, some of them have recently gotten signs. The developer has indicated he would like to allow them to keep them until they are ready to change them out. There's a chance that might happen as well since the other signs have more visibility and individuality. If somebody came in after this gets approved, the halo-illuminated signage would not be allowed; it would have to match the new criteria.

Comm. Block: You're saying a vinyl sign, which is there now, is okay?

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Mr. Klein: Temporary signs are defined as a sign constructed out of temporary materials. No individual sign can be larger than 16 square feet. We want them to be temporary, but currently, the LDO has no time frame.

Comm. Block: Sounds like that is something we should revisit as a body. Can we do that?

Mr. Klein: Sure.

Chairman Elkins: Other comments? If not, I would entertain a motion.

A motion to recommend approval of CASE 30-19 – CAMDEN WOODS CENTER – REVISED SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located south of 143rd Street and west of Kenneth Road - with three Staff Stipulations - was made by Hoyt; seconded by Peterson. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Hoyt, Coleman, Block, Stevens, and Peterson.

CASE 31-19 – PARKWAY PLAZA – ADVANCED COSMETIC SURGERY MULTI-TENANT BUILDING – Request for approval of a Final Plan, located south of 134th Street and west of Roe Avenue.

Comm. Hunter: I am going to recuse myself from this discussion.

Chairman Elkins: Thank you. The chair notes that, despite Commissioner Hunter's recusal, we still have a quorum present. I would invite staff to make a presentation.

Staff Presentation:
City Planner Jessica Schuller made the following presentation:

Ms. Schuller: This is Case 31-19 - Parkway Plaza - Advanced Cosmetic Surgery - Request for approval of a Final Plan. The applicant proposes to construct a 9,600 sq. ft. multi-tenant office and retail building on 1.32 acres, which will be located adjacent to Huber Dental within Parkway Plaza. The Preliminary Plan for Parkway Plaza was approved in 2005 and proposed a 9,600 sq. ft. retail building in the location of the currently proposed building. The orientation of the proposed building is also in keeping with that Preliminary Plan with the building facing south toward the existing parking lot. The existing parking lot and the parking lot light fixtures will not be altered with this application. The proposed building will be 27 feet tall with a tower element on the western end, extending to approximately 42 feet. Architecturally, the building is very much in keeping with those in Parkway Plaza. The facade consists of tan stucco, natural stone, and a concrete tile roof. A bronze standing seam metal roof will accent the tower element. The proposed building will contain three tenant spaces, and Advanced Cosmetic Surgery will occupy the westernmost tenant

Return to Agenda

City of Leawood Governing Body Staff Report

MEETING DATE: May 20, 2019
REPORT WRITTEN: April 24, 2019

PARKWAY PLAZA – ADVANCED COSMETIC SURGERY MULTI-TENANT BUILDING – REQUEST FOR APPROVAL OF A FINAL PLAN – Located south of 134th Street and west of Roe Avenue – Case 31-19

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends approval unanimously (6-0) of Case 31-19, Parkway Plaza – Advanced Cosmetic Surgery Retail Building – Request for approval of a Final Plan, subject to the following stipulations:

1. This approval is limited to 9,600 square feet of floor area on 1.32 acres for an F.A.R. of 0.17 and with an overall FAR of 0.24 for the overall Parkway Plaza Development.
2. The applicant/owner shall be responsible for the following impact fees:
   a) The applicant/owner is responsible for a Public Art Impact Fee or a piece of public art prior to issuance of a building permit. Approval of the design and location of the art will need to go before the Arts Council, Planning Commission, and approved by the Governing Body at a later date. In lieu of that, the applicant shall pay a public art impact fee prior to issuance of a building permit in the amount of $0.15/square foot of finished floor area prior to issuance building permit. This amount is currently estimated at $1,440.00 (9,600 sq.ft. x $0.15). This amount is subject to change by ordinance.
   b) The applicant shall pay a Park Impact Fee in the amount of $0.15/per square foot of finished floor area prior to issuance of a building permit. This amount is currently estimated at $1,440.00 (9,600 sq.ft. x $0.15). This amount is subject to change by Ordinance.
   c) A 135th Street Corridor Impact Fee in the amount of $1.95 for retail prior to issuance of a Building Permit, estimated currently at $18,720.00 (9,600 sq.ft. x $1.95). This amount is subject to change by Ordinance.
3. The applicant shall demarcate the pedestrian crossing located at the driveway entrance to the trash enclosure with pavers to match those approved for the Parkway Plaza development.
4. All power lines, utility lines, etc. (existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) shall be placed underground prior to final occupancy of the proposed building.
5. All utility boxes, not otherwise approved with the final development plan, with a height of less than 55 inches, a footprint of 15 sq.ft. in area or less, or a pad footprint of 15 sq.ft. in area or less, shall be installed only with the prior approval of the Director of Community Development as being in compliance with the Leawood Development Ordinance.
6. All utility boxes, not otherwise approved with the final development plan, with a height of 55 inches or greater, a footprint greater than 15 sq.ft. in area, or a pad footprint greater than 15 sq.ft. in area, shall be installed only with the prior recommendation of the Planning Commission as being in compliance with the Leawood Development Ordinance based on review of a site plan containing such final development plan information as may be required by the City, and approved by the Governing Body. The City may impose conditions on approval, including but not limited to duration or renewal requirements, where the circumstances are sufficiently unusual to warrant the conditions.

7. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo (Exhibit A) on file with the City of Leawood Planning and Development Department, prior to issuance of a certificate of occupancy.
8. The applicant must obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo (Exhibit B) on file with the City of Leawood Planning and Development Department, prior to issuance of a building permit.
9. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all privately owned common areas and common area improvements including, but not limited to, private streets, walls, and private storm water system improvements. The mechanism shall include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.
10. A cross access/parking easement for the entire development shall be recorded with the Johnson County Registrar of Deeds prior to issuance of a building permit.
11. All downspouts shall be enclosed.
12. All sidewalks shall be installed as per street construction standards.
13. All pedestrian crosswalks shall be demarcated from the adjacent street pavement with pavers to match those approved for the Parkway Plaza development.
14. All trash enclosures shall be screened from public view with a 6 foot solid masonry structure to match the materials used in the buildings and shall be architecturally attached to the individual buildings and accented with appropriate landscaping. The gates of the trash enclosures shall be painted, sight obscuring, decorative steel.
15. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities, meter banks and air conditioning units, shall be painted to blend with the building and screened from public view with landscaping or with an architectural treatment compatible with the building structure.
16. All rooftop equipment shall be screened from the public view with an architectural treatment, which is compatible with the building architecture. The height of the screen shall be at least as tall as the utilities being screened.
17. Per the Leawood Development Ordinance, at the time of planting, plant material screening the ground mounted utilities shall be a minimum of 6" taller than the utility it is to screen, with lower shrubs in the foreground to eliminate any gaps in screening.
18. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
19. Per the Leawood Development Ordinance, the maximum foot-candles at the property line shall be 0.5 foot-candles.
20. A sign permit from the Planning Department shall be obtained prior to installation of any signs.
21. The approved final landscape plan shall contain the following statements:
    a) All trees shall be callipered and undersized trees shall be rejected.
    b) All parking lot islands shall be bermed to discourage foot traffic.
    c) All hedges shall be trimmed to maintain a solid hedge appearance.
    d) All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.

e) Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
f) All landscaped open space shall consist of a minimum of 60% living materials.

22. A letter, signed and sealed by a Kansas registered Landscape Architect, shall be submitted prior to final occupancy that states that all landscaping has been installed per the approved landscape plan and all plant material used is to the highest standards of the nursery industry.
23. All landscaped areas shall be irrigated.
24. An erosion control plan for both temporary and permanent measures to be taken during and after construction will be required at the time of application for building permit.
25. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
26. The conditions and stipulations of the preliminary plan approval of the original Parkway Plaza Development shall remain in full force and effect except to the extent expressly modified herein.
27. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
28. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through twenty-eight.

PLANNING COMMISSION CHANGES TO STIPULATIONS:

- None.

APPLICANT:

- The applicant and architect is Jeff DeGasperi with DeGasperi & Associates.
- The property is owned by Dr. Levi Young.
- The engineer is Jeff Skidmore with Schlagel & Associates.

REQUEST:

- The applicant is requesting approval of a Final Plan for a 9,600 sq.ft., single story retail building with three tenant spaces. Advanced Cosmetic Surgery is the proposed tenant for the western-most tenant space, occupying 3,600 sq.ft.
- Advanced Cosmetic Surgery is a medical office only, not providing surgical procedures that require overnight stay. The primary services offered are pre-surgery consulting and post-operative follow-up.

ZONING:

- The property is currently zoned as Mixed Use (MXD).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Mixed Use.

SURROUNDING ZONING:

- North — To the north of the property is an undeveloped lot within Parkway Plaza that is master planned for condominiums. Beyond 133rd Street is Bridgewood, a single-family residential subdivision, zoned RP-1 (Planned Single Family Residential District).
- South — To the south of the property are additional retail and office buildings within Parkway Plaza, zoned MXD (Mixed Use District).
- East — To the east of the property is Roe Avenue, beyond which is undeveloped property, zoned SD-O (Planned Office) and SD-CR (Planned General Retail).

- West To the west of the property are additional retail and office buildings within Parkway Plaza, zoned MXD (Mixed Use District).

LOCATION:

SITE PLAN:

- The project is located on the 1.32 acre undeveloped lot positioned at the southwest corner of 134th Street and Roe Avenue, within the Parkway Plaza development.
- The applicant proposes the construction of a new 9,600 square foot, one-story multi-tenant retail and office building.
- A Preliminary Plan for Parkway Plaza was approved on December 5, 2005 with case 69-05 (Ordinance 2146). The Preliminary Plan proposed a 9,600 sq.ft. retail building on the currently proposed lot at the northeast corner of the development. The orientation and size of the proposed building is in keeping the approved Preliminary Plan.
- An existing parking lot is located south of the proposed building. The applicant does not propose any changes to the parking lot, existing parking lot lighting, or traffic circulation.
- The parking lot will be accessed from the north by a private drive off 134th Street west of the proposed building, and from interior drive aisles from the west and south.
- An existing amenity area exists at the corner of 134th Street and Roe Avenue, east of the proposed building.
- Sidewalks are proposed along the perimeter of the site adjacent to 134th Street to the north, and the private drive to the west. Three sidewalk connections are proposed from the parking lot to the building entrances on the south elevation of the building.
- A trash enclosure is proposed to be attached to the northeast corner building. The trash enclosure will be accessed from a 10' concrete driveway from 134th Street.
- Bike racks are proposed at the southeastern corner of the building.
- The applicant proposes to remove 3 existing parallel parking spaces along the south side of 134th Street (private drive) on the back side of the building to provide additional open space.

PARKING:

- The ordinance requires 3.0 to 3.5 parking spaces per 1,000 square feet of floor area. The required parking range is 29 spaces minimum to 34 spaces maximum. A total of 35 spaces are proposed, 33 spaces in the existing parking lot in front of the building, and two on-street parking spaces along 134th Street. All on-street spaces are located on the property of the proposed building.
- A cross-access parking agreement was established per Parkway Plaza Business Declarations.
- Three parallel parking spaces along 134th Street were removed with this application to accommodate additional green space. The overall parking requirements for Parkway Plaza are in compliance with the Leawood Development Ordinance.

BULK REGULATIONS:

- The following table outlines the required and provided regulations for overall Parkway Plaza:

Bulk Regulations			
Criteria	**Required**	**Provided**	**Compliance**
Front Yard Setback	40'	40'	Complies
Rear Yard Setback	40'	40'	Complies
Side Yard Setback	40'	40'	Complies
Exterior Parking Setback	25'	25'	Complies
Interior Parking Setback	10'	0'	Deviation Granted*
Interior Property Line Setback	10'	10'	Complies
Building Setback from Residential	75'	160'	Complies
Minimum Acres	10 acres	60 acres	Complies
Open Space	30% (min.)	West – 50% East – 30%	Complies
Use Percentages	Office – 20% Retail – 10% Residential – 20%	Office – 27.7% Retail – 22.7% Residential – 49.6%	Complies
F.A.R.	0.25 (max.)	0.24	Complies
Maximum Residential Density	15 DU/Acre	1.9 DU/Acre	Complies
Height Limit	90'	56'	Complies

*Deviation granted with the Preliminary Plan for the overall Parkway Plaza development, on December 5, 2005 (Case 69-05, Ordinance 2146)

- The following table outlines the required and provided regulations for the Advance Cosmetic Surgery multi-tenant building:

Bulk Regulations			
Criteria	**Required**	**Provided**	**Compliance**
Front Yard Setback (Interior Property Line)	10'	18'	Complies
Rear Yard Setback	40'	44'	Complies
Side Yard Setback	40'	61.65'	Complies
Interior Parking Setback	10'	0'	Deviation Requested
Interior Property Line Setback	10'	10.7'	Complies
Building Setback from Residential	75'	580'	Complies
Open Space	30% (min.)	30.08%	Complies
Interior Open Space	8%	12.56%	Complies
F.A.R.	0.25 (max.)	0.17	Complies
Height Limit	90'	42'-6"	Complies

ELEVATIONS:

- The multi-tenant building will be 27' tall at the roofline, with a tower element at the southwest corner of the building extending to 42'-6" tall.
- The south elevation serves as the main entrance of the multi-tenant building, with glass storefront entrances covered by a walkway spanning the entire elevation.
- The multi-tenant building will consist of a mixture of tan stucco, natural stone and a concrete tile roof. A tower element located on the western end of the building will have a bronze standing seam metal roof to match the existing structures within Parkway Plaza.
- A stucco signage area is located above the stone columns on the southern elevation.
- The eastern and western elevations will not have any storefront entrances. Both of these elevations have projections of the building with a pitched roof element. The façade of these projections are covered with natural stone to match the tower element and stone columns on the building.
- The north elevation, back of the building, has three projections with pitched roofs. The façade of these projections are covered with natural stone to match the tower element and the other building projections. This northern elevation has three emergency egress doorways with sidewalk access to a paved area that also provides access to the trash enclosure at the northeast corner of the building.

TRAFFIC:

- A traffic study was prepared with the Preliminary Plan for the overall Parkway Plaza development. A traffic study is not a requirement of this Final Plan application.

SIGNAGE:

- No signage is proposed with this application.
- Parkway Plaza has sign criteria recommended by the Planning Commission and approved by the Governing Body. Signage is reviewed administratively through a separate application.

LANDSCAPING:

- The site is landscaped with a combination of shade and ornamental trees and shrubs.
- Green Pillar Oak trees and Columnar Zelkova trees will be planted along 134th Street, an interior private drive.
- An existing amenity area is located on the eastern end of the site. The amenity area is currently landscaped per the originally approved plan, with a total of 14 trees planted on the circumference of the circular sidewalk feature. Six of these trees are located on the proposed site and will remain as existing.
- The parking lot landscaping is existing, with 6 trees located in landscape islands planted with grass. The site provides the required number of parking lot trees, at a rate of 1 tree per 10 parking spaces.
- Two small bio-retention areas are located on the north side of the building, along 134th Street. The bio-retention areas are planted with a combination of native grass species. Shrubs accented with ornamental trees are also planted along the north elevation between and on either end of the two bio-retention areas.
- A variety of shrubs and ornamental trees are planted along the east and west sides of the building.
- The south side of the building has a variety of shrubs and grasses planted along the sidewalks providing access to the building, along with two Columnar Zelkova trees.

LIGHTING:

- The applicant has submitted a photometric plan meeting the Leawood Development Ordinance (LDO) requirements of no more than 0.5 footcandles at the property line and an average illumination of pedestrian walkways of 0.18 footcandles.

- The average uniformity ratio of the parking lot for Parkway Plaza was approved prior to the current LDO requirements. As such, the uniformity ratio for the existing parking lot south of the proposed building does not meet the current average uniformity ratio of 4 to 1 footcandles and is a legal non-conforming condition.
- The applicant proposes decorative lantern style light fixture to be located on the front (south-facing) columns of the tower element on the western end of the building.
- Recessed soffit lighting will be located under the covered walkway.

IMPACT FEES:

- **PUBLIC ART IMPACT FEE:** The applicant/owner shall be responsible for a Public Art Impact Fee or a piece of public art. Approval of the design and location of the art will need to go before the Arts Council, Planning Commission, and approved by the Governing Body at a later date. In lieu of that, the applicant shall pay a public art impact fee in the amount of $0.15/square foot of finished floor area prior to issuance building permit. This amount is currently estimated at $1,440.00 (9,600 sq.ft. x $0.15). This amount is subject to change by ordinance.
- **PARK IMPACT FEE:** The applicant shall pay a Park Impact Fee in the amount of $0.15/per square foot of finished floor area prior to issuance of a building permit. This amount is currently estimated at $1,440.00 (9,600 sq.ft. x $0.15). This amount is subject to change by Ordinance.
- **135TH STREET CORRIDOR IMPACT FEE:** A 135th Street Corridor Impact Fee in the amount of $1.95 for retail prior to issuance of a Building Permit, estimated currently at $18,720 (9,600 sq.ft x $1.95). This amount is subject to change by Ordinance.

Exhibit A

City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211
Public Works Department • (913) 339-6700 x 130 • (913) 339-9374 Fax

MEMO

DATE: April 19, 2019

TO: Richard Coleman, Director of Community Development

FROM: Brian Scovill, P.E., City Engineer
Department of Public Works

SUBJECT: Parkway Plaza Advance Cosmetic Surgery
Case Number: 31-19 Final Plan

The Department of Public Works has reviewed the aforementioned project and would like to make the following stipulations as part of the Planning Commission Approval:

1) Traffic Impact Analysis:
   a) A traffic study was not required. The developer of Parkway Plaza provided a traffic study with the final overall site plan and the traffic study was approved at that time.
2) Storm Water Study:
   a) Detention has been constructed on this site by the Parkway Plaza developer. This project will drain to the existing detention pond on the north side of 134th Street.
   b) The developer is providing a rain garden on the north side of the building to meet the BMP requirements. The plants within the rain garden shall be similar to nearby raingardens within the Parkway Plaza Development.
   c) For the stormwater BMP's, the minimum perennial plant size shall be one gallon and the minimum shrub size shall be a #3 pot.
   d) The developer shall install a pipe from the downspouts to the raingarden.
   e) The developer shall install an inlet and drain the dumpster drive aisle to the nearby inlet or directly to the rain garden without flumes.
   f) The review of the final details of the bmp's, such as clean out spacing, pipe arrangement, soil mix, and plants, will be completed at the engineering plan submittal.
3) The parking lot pavement shall be constructed in accordance to the Leawood Development Ordinance.

J:\Projects\Parkway Plaza Lot 15 __Advanced Cosmetic surgery\Planning Commission Stipulations\31-19 Parkway Plaza ACS Final.doc

4) All public improvements shall be designed and constructed in accordance with the City of Leawood Public Improvement Construction Standards as developed by the Department of Public Works (latest revision).

5) The developer shall obtain and submit to the Department of Public Works and the Building Official a copy of the NPDES Land Disturbance Permit issued by the Kansas Department of Health and Environment prior to any grading work at the site.

6) The Developer shall provide documentation by a licensed professional engineer certifying on City forms the BMPs have been constructed in accordance with City standards and the approved plans.

7) The developer shall provide as-built storm sewer information in accordance with our standards. This includes, but is not limited to, vertical and horizontal coordinates of all structures constructed or modified, flow line information at each structure, pipe size information, downstream structure numbers and type of structure. This information shall be provided to us on the Johnson County AIMS coordinate system. The spreadsheet for the data will be provided to the developer after the storm sewer improvements have been completed.

8) The Certificate of Occupancy will not be approved until the above requirements have been met.

If you have any questions, please call me at (913) 663-9134.

Copy: Project File
PW Book

J:\Projects\Parkway Plaza Lot 15 __Advanced Cosmetic surgery\Planning Commission Stipulations\31-19 Parkway Plaza ACS Final.doc

Exhibit B

Jessica Schuller

From: Gene Hunter
Sent: Monday, April 8, 2019 2:55 PM
To: Jessica Schuller
Subject: RE: Parkway Plaza - Advanced Cosmetic Surgery

Jessica,

The Fire Dept has no problems with the above site plan.

Gene Hunter, Leawood Fire Marshal

From: Jessica Schuller <jessicas@leawood.org>
Sent: Monday, April 8, 2019 9:40 AM
To: Gene Hunter <geneh@leawood.org>
Subject: Parkway Plaza - Advanced Cosmetic Surgery

Jessica Schuller, AICP
City of Leawood
Planner II
jessicas@leawood.org
Tel (913) 663-9163

RESOLUTION NO. _____

RESOLUTION APPROVING A FINAL PLAN FOR PARKWAY PLAZA – ADVANCED COSMETIC SURGERY MULTI-TENANT BUILDING, LOCATED SOUTH OF 134TH STREET AND WEST OF ROE AVENUE (CASE 31-19)

WHEREAS, the applicant submitted a request for approval of a Final Plan for Parkway Plaza – Advanced Cosmetic Surgery Multi-tenant Building;

WHEREAS, such request for approval was presented to the Planning Commission on April 23, 2019; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with certain stipulations.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: The Governing Body hereby approves the applicant's request for approval of a Final Plan for Advanced Cosmetic Surgery Multi-tenant Building located at Parkway Plaza subject to the following stipulations:

1. This approval is limited to 9,600 square feet of floor area on 1.32 acres for an F.A.R. of 0.17 and with an overall FAR of 0.24 for the overall Parkway Plaza Development.
2. The applicant/owner shall be responsible for the following impact fees:
   a) The applicant/owner is responsible for a Public Art Impact Fee or a piece of public art prior to issuance of a building permit. Approval of the design and location of the art will need to go before the Arts Council, Planning Commission, and approved by the Governing Body at a later date. In lieu of that, the applicant shall pay a public art impact fee prior to issuance of a building permit in the amount of $0.15/square foot of finished floor area prior to issuance building permit. This amount is currently estimated at $1,440.00 (9,600 sq.ft. x $0.15). This amount is subject to change by Ordinance.
   b) The applicant shall pay a Park Impact Fee in the amount of $0.15/per square foot of finished floor area prior to issuance of a building permit. This amount is currently estimated at $1,440.00 (9,600 sq.ft. x $0.15). This amount is subject to change by Ordinance.
   c) A 135th Street Corridor Impact Fee in the amount of $1.95 for retail prior to issuance of a Building Permit, estimated currently at $18,720.00 (9,600 sq.ft. x $1.95). This amount is subject to change by Ordinance.
3. The applicant shall demarcate the pedestrian crossing located at the driveway entrance to the trash enclosure with pavers to match those approved for the Parkway Plaza development.
4. All power lines, utility lines, etc. (existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) shall be placed underground prior to final occupancy of the proposed building.
5. All utility boxes, not otherwise approved with the final development plan, with a height of less than 55 inches, a footprint of 15 sq.ft. in area or less, or a pad

footprint of 15 sq.ft. in area or less, shall be installed only with the prior approval of the Director of Community Development as being in compliance with the Leawood Development Ordinance.

6. All utility boxes, not otherwise approved with the final development plan, with a height of 55 inches or greater, a footprint greater than 15 sq.ft. in area, or a pad footprint greater than 15 sq.ft. in area, shall be installed only with the prior recommendation of the Planning Commission as being in compliance with the Leawood Development Ordinance based on review of a site plan containing such final development plan information as may be required by the City, and approved by the Governing Body. The City may impose conditions on approval, including but not limited to duration or renewal requirements, where the circumstances are sufficiently unusual to warrant the conditions.
7. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo (Exhibit A) on file with the City of Leawood Planning and Development Department, prior to issuance of a certificate of occupancy.
8. The applicant must obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo (Exhibit B) on file with the City of Leawood Planning and Development Department, prior to issuance of a building permit.
9. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all privately owned common areas and common area improvements including, but not limited to, private streets, walls, and private storm water system improvements. The mechanism shall include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.
10. A cross access/parking easement for the entire development shall be recorded with the Johnson County RTA prior to issuance of a building permit.
11. All downspouts shall be enclosed.
12. All sidewalks shall be installed as per street construction standards.
13. All pedestrian crosswalks shall be demarcated from the adjacent street pavement with pavers to match those approved for the Parkway Plaza development.
14. All trash enclosures shall be screened from public view with a 6 foot solid masonry structure to match the materials used in the buildings and shall be architecturally attached to the individual buildings and accented with appropriate landscaping. The gates of the trash enclosures shall be painted, sight obscuring, decorative steel.
15. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities, meter banks and air conditioning units, shall be painted to blend with the building and screened from public view with landscaping or with an architectural treatment compatible with the building structure.

16. All rooftop equipment shall be screened from the public view with an architectural treatment, which is compatible with the building architecture. The height of the screen shall be at least as tall as the utilities being screened.
17. Per the Leawood Development Ordinance, at the time of planting, plant material screening the ground mounted utilities shall be a minimum of 6" taller than the utility it is to screen, with lower shrubs in the foreground to eliminate any gaps in screening.
18. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
19. Per the Leawood Development Ordinance, the maximum foot-candles at the property line shall be 0.5 foot-candles.
20. A sign permit from the Planning Department shall be obtained prior to installation of any signs.
21. The approved final landscape plan shall contain the following statements:
    a) All trees shall be callipered and undersized trees shall be rejected.
    b) All parking lot islands shall be bermed to discourage foot traffic.
    c) All hedges shall be trimmed to maintain a solid hedge appearance.
    d) All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.
    e) Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
    f) All landscaped open space shall consist of a minimum of 60% living materials.
22. A letter, signed and sealed by a Kansas registered Landscape Architect, shall be submitted prior to final occupancy that states that all landscaping has been installed per the approved landscape plan and all plant material used is to the highest standards of the nursery industry.
23. All landscaped areas shall be irrigated.
24. An erosion control plan for both temporary and permanent measures to be taken during and after construction will be required at the time of application for building permit.
25. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
26. The conditions and stipulations of the preliminary plan approval of the original Parkway Plaza Development shall remain in full force and effect except to the extent expressly modified herein.
27. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
28. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through twenty-eight.

SECTION TWO: This resolution shall become effective upon passage.

PASSED by the Governing Body this 20th day of May, 2019.

APPROVED by the Mayor this 20th day of May, 2019.

[SEAL]

Peggy J. Dunn, Mayor

ATTEST:

Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

Patricia A. Bennett, City Attorney

OFFICE BUILDING for:

ADVANCED COSMETIC SURGERY

Parkway Plaza

134th & Roe Avenue, Leawood, Kansas

PROJECT SUMMARY

SHELL BUILDING SUMMARY:

Occupancy Type: Group B, Business
Max. Occupancy: 96 (1/100, IBC 1004.1.2)

Construction Type: Type V-B, non-sprinklered

Actual Total Area: 9,580 sf, gross
Basic Allow. Area: 9,000 sf, per floor (IBC 503)
*Frontage * Increase: I(f) = 100 x (F/P - .25) x (W/30)
= 100 x (.78 - .25) x 30/30
= 50 %

Sprinkler Increase I(s) = 0%, non-sprinklered
Total Allowable: A(a)= A(t) + (A(t)I(f) / 100) + (A(t)I(s) / 100)
= 9000 + (9000 x 50 / 100) + (0)
= 13,500 sf

Height, Actual: 22 ft., 1 story (42ft 'steeple' minus 20')
Height, Allowable: 40 ft., 2 stories

Auto. Sprinkler System: Not Sprinklered
Fire Alarm System: Not provided (not required)

TENANT SUMMARY:

Occupancy Type: Group B, Business

Construction Type: V-B, non-sprinklered

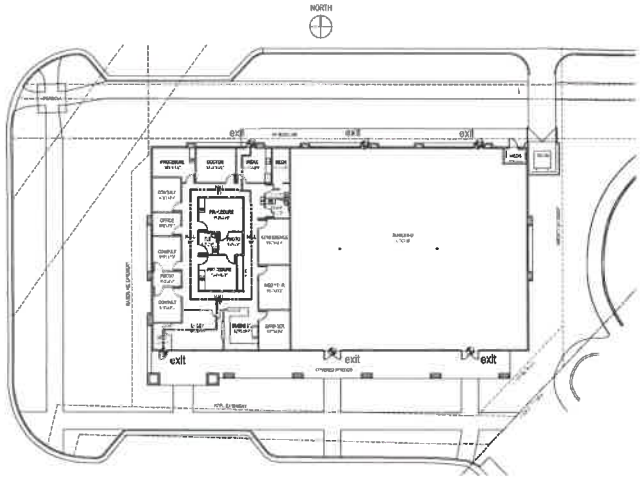
Tenant Area: 3,526 sf, usable
Max. Occupancy: 35 (100 sf/occ)
Number of Exits: Two (1 required, IBC1015.1)
Max. Travel to Exit: 75' (200' allowable, IBC1016.2)
Max. Common Path: 35' (70' allowable, 1014.3)

Auto. Sprinkler System: Not Sprinklered
Fire Alarm System: Not Provided (not required)

APPLICABLE CODES:

International Building Code (IBC), 2012
International Mechanical Code (IMC), 2012
International Plumbing Code (IPC), 2012
International Fire Code (IFC), 2012
International Fuel Gas Code (IFC), 2012
National Electric Code, 2011
ICC/ANSI A-117.1, Accessibility Guidelines

CODE FOOTPRINT



DRAWING INDEX

SITEWORK:

C1.0 Site Plan
C2.0 Site Grading Plan
C3.0 BMP Plan
C4.0 Overall Master Plan
C5.0 Overall - Aerial Map
C6.0 Open Space Plan

PH1 Photometric Plan

L1.0 Landscape Plan
L2.0 Landscape Details

ARCHITECTURAL:

A10 Floor Plan
A12 Roof Plan
A20 Exterior Elevations
A21 Exterior Elevations
A30 Building Sections
A31 Building Sections

(2 pg) Color Building Elevations

D&A
ARCHITECTURE

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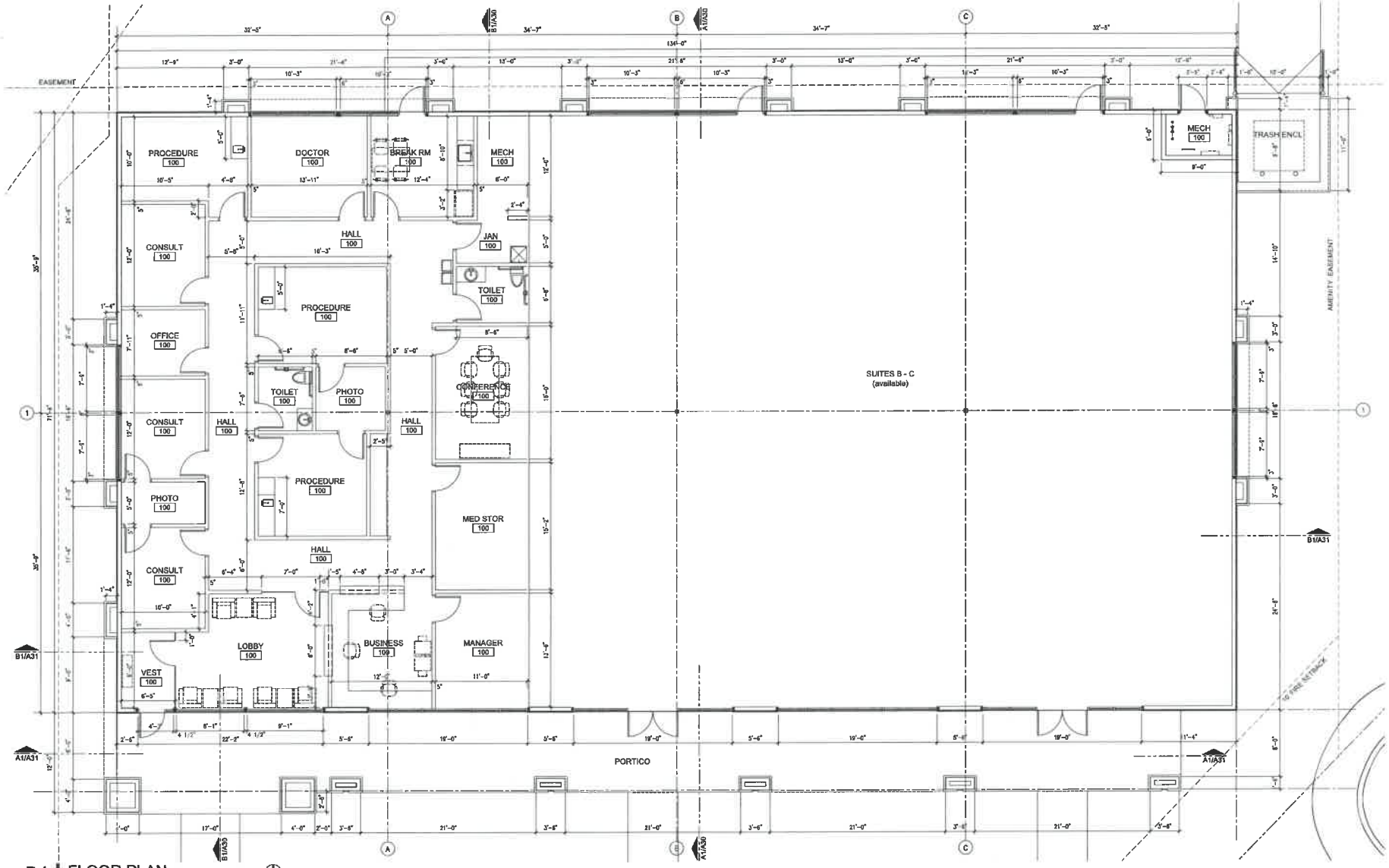
DEVELOPER
Adv. Cosmetic Surgery
14340 Metcalf Avenue
Overland Park, Kansas 66223
tel: 913. 341.2158
Dr. Levi Young

April 9, 2019

FDP pkg

ACS Office Building
Leawood, Kansas



B4 FLOOR PLAN
SCALE: 3/16" = 1' - 0"

north

total area - 9,580 sf

A DEMISE WALL:
4" METAL STUDS (U.N.O.) @ 16" o.c., W/ 5/8" GYP. BD., ON ONE SIDE ONLY (tenant side), TO DECK; WITH SOUND BATT INSULATION

B STANDARD INTERIOR PARTITION:
3 5/8" METAL STUDS (U.N.O.) @ 16" o.c., W/ 5/8" GYP. BD., EA. SIDE, TO 4" ABOVE CEILING.

C MODIFIED INTERIOR PARTITION:
3 5/8" METAL STUDS (U.N.O.) @ 16" o.c., W/ 5/8" GYP. BD., ONE SIDE TO DECK. OTHER SIDE TO 4" ABOVE CEILING.

D ONE-SIDE PARTITION:
3 5/8" METAL STUDS (U.N.O.) @ 16" o.c., W/ 5/8" GYP. BD. ON ONE SIDE, TO DECK (OR 4" ABOVE CEILING, AS OCCURS).

NOTES:
a. *" SHALL DENOTE WALLS WITH SOUND BATT INSULATION.*
b. *INSTALL 5/8" GYPSUM BOARD ON INTERIOR SIDE OF EXTERIOR WALLS WITHIN THE FINISHED TENANT SPACE, TYPICAL.*

WALL TYPES

1. 6"dia steel bollard, concrete filled, painted. 42" above grade. Set in 16"dia concrete footing. 36" deep minimum.
2. Column cover; prefin alum, match window framing.
3. Electric Gear; per electrical drawings.
4. Steel Ladder to attic.
5. Knox-box.
6. Frameless window and door system.
7. Fire Extinguisher Cabinet, Semi-recessed Style (J.L. Industries 'Ambassador' 1017V10), with 2A10BC lb. Fire Extinguisher. Mount at 4'2" a.f.f. to handle

PLAN KEY NOTES

1. Exterior/Building Shell dimensions are to stud edge or face of stud, typical.
2. Interior dimensions are to face of finish wall, typical. Allow 2" nominal for thickness of a typical wall.
3. At Finished Tenant Areas (only).
   Provide 5/8" gypsum board on exterior walls to 4" above ceiling, minimum. Assure full insulation coverage and infill all wall voids to the exterior, to seal against air infiltration. Provide gyp. return at window jambs and heads and sills.
4. All mechanical, electrical and plumbing information shown on architectural drawings is for information and coordination only. Refer to MEP drawings for actual requirements.
5. Provide blocking in walls as required for anchorage of wall mounted equipment and devices (ie; casework, grab bars, toilet partitions, etc).
6. Provide moisture resistant gypsum board (greenboard) in the following locations:
   a. Toilet Rooms, on wet walls and walls adjacent to wet walls.
   b. Janitor Rooms with mop sinks
   c. Walls adjacent to plumbing fixtures or equipment with a water supply (ie 4" from fixture).
7. Provide cement board (dura-wall, etc) in the following locations:
   a. As substrate for tile or masonry finishes.
8. Provide fire-sprinkler system throughout, per compliance with NFPA-13.
9. Provide attic access, one minimum to each attic area.

GENERAL NOTES

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Office Building

Advanced Cosmetic Surgery

134th & Roe Avenue
Leawood, Kansas

Issue	Date
Review Set	2. 24. 19
FDP Submittal	3. 18. 19
FDP Rev 1	4. 09. 19

Floor Plan
A10

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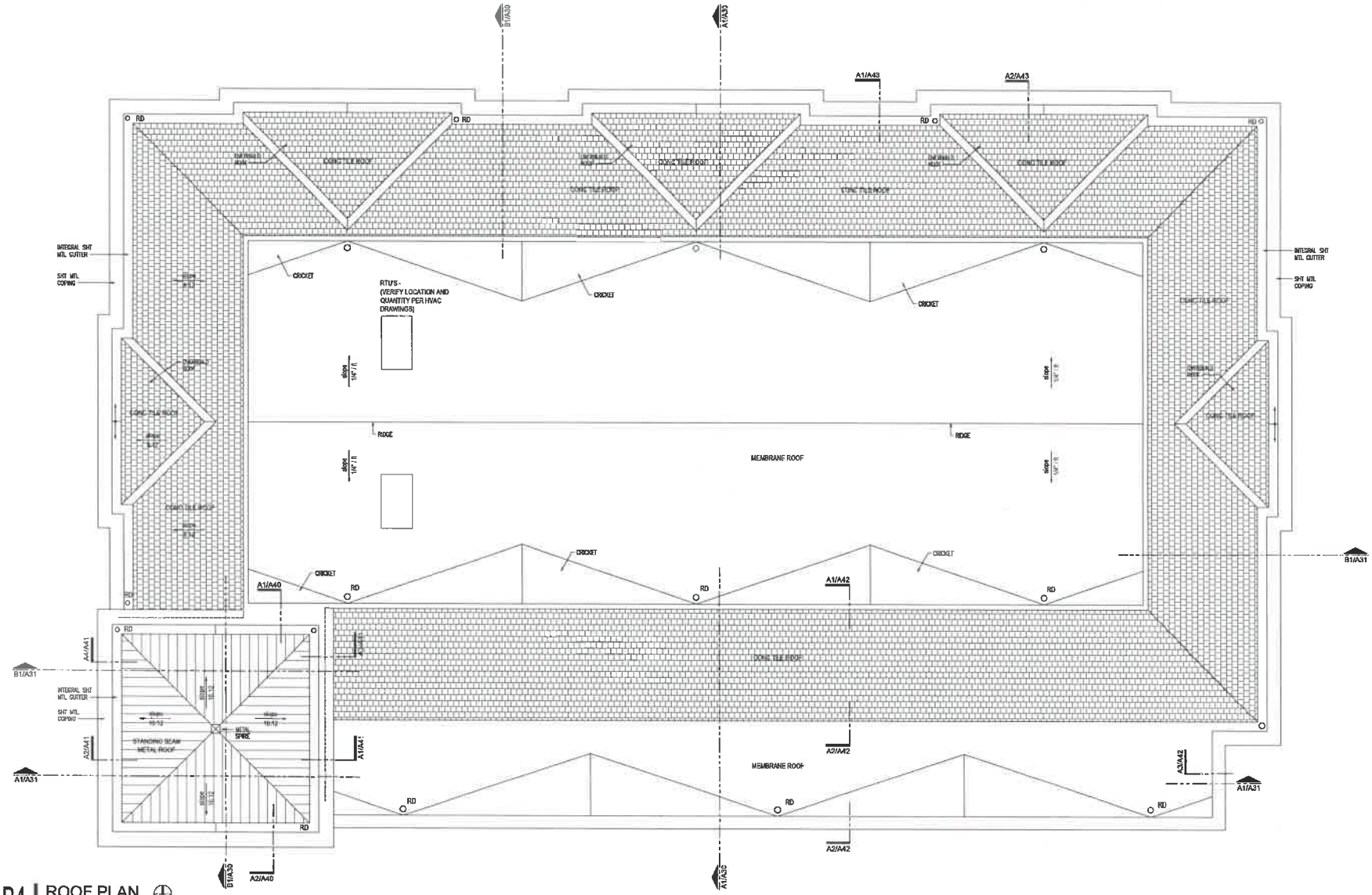

B4 | ROOF PLAN
SCALE: 3/16" = 1' - 0"
north

1. Refer to Mechanical Plan and Structural Roof Framing Plan for locations and sizes of Rooftop Mechanical Units.
2. Refer to Plumbing Plan for Specifications and locations of roof drains.
3. All materials exposed to the concealed attic spaces shall be non-combustible or fire-treated materials. this includes the roof and wall sheathing of the sloped mansards and tower roofs. (Required for compliance with NFPA-13 for non-sprinklering of concealed spaces).
4. ATTIC ACCESS PANELS:
   a. Provide insulated metal access panels for access to the attic from the roof in location shown on plan.
   b. Unit shall be Exterior Access Panel model XPA by J.L. Industries, or equal.
   c. Size shall be 30"w x 36"h.

GENERAL NOTES

D&A
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Office Building

Advanced Cosmetic Surgery

134th & Roe Avenue
Leawood, Kansas

Issue	Date
Review Set	2. 24. 19
Review Set	3. 18. 19

Roof Plan
A12

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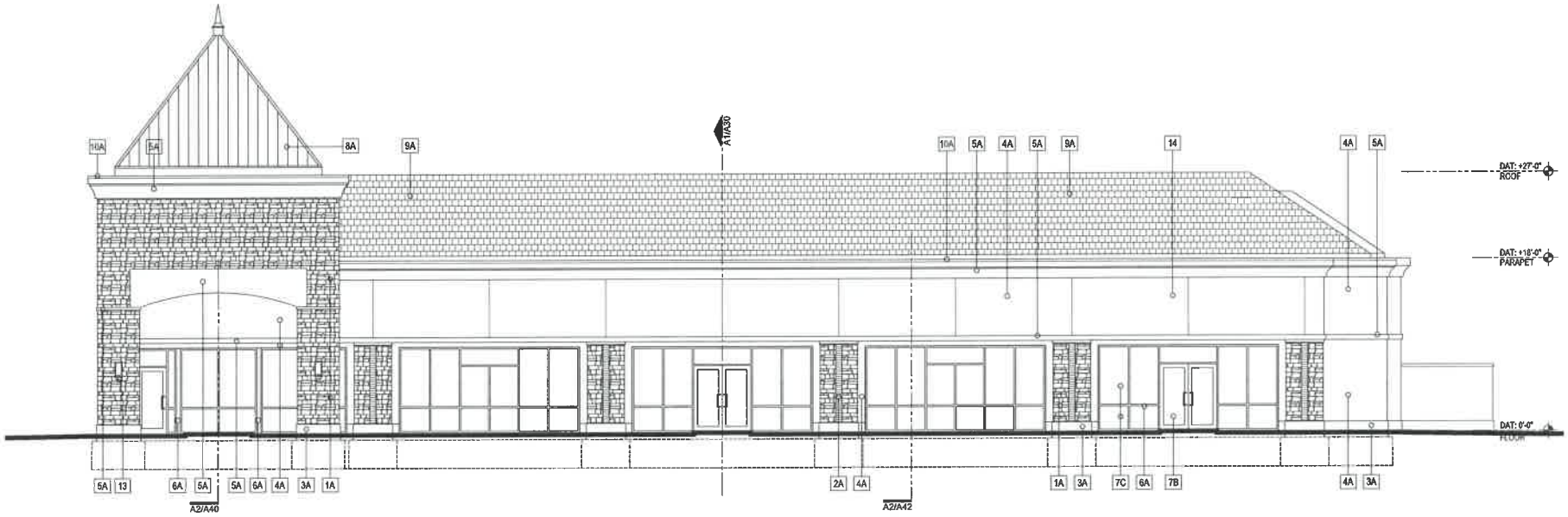
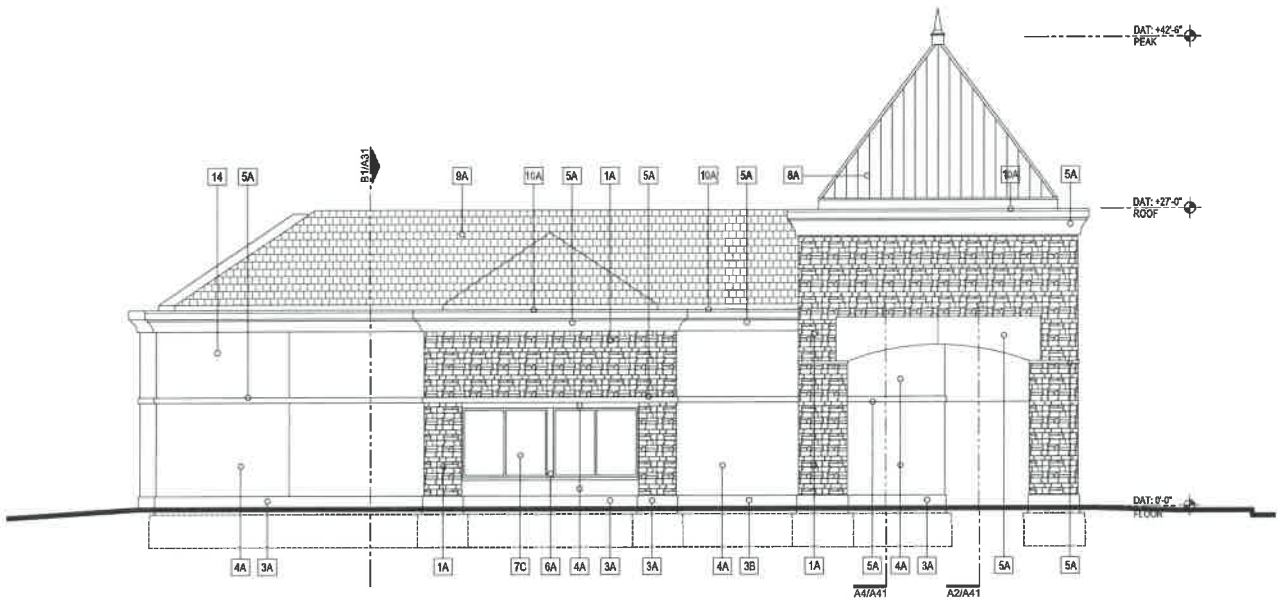


B4 SOUTH ELEVATION

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



A4 WEST ELEVATION

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

1 STONE:	manf.	- US STONE
	type A	- "Cottonwood" natural thin veneer, grouted: 30% tuscan field stone natural face 40% tuscan field stone split face 30% arch wall
2 THIN BRICK:	manf	- SUMMIT BRICK (or equal)
	type	- Thin-Brick, Modular Size, grouted
	Type A	- "Classic" 301, velour (running bond)
3 PRECAST:	manf.	- CONTINENTAL (or equal)
	type	- architectural precast
	color	- Continental #1102 or sim
	type A	- 4'-0 nom (3'2"), fit per dwgs
	type B	- 2'-0 nom (1-10"), fit per dwgs
	type C	- cast wall cap
4 STUCCO:	type	- CEMENTITIOUS STUCCO, 3 step
	finish	- Stucco, "Sandblast" texture
	reveals	- V-groove, prestamf metal
	color A	- SW7695 "Mesa Tan" (mail field)
	color B	- SW7532 "Urban Putty" (light field)
5 EIFS TRIM:	type	- foam profiles per drawings
	finish	- Stucco, "Sandblast" texture
	color A	- SW7532 "Urban Putty" (light trim)
6 STOREFRONT:	material	- ALUMINUM FRAMING
	manf	- EFCO (or equal)
	style	- 2" x 4.5", Thermal Broken
	finish	- Duranar/Fluoropon Paint
	color A	- "Brown" 647-093
7 GLAZING:	type A	- 1/4" glass
	type B	- 5/8" insulative glass- solargray
	type C	- 1" insulative glass- solargray
		See window types for more info
8 METAL ROOF	type	- STANDING SEAM METAL
	finish	- Prefinished Painted
	color A	- Berridge "Medium Bronze"
9 CONC TILE ROOF	manf	- STONEWORTH
	style	- Oxford Series (slate look)
	color A	- "Buff"
10 SHEET METAL:	finish	- GALVALUME, KYNAR PAINTED
	color A	- UNA-CLAD - "Almond"
	color B	- UNA-CLAD - "Medium Bronze"
11 SERVICE GATE	mtl panel	- galv mtl plates, recessed panels (match adjacent bldg, ie Romanelli)
	mt frame	- galv steel tubes & posts
	color	- painted, color C
12 PAINT COLORS:	color A	- SW7532 "Urban Putty"
	color B	- SW7126 "Griffin"
	color C	- SW7020 "Black Fox"
13 LIGHT FIXTURE:	type	- WALL MOUNTED LIGHT FIXTURE
	style	- Refer to Electrical Drawings
14 TENANT SIGNS:	type	- INDIVIDUAL LETTERS - Per Tenant Vendor, under sep sign package - GC to provide plywd substrate at area indicated.

EXTERIOR MATERIALS

SIGNAGE DESCRIPTION:

Letters: Individual letters, mounted to face of building (no raceways)

Lighting: Internally illuminated, concealed.

Face: translucent plexiglass, colors allowed.

Sides: Aluminum side returns, painted earth tone colors to complement building

Options: Reverse channel "halo" lighting is acceptable.

Quantity: 1 per tenant, 3 sides of building

Size: Max 5% of tenant facade per sign
24" max letter height
4' max overall sign

Permit: Vendor(s) to submit to City

SIGNAGE NOTES

GENERAL NOTES:

1. Style and Color Palette are intended to complement the colors and materials of the existing adjacent structures in the Development, and comply with "Parkway Plaza Guidelines".
2. Rooftop Mechanical Equipment shall be fully screened by the roofparapets.
3. All site-mounted equipment shall be screened from view with landscaping or site walls.
4. The trash enclosure shall be constructed of masonry, with stone veneer to match the building.
5. Submit samples for all exterior materials and colors for approval or final selection prior to ordering.
6. Glazing in hazardous locations as defined by 2012 IBC shall be tempered:
   a. Doors
   b. Sidelights by Doors
   c. Window panes adjacent to floor
7. All roof drains are internal.
8. Provide 6" high vinyl address letters on glass above entry doors for each Suite; in compliance with Fire Dept guidelines.

GENERAL NOTES

D&A
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DEVELOPER
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Office Building

Advanced Cosmetic Surgery

134th & Roe Avenue
Leawood, Kansas

Issue	Date
Review Set	2. 24. 19
FDP Submittal	3. 18. 19
FDP Rev 1	4. 01. 19

Elevations
A20

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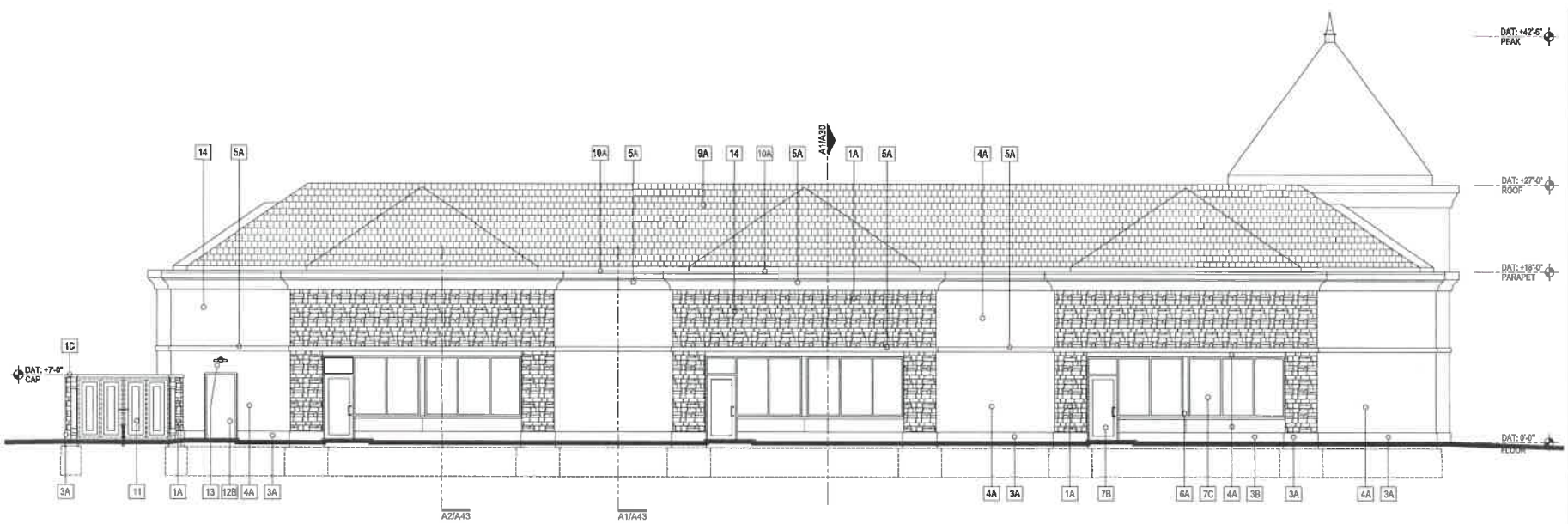
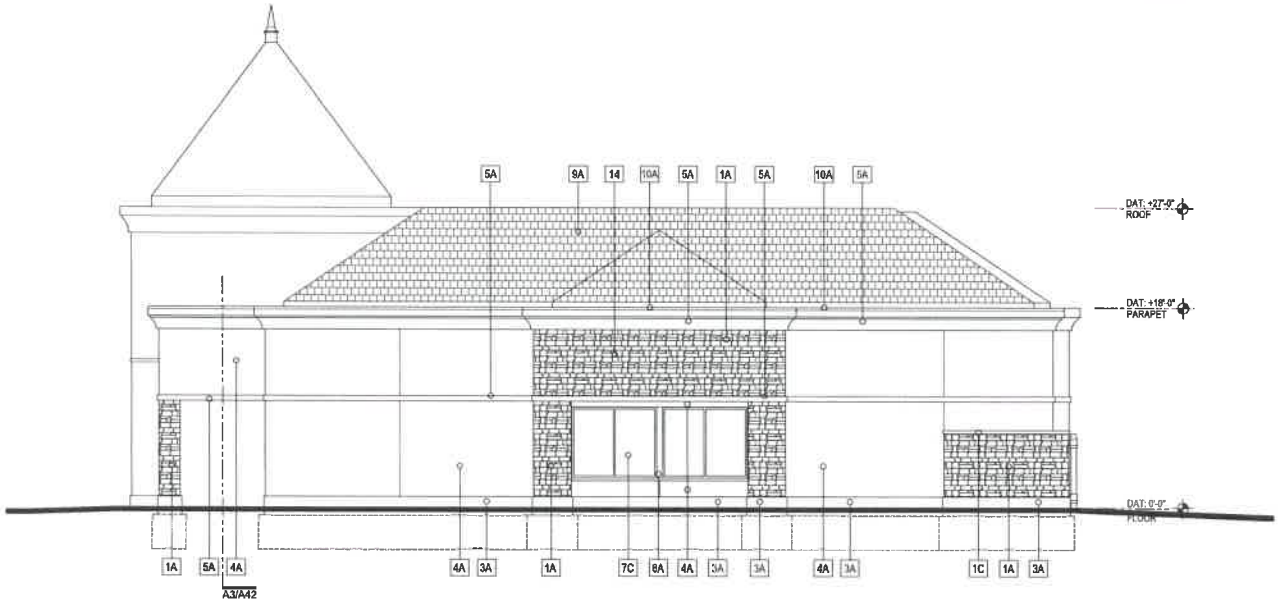


B4 NORTH ELEVATION
SCALE: 1/8" = 1' - 0"



A4 EAST ELEVATION
SCALE: 1/8" = 1' - 0"

EXTERIOR MATERIALS

1 STONE:	mant.	- US STONE
	type A	- "Cottonwood" natural thin veneer, grouted 30% tuscan field stone natural face 40% tuscan field stone split face 30% web wall
2 THIN BRICK:	mant	- SUNMIT BRICK (or equal)
	type	- Thin-Brick, Modular Size, grouted
	Type A	- "Questa" 367, velour (running bond)
3 PRECAST:	mant.	- CONTINENTAL (or equal)
	type	- architectural precast
	color	- Continental #1102 or sim
	type A	- 4'd sills (W2"), ht per dwgs
	type B	- 2'd sills (4-W2"), ht per dwgs
	type C	- cast wall cap
4 STUCCO:	type	- CEMENTITIOUS STUCCO, 2 step
	finish	- Stucco, "Sandblast" texture
	reveals	- V-groove, premanf metal
	color A	- SW7695 "Naval Tar" (med field)
	color B	- SW7532 "Urban Putty" (light field)
5 EIFS TRIM:	type	- foam profiles per dawings
	finish	- Stucco, "Sandblast" texture
	color A	- SW7532 "Urban Putty" (light trim)
6 STOREFRONT:	material	- ALUMINUM FRAMING
	manf	- EFCO (or equal)
	style	- 2" x 4.0". Thermal Broken
	finish	- Duranar/Polymer Paint
	color A	- "Brown" 647-093
7 GLAZING:	type A	- 1/4" glass
	type B	- 5/8" insulative glass- solargrey
	type C	- 1" insulative glass- solargrey See window types for more info
8 METAL ROOF	type	- STANDING SEAM METAL
	finish	- Prefinished Painted
	color A	- Berridge "Medium Bronze"
9 CONC TILE ROOF	manf	- STONEWORTH
	style	- Oxford Series ("slate" look)
	color A	- "Buff"
10 SHEET METAL:	finish	- GALVALUME, KYNAR PAINTED
	color A	- UNA-CLAD - "Almond"
	color B	- UNA-CLAD - "Medium Bronze"
11 SERVICE GATE:	mtl panel	- galv mtl panes, recessed panels (match adjacent bldgs, ie Romanelli)
	mtl frame	- galv steel tubes & posts
	color	- painted, color C
12 PAINT COLORS:	color A	- SW7532 "Urban Putty"
	color B	- SW7036 "Griffin"
	color C	- SW7020 "Black Fox"
13 LIGHT FIXTURE:	type	- WALL MOUNTED LIGHT FIXTURE
	style	- Refer to Electrical Drawings
14 TENANT SIGNS:	type	- INDIVIDUAL LETTERS - Per Tenant Vendor, under sep sign package - GC to provide plywd substrate at area indicated.

SIGNAGE NOTES

SIGNAGE DESCRIPTION:
Letters: Individual letters, mounted to face of building (no raceways)
Lighting: Internally illuminated, concealed.
Face: translucent plexiglass, colors allowed.
Sides: Aluminum side returns, painted earth tone colors to complement building.
Options: Reverse channel 'halo' lighting is acceptable.
Quantity: 1 per tenant, 3 sides of building
Size: Max 5% of tenant facade per sign
24" max letter height
4' max overall sign
Permit: Vendor(s) to submit to City

GENERAL NOTES

GENERAL NOTES:
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8. Provide 6" high vinyl address letters on glass above entry doors for each Suite; in compliance with Fire Dept guidelines.

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Office Building

Advanced Cosmetic Surgery

134th & Roe Avenue
Leawood, Kansas

Issue	Date
Review Set	2. 24. 19
FDP Submittal	3. 18. 19
FDP Rev 1	4. 01. 19

Elevations
A21

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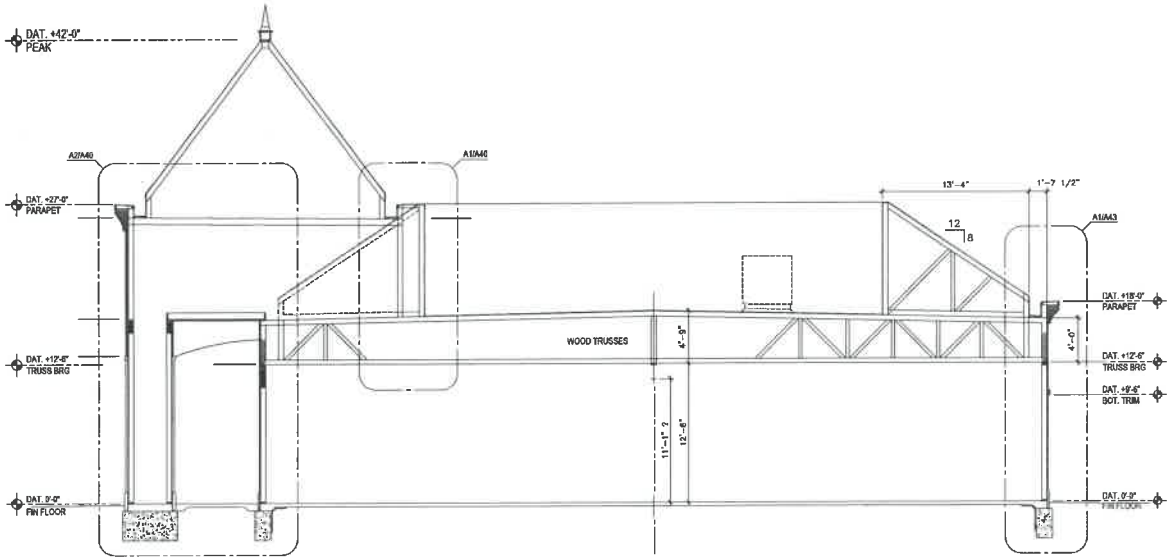
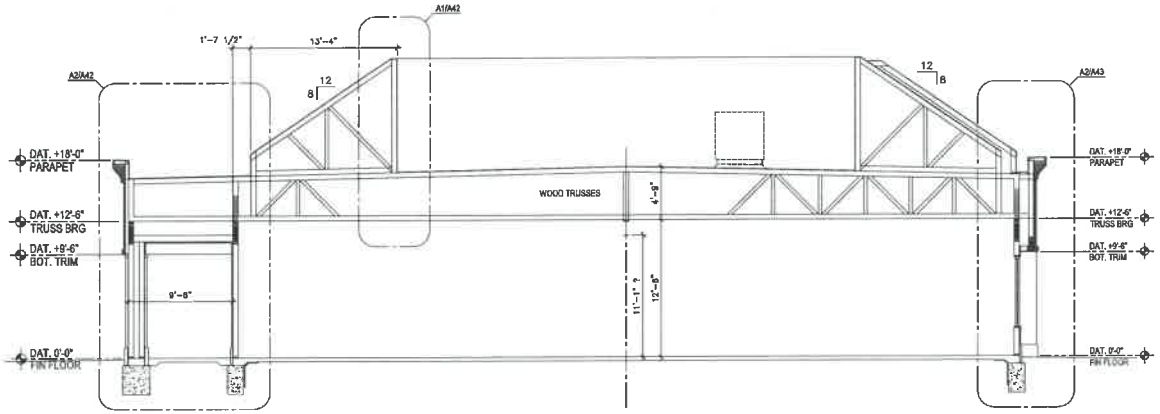


B1 BUILDING CROSS SECTION looking West
SCALE: 3/16" = 1' - 0"



A1 BUILDING CROSS SECTION looking West
SCALE: 3/16" = 1' - 0"

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Office Building

Advanced Cosmetic Surgery

134th & Roe Avenue
Leawood, Kansas

Issue	Date
Review Set	2. 24. 19
Review Set	3. 18. 19

Building Sections

A30

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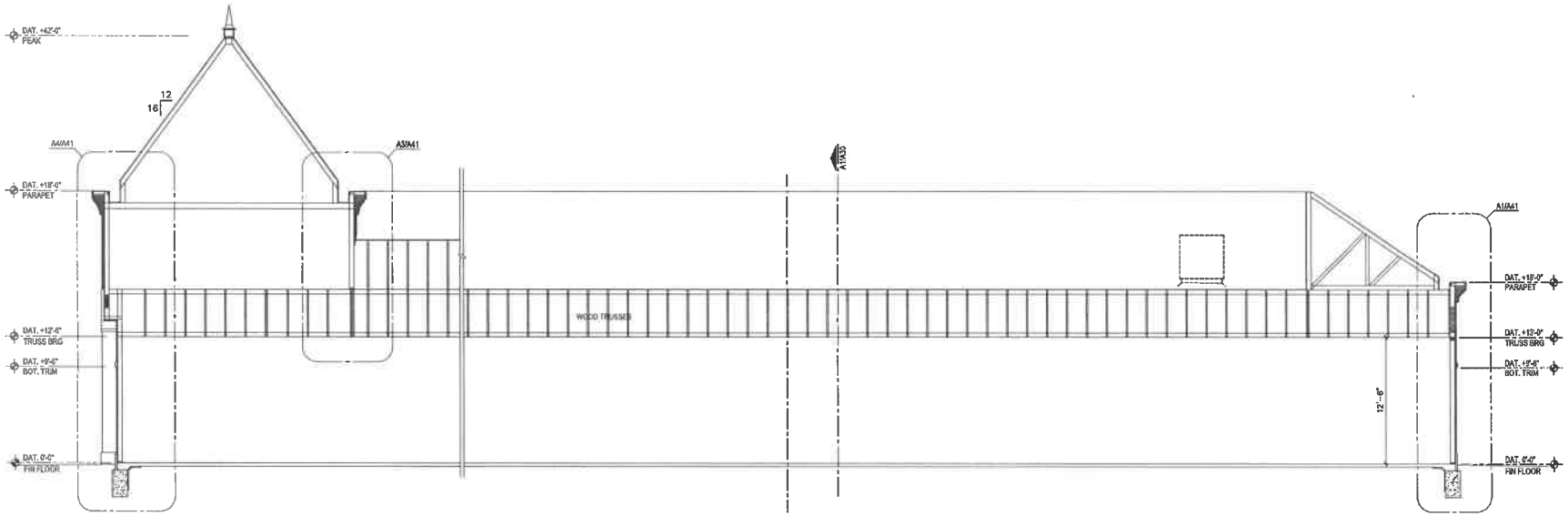
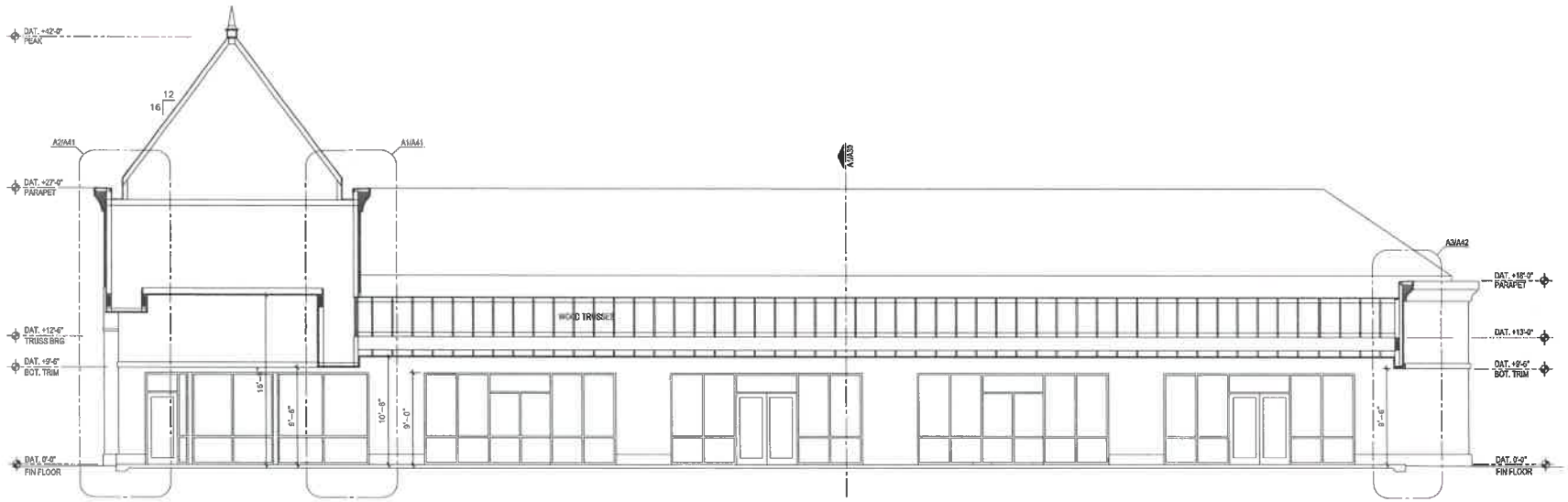


B1 BUILDING CROSS SECTION looking North
SCALE: 3/16" = 1' - 0"



A1 BUILDING CROSS SECTION looking North
SCALE: 3/16" = 1' - 0"

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Office Building

Advanced Cosmetic Surgery

134th & Roe Avenue
Leawood, Kansas

Issue	Date
Review Set	2. 24. 19
Review Set	3. 15. 19

Building Sections

A31

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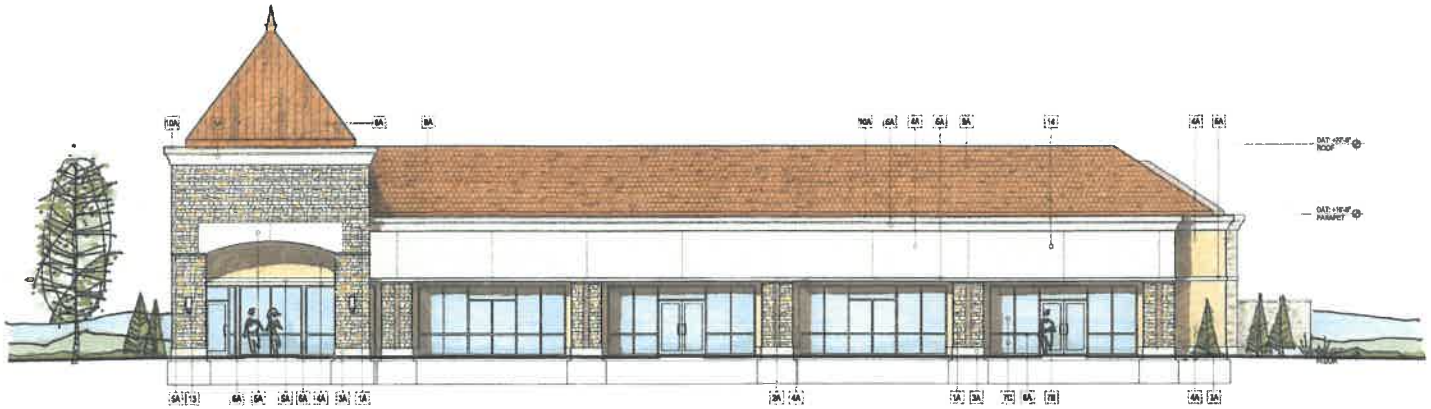

SOUTH ELEVATION

WEST ELEVATION

1 STONE:	manf.	- US STONE
	type A	- "Cottonwood" natural thin veneer, grouted: 30% tuscan field stone natural face 40% tuscan field stone split face 30% web wall
2 THIN-BRICK:	manf	- SUMMIT BRICK (or equal)
	type	- Thin-Brick, Modular Size, grouted
	Type A	- "Questa" 357, velour (running bond)
3 PRECAST:	manf.	- CONTINENTAL (or equal)
	type	- architectural precast
	color	- Continental #1102 or sim
	type A	- 4"d nom (3/2"), ht per dwgs
	type B	- 2"d nom (1-1/2"), ht per dwgs
	type C	- cast wall cap
4 STUCCO:	type	- CEMENTITIOUS STUCCO, 2 step
	finish	- Acrylic Stucco, "Sandblast" texture
	reveals	- V-groove, premanf metal
	color A	- SW7695 "Mesa Tan" (med field)
	color B	- SW7532 "Urban Putty" (light field)
5 EIFS TRIM:	manf	- DRYVIT (or equal)
	finish	- Acrylic stucco, "Sandblast" texture
	color A	- SW7532 "Urban Putty" (light trim)
6 STOREFRONT:	material	- ALUMINUM FRAMING
	manf	- EFCO (or equal)
	style	- 2" x 4.5", Thermal Broken
	finish	- DuranacPoymer Paint
	color A	- "Brown" 847-093
7 GLAZING:	type A	- 1/4" glass
	type B	- 5/8" insulative glass- solargray
	type C	- 1" insulative glass- solargray
	See window types for more info	
8 METAL ROOF	type	- STANDING SEAM METAL
	finish	- Prefinished Painted
	color A	- Berridge "Medium Bronze"
9 CONC TILE ROOF	manf	- STONEWORTH
	style	- Oxford Series ('slate' look)
	color A	- "Buff"
10 SHEET METAL:	finish	- GALVALUME, KYNAR PAINTED
	color A	- UNA-CLAD - "Almond"
	color B	- UNA-CLAD - "Medium Bronze"
11 SERVICE GATE	mil panel	- galv mil plates, recessed panels (match adjacent bldgs, ie Romanelli)
	sil frame	- galv steel tubes & posts
	color	- painted, color C
12 PAINT COLORS:	color A	- SW7532 "Urban Putty"
	color B	- SW7026 "Griffin"
	color C	- SW7020 "Black Fox"
13 LIGHT FIXTURE:	type	- WALL MOUNTED LIGHT FIXTURE
	style	- Refer to Electrical Drawings
14 TENANT SIGNS:	type	- INDIVIDUAL LETTERS - Per Tenant Vendor, under sep sign package - GC to provide plywd substrate at area indicated.

Elevations - Option 'A1'

April 1, 2019

0 4 8 16

ADVANCED COSMETIC SURGERY OFFICE BUILDING

SWC of 134th & Roe Avenue, Leawood, Kansas

Teague Construction

DeGasperi & Associates Architecture

NORTH ELEVATION

EAST ELEVATION

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	color	- Continental #1102 or sim
	type A	- 4"d nom (3/2"), ht per drwgs
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	reveals	- V-groove, premanf metal
	color A	- SW7695 "Mesa Tan" (med field)
	color B	- SW7532 "Urban Putty" (light field)
5 EIFS TRIM:	type	- foam profiles per drawings
	finish	- Stucco, "Sandblast" texture
	color A	- SW7532 "Urban Putty" (light trim)
6 STOREFRONT:	material	- ALUMINUM FRAMING
	manf	- EFCO (or equal)
	style	- 2" x 4.5", Thermal Broken
	finish	- Duranar/Poymer Paint
	color A	- "Brown" 647-093
7 GLAZING:	type A	- 1/4" glass
	type B	- 5/8" insulative glass- solargray
	type C	- 1" insulative glass- solargray
	See window types for more info	
8 METAL ROOF	type	- STANDING SEAM METAL
	finish	- Prefinished Painted
	color A	- Berridge "Medium Bronze"
9 CONC TILE ROOF	manf	- STONEWORTH
	style	- Oxford Series ('slate' look)
	color A	- "Buff"
10 SHEET METAL:	finish	- GALVALUME, KYNAR PAINTED
	color A	- UNA-CLAD - "Almond"
	color B	- UNA-CLAD - "Medium Bronze"
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Elevations - Option 'A1'

April 1, 2019

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ADVANCED COSMETIC SURGERY OFFICE BUILDING

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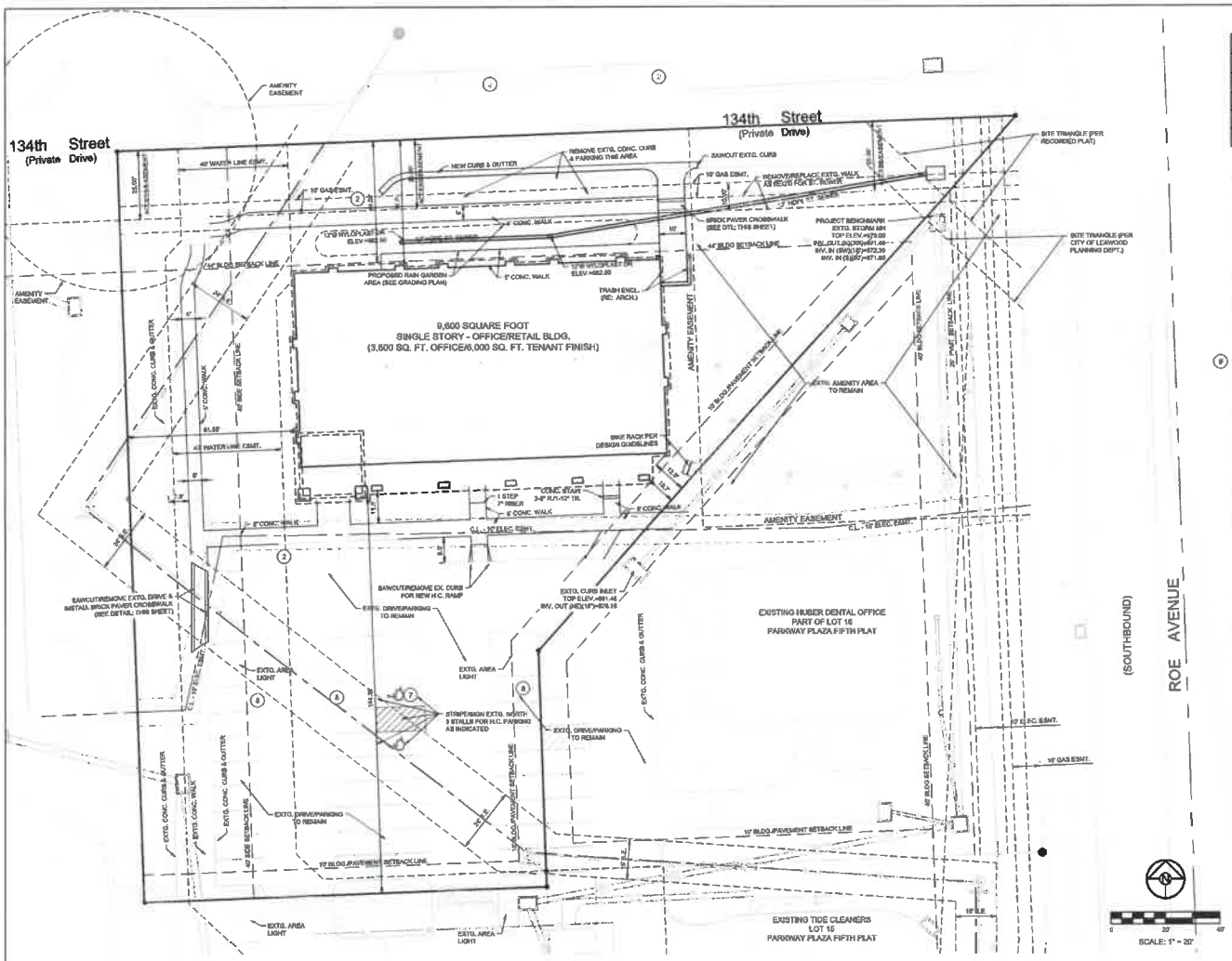


SITE DATA TABLE		
LOT AREA:	57,581 SQ. FT. (1.32 AC)	
	EXISTING	PROPOSED
BUILDING AREA	0 S.F. (0.00%)	9,600 S.F. (16.64%)
PAVEMENT/DRIVE AREA	26,374 S.F. (45.73%)	30,731 S.F. (53.28%)
OPEN/LANDSCAPE AREA	31,205 S.F. (54.27%)	17,250 S.F. (30.08%)

Site Information:

Lot Area: 57,581 Square Feet (1.32 Ac.)

Proposed Floor Area Ratio (F.A.R.) = 0.17

Property Adress: No Address Assigned
Leawood, Kansas

Current Zoning: MXD - Mixed Use
Proposed Zoning: MXD - Mixed Use - No Change

Current Use: Vacant Tract
Proposed Use: Commercial - Office

Required Parking:
Office/Retail: 9600 sq. ft. - 4/1000 = 38.4 stalls = 38 stalls

(#) Proposed Parking (on-site) 35 Stalls (2 handicap-accessible stalls)*

*Cross parking/cross access agreements have been established per Parkway Plaza Business Declarations

LEGAL DESCRIPTION:

All of Lot 16, PARKWAY PLAZA, FIFTH PLAT, a subdivision in the City of Leawood, Johnson County, Kansas, EXCEPT all that part of Lot 16, Parkway Plaza, Fifth Plat, a subdivision in the City of Leawood, Johnson County, Kansas more particularly described as follows:

Beginning at the Northeast corner of said Lot 16; thence South 02 degrees 05 minutes 26 seconds East along the Easterly line of said Lot 16 a distance of 269.09 feet to the Southeast corner of said Lot 16; thence South 87 degrees 55 minutes 02 seconds West along the South line of said Lot 16 a distance of 181.19 feet to a point; thence North 02 degree 03 minutes 58 seconds West a distance of 81.07 feet to a point; thence North 41 degree 58 minutes 12 seconds East a distance of 261.54 feet to the Point of Beginning.

Leawood Development Ordinance - MXD Zoning - Bulk Regulations:

	Required	Proposed
Front Yard Bldg. Setback:	40 feet	45.5 feet
Front Parking Setback:	25 feet	0 feet
Side Yard Bldg. Setback:	40 feet	61.55 feet
Side Yard Parking Setback:	25 feet	0 feet
Interior Building Setback:	10 feet	10.7 feet
Interior Parking Setback:	10 feet	0 feet
Rear Yard Building Setback:	40 feet	144.3 feet
Rear Yard Parking Setback:	25 feet	0 feet
Building Setback to Residential (R1)	75 feet	580± feet
District Size:	10 Acres, min.	N/A
Floor Area Ratio:	0.25 max.	0.17
Use Percentages:	Residential: 20% min. Retail Use: 10% min. Office Use: 20% min.	
Open Space:	30%	30.08%
Interior Open Space	8%	12.56%
Height Limit:	90 feet	

SECTION 28-13-25

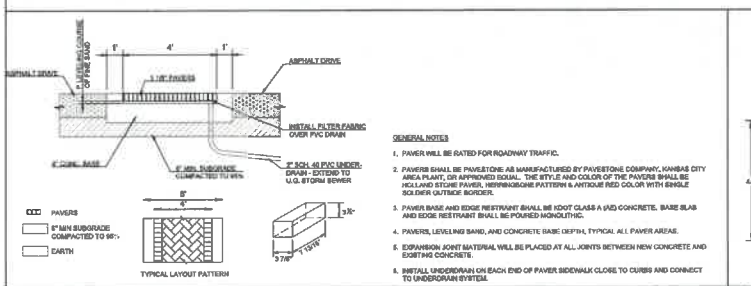
LOCATION MAP
SCALE 1" = 2000'

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- 4" CONCRETE SIDEWALK
- 6" CONCRETE DRIVE
- BRICK PAVER CROSSWALK PER PARKWAY PLAZA DESIGN GUIDELINES
- EXISTING CURB & GUTTER
- TYPE "B" CURB & GUTTER
- TYPE "B" CURB & GUTTER - DRY
- 24" WIDE, CONC. RIBBON CURB

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14020 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificate of Authority
PE-258 LS-118 AE-14

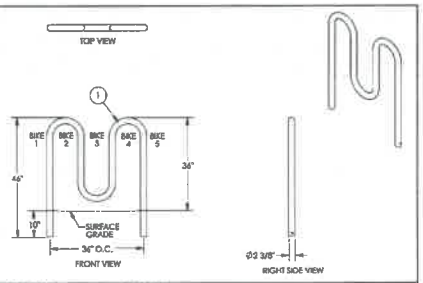
ADVANCED COSMETIC SURGERY
FINAL DEVELOPMENT PLAN
LOT 16, PARKWAY PLAZA FIFTH PLAT
LEAWOOD, KANSAS



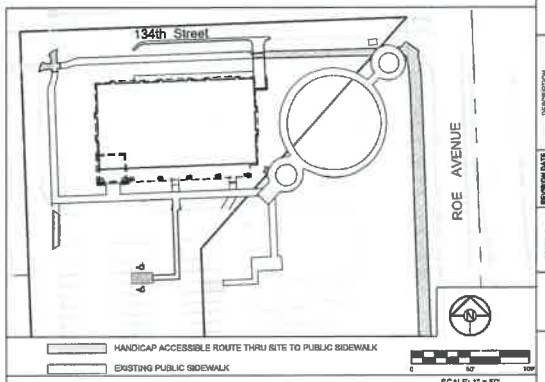
GENERAL NOTES

1. PAVER WILL BE RATED FOR ROADWAY TRAFFIC.
2. PAVERS SHALL BE PAVESTONE AS MANUFACTURED BY PAVESTONE COMPANY, KANSAS CITY AREA PLANT, OR APPROVED EQUAL. THE STYLE AND COLOR OF THE PAVERS SHALL BE HOLLAND STONE PAVER, HERRINGBONE PATTERN & ANTIQUE RED COLOR WITH SINGLE SOLDIER OUTSIDE BORDER.
3. PAVER BASE AND EDGE RESTRAINT SHALL BE KDOT CLASS A (AE) CONCRETE. BASE SLAB AND EDGE RESTRAINT SHALL BE POURED MONOLITHIC.
4. PAVERS, LEVELING SAND, AND CONCRETE BASE DEPTH, TYPICAL ALL PAVER AREAS.
5. EXPANSION JOINT MATERIAL WILL BE PLACED AT ALL JOINTS BETWEEN NEW CONCRETE AND EXISTING CONCRETE.
6. INSTALL UNDERDRAIN ON EACH END OF PAVER SIDEWALK CLOSE TO CURBS AND CONNECT TO UNDERDRAIN SYSTEM.

PEDESTRIAN PAVER CROSSING DETAILS



INVERTED "U" - BIKE RACK DETAIL



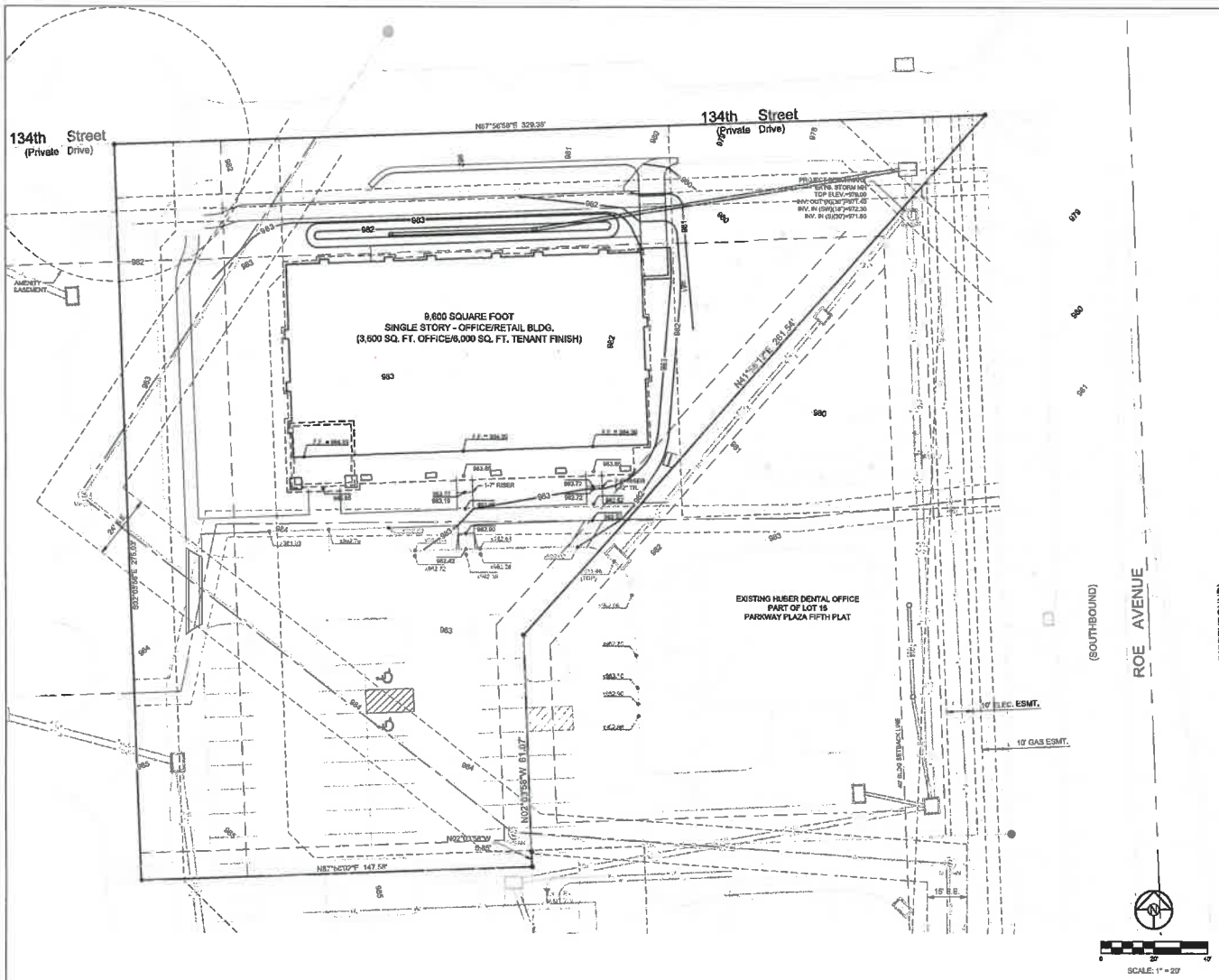
LOT 16 PARKWAY PLAZA - PEDESTRIAN CIRCULATION PLAN

REVISION DATE	DESCRIPTION
04-05-2019	City Planning Staff Review
4-15-2019	Revised bike rack location
4-25-2019	Paver Crosswalk & Trash Encl.

DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
JTD	GF	03-18-2019	18-040

SITE PLAN

SHEET
C1.0
OF -



GRADING LEGEND:

	EXTG. SPOT ELEVATION
982.25	PROPOSED TOP OF CURB ELEV.
982.25	OR LIP OF CURB OR SPOT ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
	EXISTING CONTOUR
1025	PROPOSED CONTOUR

* - ALL SIDEWALKS TO BE INSTALLED WITH A 2.0% MAXIMUM CROSS SLOPE.

GENERAL GRADING/EARTHWORK NOTES:

1. All earthwork shall conform to the Geotechnical Report prepared for this specific project. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
2. Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
3. The existing site topography depicted on the plans by contouring has been established by field verified prepared by Schlagel and Associates, P.A. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
4. Proposed contours are to approximate finished grade.
5. Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a mowable condition and positive drainage maintained throughout.
6. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
7. Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
8. All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
9. Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a modified proctor test.
10. Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
11. Subgrade for building pads shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
12. Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
13. The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
14. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
    a. Turf Areas – 2.5% Minimum, 4H:1V Maximum
    b. Paved Areas – 1.2% Minimum, 5% Maximum
15. A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
16. All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
17. All disturbed areas in the right-of-way shall be sodded, per city requirements.
18. Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
19. Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

PAVEMENT LEGEND:

- ASPHALT PAVEMENT
- 4" CONCRETE SIDEWALK
- 6" CONCRETE DRIVE
- EXISTING CURB & GUTTER
- TYPE "B" CURB & GUTTER
- TYPE "B" CURB & GUTTER - DRY
- 24" WIDE CONC. RIBBON CURB

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ADVANCED COSMETIC SURGERY
FINAL DEVELOPMENT PLAN
LOT 16, PARKWAY PLAZA FIFTH PLAT
LEAWOOD, KANSAS

REVISION DATE	DESCRIPTION
04-04-2018	City Planning Staff Review
4-16-2018	Revised Site Layout Location
4-20-2018	Floor Condition @ Trash Enc.

DRAWN BY:	ZTS
CHECKED BY:	DP
DATE PREPARED:	03-16-2018
PROJ. NUMBER:	18-040

SITE GRADING PLAN

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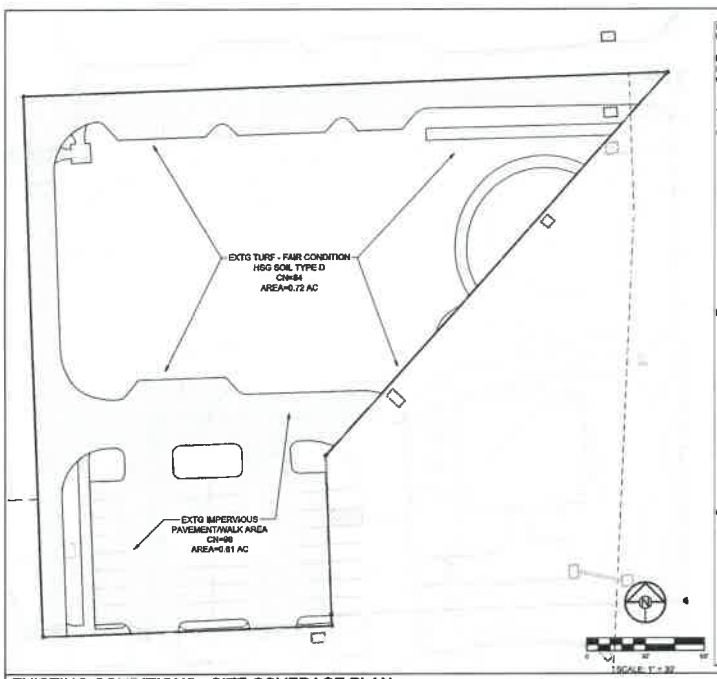
C2.0
OF -



EXISTING CONDITIONS - SITE COVERAGE PLAN

SCALE: 1" = 20'-0"

ENTIRE SITE
WORKSHEET 1: REQUIRED LEVEL OF SERVICE

Project: Advanced Cosmetic Surgery
Location:
WORK BY: JTS
DATE: 3/7/2019

Check one: Undeveloped [ ] Developed [X]

1. Runoff Curve Number

A. Predevelopment CN

Cover Description	Soil HSG	CN	Area (ac.)	CN x Area
Open Space - Turf - Fair Condition	D	84	0.72	60.48
Impervious Pavement Area		98	0.61	59.78
				0
		Totals	1.33	120

Area-Weighted CN = total product/total area = 90 (round to integer)

B. Post Development CN

Cover Description	Soil HSG[1]	CN	Area (ac.)	CN x Area
Impervious - Building/Pavement/Sidewalks		98	0.94	92.12
Open Space - Landscaped Areas	D	93	0.39	31.2
		Totals:	1.33	123

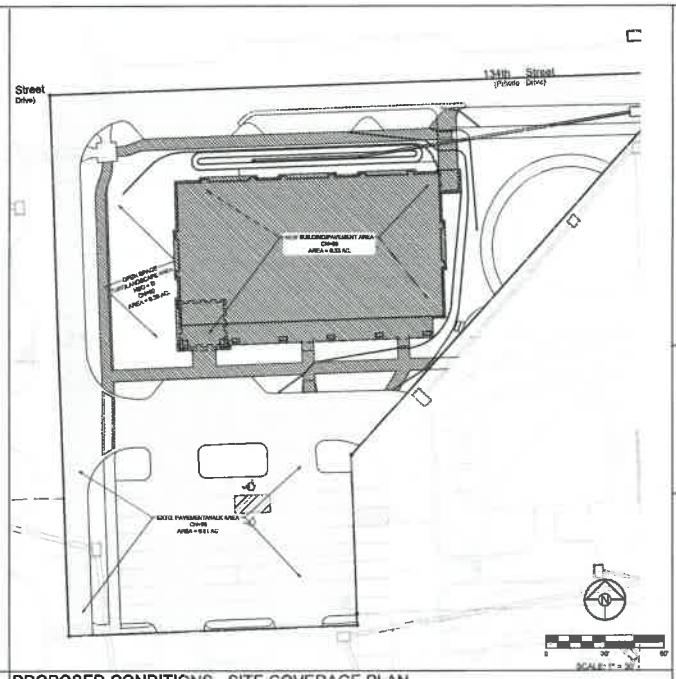
[1] Postdevelopment CN is one HSG higher for all cover types except preserved vegetation, absent documentation showing how postdevelopment soil structure will be preserved.

Area-Weighted CN = total product/total area = 93 (round to integer)

C. Level of Service (LS) Calculation

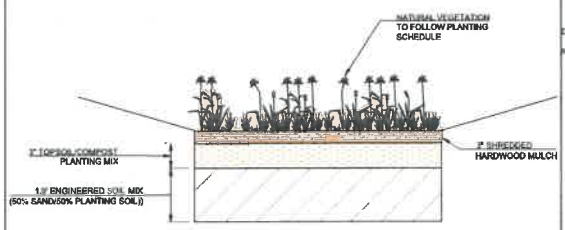
		Change in CN	LS
Predevelopment CN:	90	17+	8
Postdevelopment CN:	93	7 to 16	7
Difference:	3	4 to 6	6
LS Required (see scale at right):	5	1 to 3	5
		0	4
		-7 to -1	3
		-8 to -17	2
		-18 to -21	1
		-21 -	0

Source: U.S. Department of Agriculture, Natural Resource Conservation Service, *Urban Hydrology for Small Watersheds, Technical Release 55* (TR-55), 1986



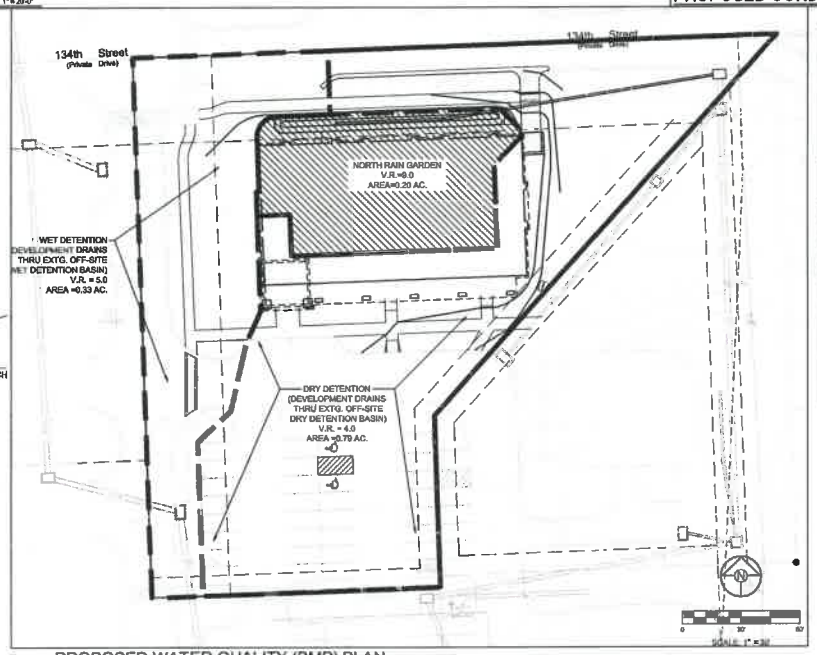
PROPOSED CONDITIONS - SITE COVERAGE PLAN

SCALE: 1" = 30'-0"



TYPICAL RAIN GARDEN SECTION

NO SCALE



PROPOSED WATER QUALITY (BMP) PLAN

SCALE: 1" = 30'-0"

ENTIRE SITE
WORKSHEET 2: DEVELOP MITIGATION PACKAGE(S) THAT MEET THE REQUIRED LS

Project: Advanced Cosmetic Surgery
Location:
WORK BY: JTS
DATE: 3/7/2019

1. Required LS: 5

2. Proposed BMP Option Package No.: 1

STF Reference #	Cover/BMP Description	Treatment Area	VR from Table 2 or	Area x VR Total Treatment Area
	DRY DETENTION BASIN	0.70	4.00	2.80
	RAIN GARDEN AREA	0.20	9.00	1.80
	WET DETENTION BASIN	0.33	5.00	1.65
		0	0.00	0.00
		0	0.00	0.00
		0	0.00	0.00
		0	0.00	0.00
	Total:	1.32	LS:	5.01

MEETS REQUIRED LS (YES/NO)? YES

MEETS REQUIRED LS (YES/NO)? YES

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ADVANCED COSMETIC SURGERY
FINAL DEVELOPMENT PLAN
LOT 16, PARKWAY PLAZA FIFTH PLAT
LEAWOOD, KANSAS

REVISION DATE	DESCRIPTION
04-04-2019	City Planning Staff Review
4-15-2019	Revised/Add rain locations
4-25-2019	Paver Crosswalk @ Transformer

DRAWN BY: JTS
CHECKED BY: SF
DATE PREPARED: 03-14-2019
FINAL VERSION: 19-040

BMP PLAN

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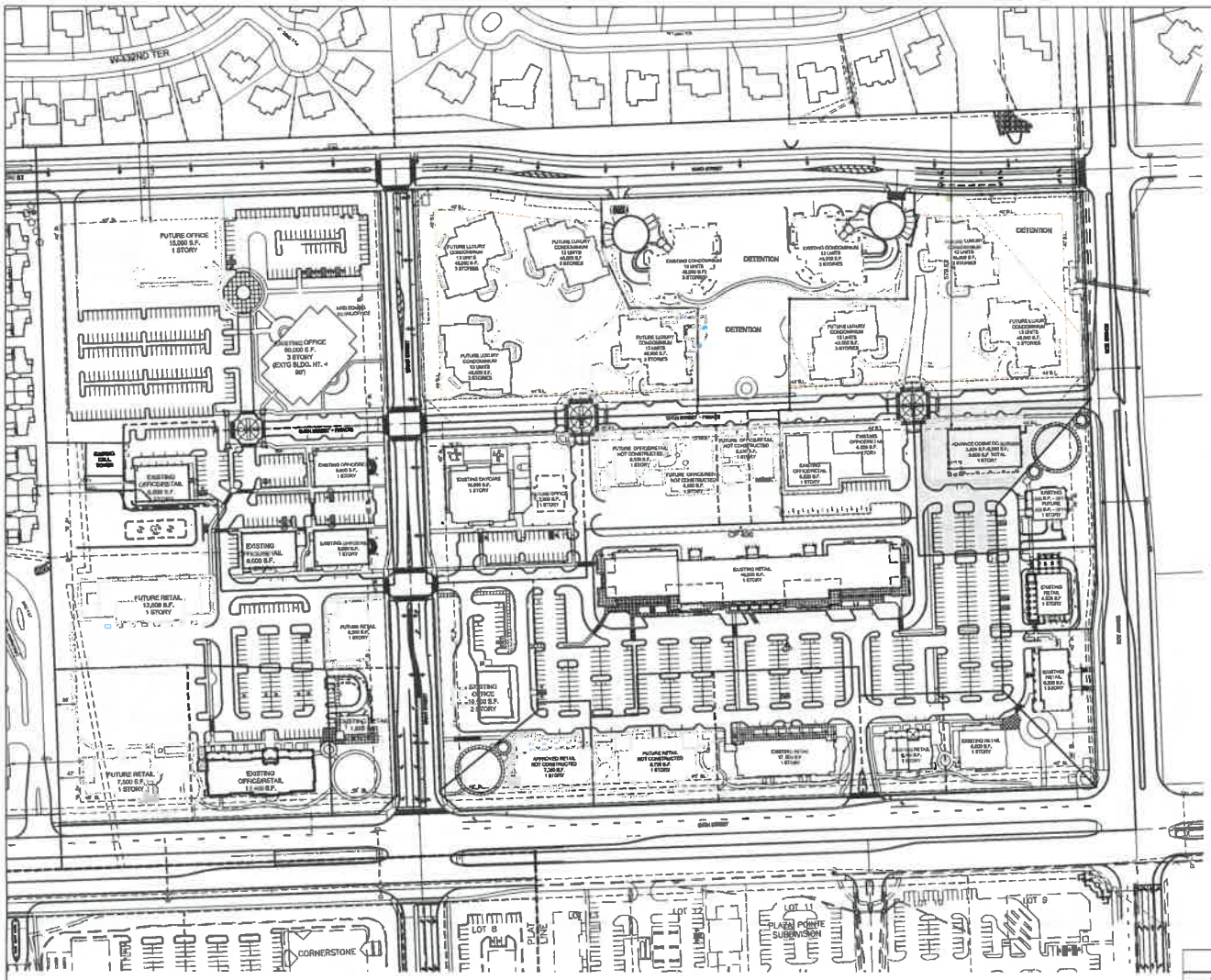
OF -



SCALE: 1" = 100'

Total Land Area = 60 Acres (2,613,600 s.f.)
Office Retail Land Area = 30.60 Acres
Residential Land Area = 11.38 Acres
Existing Office/Retail Floor Area = 141,725 s.f.
Future Office/Retail Floor Area = 161,910 s.f.
Kiddie College Floor Area = 10,500 s.f.
Total Office/Retail Floor Area = 303,635 s.f.
Total Residential Floor Area = 308,646 s.f.
Total Floor Area = 622,781 s.f.
Number of Dwelling Units = 117
F.A.R. = .238
Retail/Office Percentage 48.75%
Residential 49.56%

Parking Required = 911 stalls (min.)
1063 stalls (max.)

Parking Provided = 979 spaces

Parking Required @ 3.0 Stalls/1,000 Sq. Ft.
= 911 stalls

Parking Required @ 3.5 Stalls/1,000 Sq. Ft.
= 1063 stalls

Current Parking Ratio with 979 Stalls
= 3.22 stalls/1,000 sq. ft.

Leawood Development Ordinance
MXD Zoning - Bulk Regulations:

	Required	Provided
Front Yard Bldg. Setback:	40 feet	40 ft.
Front Parking Setback:	25 feet	40 ft.
Side Yard Bldg. Setback:	40 feet	47 ft
Side Yard Parking Setback:	25 feet	38 ft
Interior Building Setback:	10 feet	10' min
Interior Parking Setback:	10 feet	Dev. Granted
Rear Yard Building Setback:	40 feet	N/A
Rear Yard Parking Setback:	25 feet	N/A
Bldg: Setback from Residential	75 feet	160 ft.
District Size:	10 Acres, min.	60 Ac.
Floor Area Ratio:	0.25 max.	0.238
Use Percentages:		
Residential:	20% min.	See Table
Retail Use:	10% min.	See Table
Office Use:	20% min.	See Table
Open Space:	30%	West - 50% East - 30%
Height Limit:	90 feet	Demdaco = 56'

Building/Lot Description	Retail Area	Office Area	Residential Area	Misc. Area	Total
Condominium/Multi Family			308,646		308646
Demdaco Office		75,000			75000
Northwest Office Pad		32,000			32000
Future Retail Bldg - West Central	12,500				12500
Future Retail Bldg- Southwest Corner	7,500				7500
Reece-Nichols Bldg		12,400			12400
Starbucks	1,850				1850
Future Retail (N. of Starbucks)	6,300				6300
Kiddie College				10,500	10500
Future Kiddie College Bldg		3,500			3500
Country Club Bank		10,500			10500
Future Retail (NE 135th/Blue)	7,350				7350
Future Retail (W. of Swim/Quick)	8,700				8700
Swim/Quik Retail Bldg	12,035				12035
Romanelli Optix	5,100				5100
Future Retail (E. of Romanelli)	6,000				6000
Exist. Dental Office (NW 135th/Blue)		6,200			6200
Tide Cleaners	4,500				4500
Huber Dental Office		5,000			5000
Future Retail (SW 134th/Rose)	6,000	3,600			9600
5 Bldg Office Condo's (N. of Main Bldg)		32,600			32600
Main - Centally Located Retail Bldg	45,000				45000
Total	122035	180800	308646	10500	622781
% of Total Square Footage	19.72%	29.03%	49.56%	1.69%	100.00%

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ADVANCED COSMETIC SURGERY
FINAL DEVELOPMENT PLAN
LOT 16, PARKWAY PLAZA FIFTH PLAT
LEAWOOD, KANSAS

REVISION DATE	DESCRIPTION
04-26-2013	Planning Staff Review
4-18-2013	Revised Bike rack location
4-25-2013	Pave Crosswalk @ Town Enc.

DRAWN BY: JTB
CHECKED BY: JP
DATE PREPARED: 03-15-2013
PROJ. NUMBER: 10-040

PARKWAY PLAZA
OVERALL
MASTER PLAN

SHEET
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OF -

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Rear Yard Parking Setback:	25 feet	N/A
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Future Retail (NE 135th/Briar)	7,350				7350
Future Retail (W. of Swim Quick)	8,700				8700
SwimQuick Retail Bldg	12,035				12035
Romanelli Optic	5,100				5100
Future Retail (E. of Romanelli)	6,000				6000
Extg. Dental Office (NW 135th/Roe)		6,200			6200
Tide Cleaners	4,500				4500
Huber Dental Office		5,000			5000
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5 Bldg Office Condo's (N. of Main Bldg.)		32,600			32600
Main - Cancelis Located Retail Bldg.	45,000				45000
Total	122835	180800	308646	10500	622781
% of Total Square Footage	19.72%	29.03%	49.56%	1.69%	100.00%

0 100' 200'
SCALE: 1" = 100'

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ADVANCED COSMETIC SURGERY
FINAL DEVELOPMENT PLAN
LOT 16, PARKWAY PLAZA FIFTH PLAT
LEAWOOD, KANSAS

REVISION DATE	DESCRIPTION
04-04-2019	City Planning Staff Review
4-15-2019	Revised Site mark location
4-25-2019	Parker Crossroads III - Trash Encl.

DRAWN BY: JTS
CHECKED BY: DF
DATE PREPARED: 03-04-2019
PROJ. NUMBER: 16-040

PARKWAY PLAN
OVERALL AERIAL MAP

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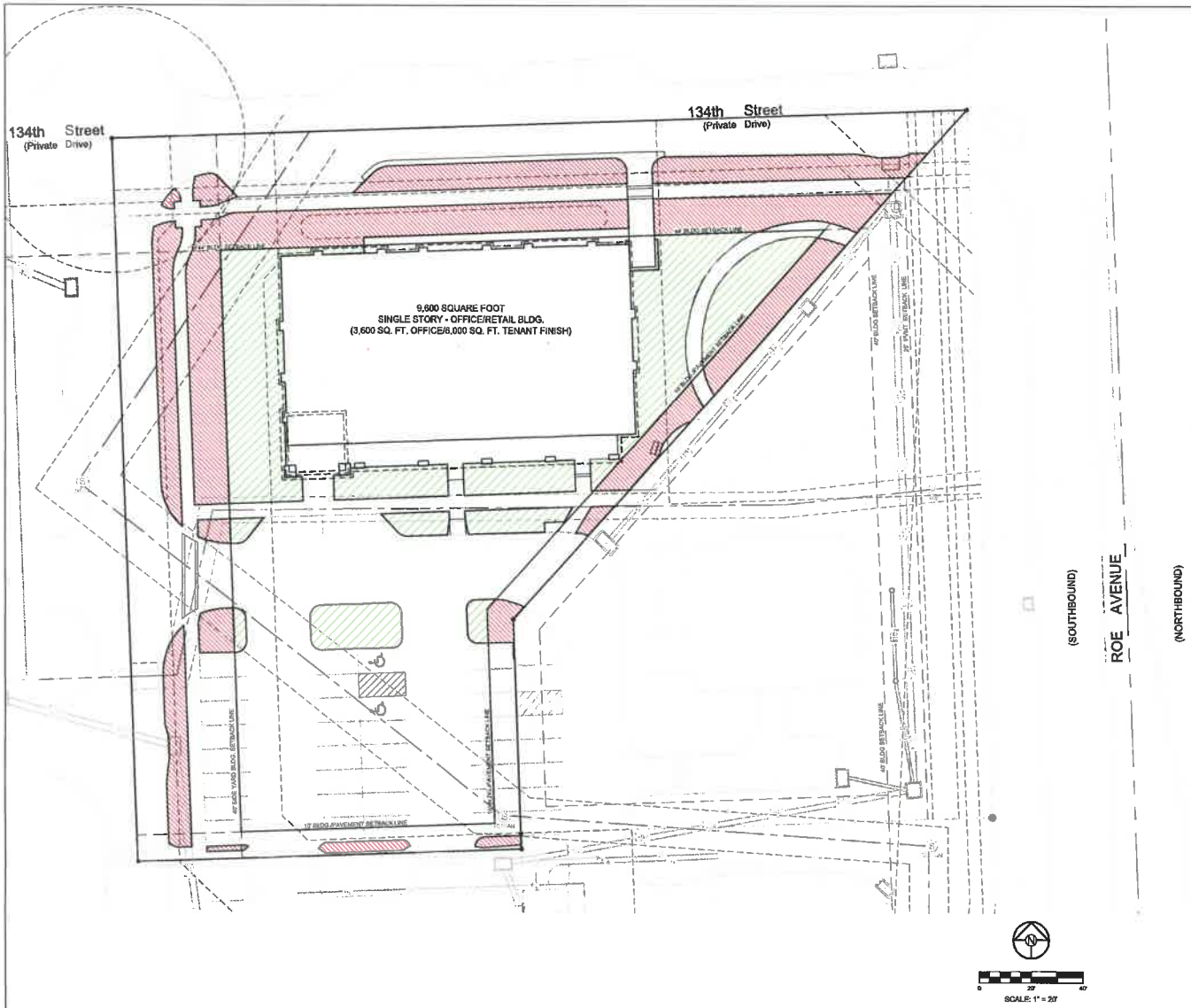

SECTION 28-13-25

LOCATION MAP
SCALE 1" = 2000'

OPEN SPACE LEGEND:

PERIMETER LANDSCAPE/OPEN SPACE AREA = 10,105 S.F. (17.52%)

INTERIOR LANDSCAPE/OPEN SPACE AREA = 7,245 S.F. (12.56%)

SITE DATA TABLE

LOT AREA:		57,681 SQ. FT. (1.32 AC)
	EXISTING	PROPOSED
BUILDING AREA	0 S.F. (0.00%)	9,600 S.F. (16.64%)
PAVEMENT/DRIVE AREA	26,376 S.F. (45.73%)	30,731 S.F. (53.28%)
OPEN/LANDSCAPE AREA	31,305 S.F. (54.27%)	17,350 S.F. (30.08%)

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ADVANCED COSMETIC SURGERY
FINAL DEVELOPMENT PLAN
LOT 16, PARKWAY PLAZA FIFTH PLAT
LEAWOOD, KANSAS

DRAWN BY:	REVISION DATE	DESCRIPTION
ZTS	04-04-2019	City Planning Staff Review
CHECKED BY:	4-15-2019	Revised Site / Hall Facilities
DF	4-25-2019	Pave Driveway @ South Elev.
DATE REQUIRED:		
03-14-2019		
PROJ. NUMBER:		
18-045		

OPEN SPACE PLAN

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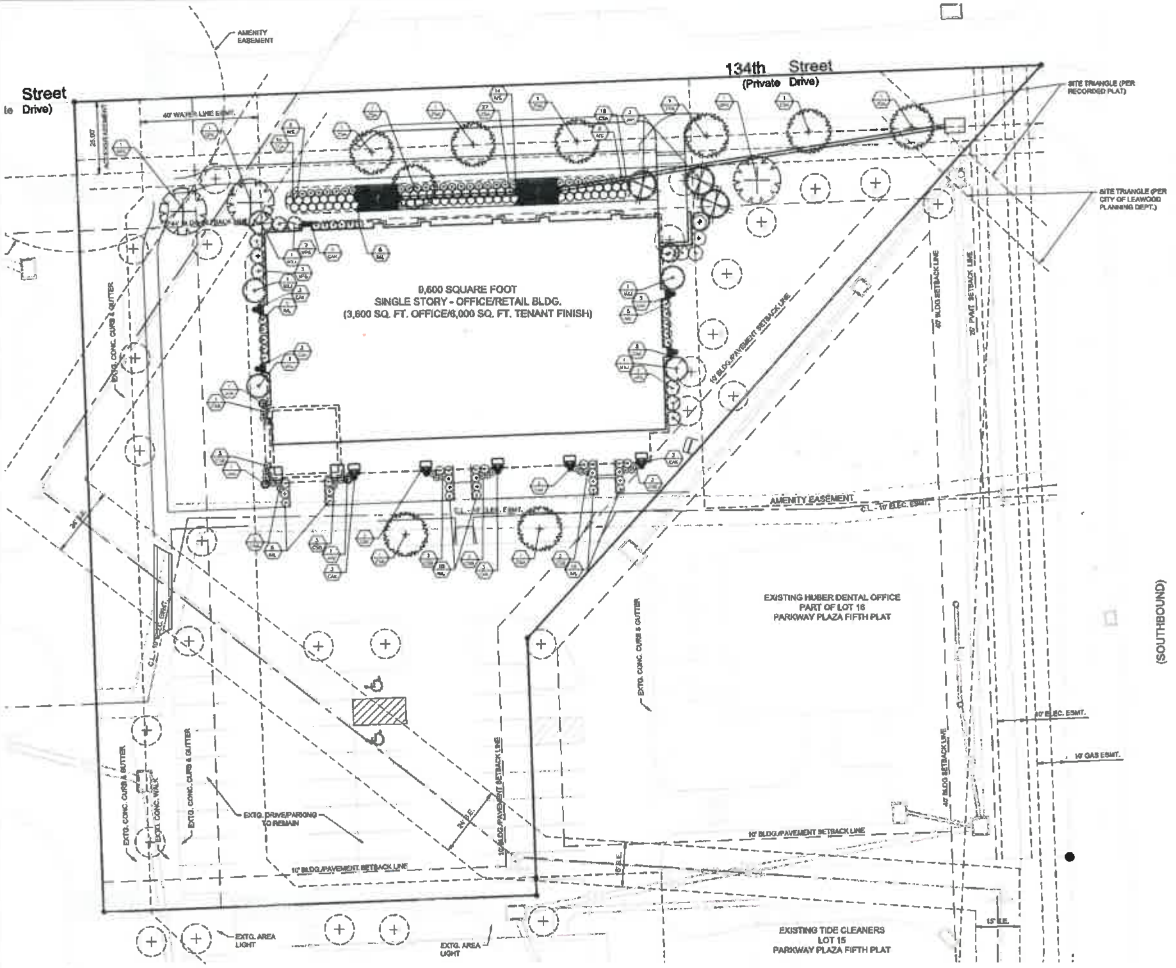
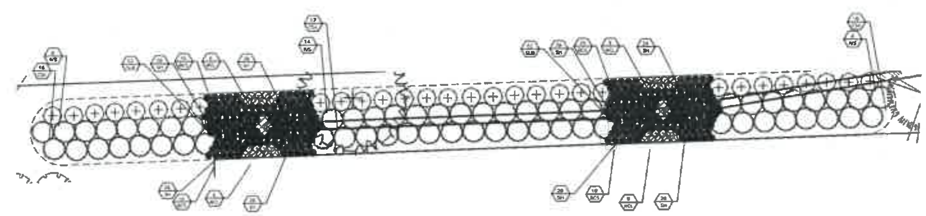


SCALE: 1" = 20'



SCALE: 1" = 8'

LANDSCAPE CALCULATIONS:

PERIMETER LANDSCAPE ADJACENT TO STREETS(16-4-7-B-1) 134TH STREET:	
Street Trees Required(297' of frontage x 1 tree/35') =	9 trees
Street Trees Provided	9 trees
INTERIOR LANDSCAPE(16-4-7-D)	
Parking Lot Trees Required (1 per 10 spaces 38/10)=	4 trees
Parking Lot Trees Provided	6 existing trees
Open Space Trees Required (1 per 3,000 s.f. of open space 18,834/3000)=	6 trees
Open Space Trees Provided	7 existing trees

PLANT SCHEDULE

SHADE TREES					
QPG	3 EA.	Quercus palustris Green Pillar	Green Pillar Oak	2.5" Cal.	
ZSM	9 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	
EXISTING TREE					
ORNAMENTAL TREES					
MXJ	5 EA.	Magnolia x 'Jane'	Jane Magnolia	8' ht.	
EVERGREEN TREES					
JVH	3 EA.	Juniperus virginiana Hillspire	Hillspire Juniper	8' ht.	
JVM	3 EA.	Juniperus virginiana 'Monbell'	Prairie Pillar Juniper	5' ht.	
SHRUBS					
BSW	6 EA.	Buxus sinica var. insularis 'Wintergreen' fka a microphylla var.	Wintergreen Boxwood	*24 INCH HT.	
CSB	24 EA.	Caryopteris clandonensis Sunshine Blue	Sunshine Blue Spirea	*24 INCH HT.	
CSA	59 EA.	Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	*24 INCH HT.	
IME	10 EA.	Ilex meserveae 'Emerald Magic' Plant Patent #12,314	Emerald Magic Holly	*24 INCH HT.	
IML	44 EA.	Ilex x 'Mondo' (Male)	Little Rascal® Holly	*24 INCH HT.	
IVS	30 EA.	Itea virginica 'Sprich' P.P. #10,969	Little Henry Sweetspire	*24 INCH HT.	
SXP	5 EA.	Syringa x 'Penda'	Bloomerang Lilac	*24 INCH HT.	
VPS	9 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	*24 INCH HT.	
GRASSES					
BCS	80 EA.	Bouteloua curtipendula	Sideoats grama		
CAK	41 EA.	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	*24 INCH HT.	
SLB	108 EA.	Schizachyrium 'The Blues'	Little Bluestem		
SH	104 EA.	Sporobolus heterolepis	Prairie Dropseed		
WILDFLOWER					
WCL	36 EA.	Coreopsis lanceolata	Lanceleaf Coreopsis	1 gal.	

NOTE: MAGNOLIA NOT INCLUDED IN TREE QUANTITY FOR TREES REQUIRED BY CODE

*ALL SHRUBS SHALL HAVE A HEIGHT OF 24 INCHES WHEN MEASURED IMMEDIATELY AFTER PLANTING EXCEPT THE WEIGELA. SHRUBS LESS THAN 24 INCHES IN HEIGHT WILL NOT BE ACCEPTED. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN THE PLANT MATERIAL THAT HAS NOT BEEN SHEERED. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN THE PLANT MATERIAL EARLY AND ALLOW THEM TO GROW UNTRIMMED IN ORDER TO ENSURE THE PLANTS ARE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.

BIORETENTION PONDING AREA PLUGS 328 PLUGS SPACED AT 1' O.C. SEE PLANT LIST FOR ESTIMATED QTY.

Common Name	Botanical name
Bouteloua curtipendula	Sideoats Grama
Schizachyrium scoparium	Little Bluestem
Sporobolus heterolepis	Prairie Dropseed
Coreopsis lanceolata	Lanceleaf Coreopsis

LEAWOOD GENERAL LANDSCAPE NOTES:

1. The quality of plant materials used shall conform to the highest standards of the nursery industry. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. Per UDO Section 16-4-7.6.B.1.
2. Shade trees shall be species having an average mature spread of crown of greater than 15 feet. Trees, having an average mature spread of crown less than 15 feet may be substituted by grouping the same so as to create the equivalent of a 15 foot crown spread. Tree species shall be a minimum 2 ½" caliper measured 6 inches above the ground level, immediately after planting. Tree species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than 12 feet to such right of way, unless the tree root system is completely contained within an approved root barrier. A list of such tree species and approved standard root barrier construction details shall be maintained by the Community Development Department.Per UDO Section 16-4-7.6.B.2.
3. Shrubs shall be a minimum of 24inches in height when measured immediately after planting. Hedges, where required, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of 2 growing seasons after time of planting per UDO Section 16-4-7.6.B.3.
4. All shrubs to be utilized for screening shall be 36" height at time of planting.
5. Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance at the time of installation, and complete coverage within 2 years after planting per UDO Section 16-4-7.6.B.4.
6. Grass sod shall be planted in species normally grown as permanent lawns in our native climate in all areas disturbed for the construction of this project. Grass areas shall be sodded unless the use of seed is specifically authorized by the Governing Body after recommendation of the Planning Commission.per UDO Section 16-4-7.6.B.5.
7. Location of utility equipment is under design and has not been finalized. All plants to be utilized for screening of utility meters, cabinets, transformers, etc. shall be at least as tall as the utility it is to screen at the time of planting regardless of the size indicated in the plant table above. The landscape contractor shall include the plants as required to screen the utility equipment in their bid regardless of the size shown on this plan.
8. All landscape areas to be irrigated per UDO Section 16-4-7.3.7. This includes all turf, shrub, and native grass areas.
9. Sodding for turf and seeding for native grass approved by the Governing Body after recommendation of the Planning Convission shall provide soil stabilization and complete coverage within the first growing season per UDO Section 16-4-7.3.5.
10. Installation and maintenance of landscaping shall comply with City of Leawood standards.
11. All above ground utilities structures shall be screened.
12. All plant material shall comply with City of Leawood standards.
13. Roe Avenue street trees were installed as part of the benefit district.
14. All islands shall be landscaped with at least 60% living material per UDO Section 16-4-7.3.6.
15. Buffering adjacent to buildings shall be a minimum of 10 feet deep.
16. All trees shall be callipered and undersized trees shall be rejected. Tree caliper shall be measured 6 inches above ground.
17. Any change to the approved landscape plan shall require written approval of both the landscape architect and the City of Leawood.
18. All shrubs shall be contained within a bed that has 3" min. wood mulch and edged with steel edging.
19. All trees shall have a min. 3' dia. area that has 3" min. wood mulch.
20. After complete installation of all plant material and sod the Landscape Architect shall inspect the site. When the landscape installation meets the approved plan th landscape architect shall provide a signed and sealed letter to the City stating that all landscape plantings have been installed per the approved plan.
21. Any trees or shrubs located within the sanitary sewer easement may be removed without replacement or compensation thereof, in the event of the excavation of the sanitary sewer main.
22. All landscaping shall be installed in a sound workmanlike manner and according to accepted good planting procedures. Landscaped areas shall require protection from vehicular encroachment.A code enforcement officer, building inspector or other planning official shall inspect all landscaping and no certificates of occupancy or similar authorization will be issued unless the landscaping meets the requirements herein provided. Temporary occupancy permits may be issued due to weather related conditions upon approval by the Building Official and the Director of Community Development.
23. The owner, developer, tenant and/or their agents, if any, shall be jointly and individually responsible to maintain the landscaping in its proper condition. When replacement is necessary all plants and other non-living landscape materials shall be equal in size, density and appearance to those items requiring replacement. If plant material is reasonably unable to be replaced the Planning Director shall review and approve an equivalent replacement. Underground sprinkler systems shall be provided to serve all landscaped areas unless an equivalent watering system is approved by the Governing Body after recommendation of the Planning Commission.
24. All landscaping materials depicted on landscaping plans approved by the City shall be considered to be elements of the project in the same manneras parking, building materials and other details. The developer, its successor and/or subsequent owners and their agents shall be responsible for maintenance of landscaping on the property on a continuing basis for the life of the development. Plant materials which exhibit evidence of insect pests, disease or damage shall be appropriately treated, and dead plants promptly removed and replaced within the next planting season after installation. All landscaping will be subject to periodic inspection by the City. Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the owner and its agent or agents shall be considered to be in violation of the terms of the Certificate of Occupancy. Lawn grass shall be maintained on all areas not covered by other landscaping, parking, drives, buildings, or similar structures. Existing yards shall be maintained with grass or other approved ground cover.
25. All grasses within the rain garden shall be planted in drift groups creating continuous swaths of single grass types.

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Engineers•Planners•Surveyors•Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificate of Authority #E 296 #LA-29 #LS-64

DANIEL G. FOSTER LICENSED 523 KANSAS LANDSCAPE ARCHITECT
Daniel G. Foster
Landscape Architect
KS# 523

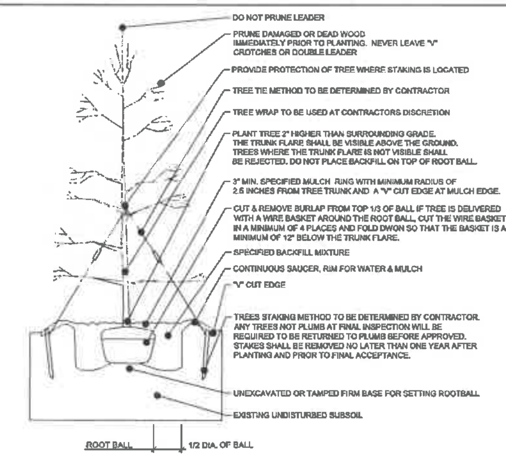
ADVANCED COSMETIC SURGERY
FINAL DEVELOPMENT PLAN
LOT 16, PARKWAY PLAZA FIFTH PLAT
LEAWOOD, KANSAS

REVISION DATE	DESCRIPTION
04-04-2019	City Planning Staff Review
4-16-2018	Revised bike rack location
4-25-2018	Paver Crosswalk & Trash Encl.

DRAWN BY:	JTB
CHECKED BY:	DF
DATE PREPARED:	03-15-2018
PROJ. NUMBER:	18-040

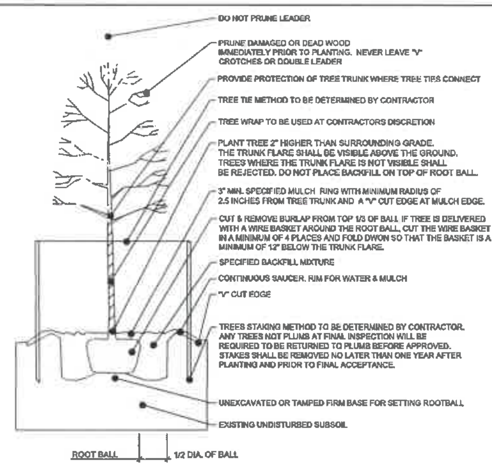
LANDSCAPE PLAN

SHEET
L1.0
OF -



TYP. EVERGREEN PLANTING & GUYING

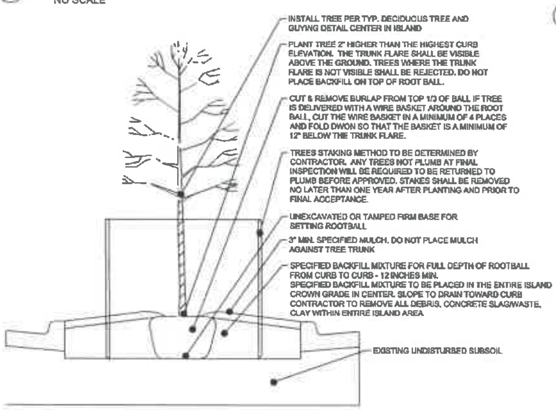
NO SCALE



2 TYP. DECIDUOUS PLANTING & GUYING

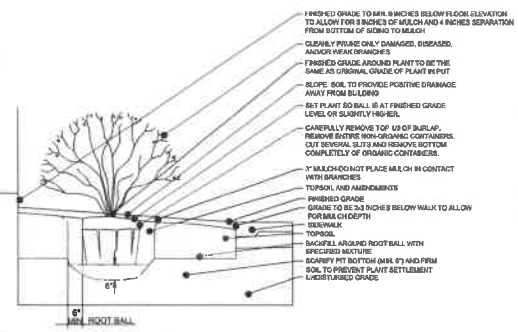
NO SCALE

1. All trees shall comply with State and Federal regulations. Trees should be obtained from local sources but must meet the quality guidelines herein. Trees transported from out of the region shall meet all State and Federal regulations and be certified to be disease and insect free.
2. Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant.
3. All trees shall be nursery-grown.
4. Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the following:
5. Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.
6. Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, clump, or unique selections such as contorted or weeping cultivars.
7. Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.
8. Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.
   - a.) Main branches shall be distributed along the central leader not clustered together. Potential main branches shall be evenly spaced and have appropriate space between them. They shall form a balanced crown appropriate for the cultivar/species.
   - b.) Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
   - c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.
   - d.) Branches shall be distributed radially around and vertically along the trunk, forming a generally symmetrical crown typical for the species.
   - e.) The attachment of scaffold branches shall be free of included bark.
9. Branch structure: The better quality, large-maturing shade trees (lower extreme left) have all branches less than about two-thirds the trunk diameter. Poor quality shade trees (lower left center) have larger upright branches. Trees such as crape myrtle and other small-maturing trees can have several trunks. Trees with extensive defects in branches such as cracks and included bark (lower right) represent lesser quality than trees free of these potential problems. Included bark can be seen between the two arrows below. Branches with bark inclusions are weakly attached to the tree and can split easy.
10. Evergreen branch structure: The branch pattern should dense, symmetrical and the branch stems should be evenly spaced completely around the trunk. The branches shall extend to within 12 inches of the ground and be along the full length of the trunk. Trees which are not symmetrical or that have an "open area" will be rejected. For structural integrity on evergreen trees, all side branches should be less than half the diameter of the adjacent trunk (less than one-third is preferred).
11. Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).
12. Evergreen tree trunk: Evergreen trees shall have a single trunck that istraight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury). Codominant trunks (trunks of similar size) will not be accepted.
13. Temporary branches, unless otherwise specified, can be present along the lower trunk below the lowest main (scaffold) branch, particularly for trees less than 1 inch in caliper. These branches should be no greater than 3/8-inch diameter. Clear trunk should be no more than 40% of the total height of the tree.
14. Central Leader: Trees shall have a single(one), relatively straight central leader and tapered trunk, free of co-dominant stems and vigorous, upright branches that compete with the central leader. Preferably, the central leader should not have been headed. However, in cases where the original leader has been removed, an upright branch at least ½ (one-half) the diameter of the original leader just below the pruning point shall be present. All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings. If the central leader is broken or damaged during delivery or installation the tree shall be rejected and removed from the site. If the central leader dies within the warranty period the tree shall be replaced at the end of the warranty period.
15. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
16. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
17. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:
18. The roots shall be reasonably free of scrapes, broken or split wood.
19. The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
20. A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
21. Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
22. The root collar shall be within the upper 1 inch of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball. Any excess soil shall be removed from the root ball so that the root flare is visible as indicated in the "Planting Depth Detail". The root collar shall be visible above the mulch layer.
23. The root system shall be free of stem girdling roots over the root collar or kinked roots from nursery production practices.
24. Plant Grower Certification: The final plant grower shall be responsible to have determined that the plants have been root pruned at each step in the plant production process to remove stem girdling roots and kinked roots, or that the previous production system used practices that produce a root system throughout the root ball that meets these specifications. Regardless of the work of previous growers, the plant's root system shall be modified at the final production stage, if needed, to produce the required plant root quality. The final grower shall certify in writing that all plants are reasonably free of stem girdling and kinked roots as defined in this specification, and that the tree has been grown and harvested to produce a plant that meets these specifications.
25. At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.



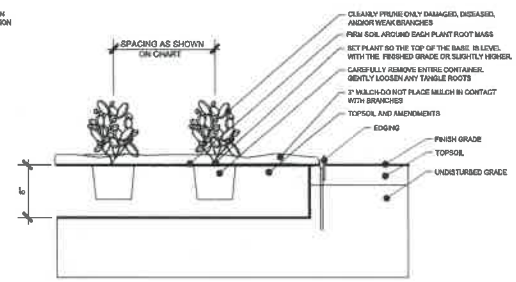
TYP. PARKING LOT ISLAND PLANTING

NO SCALE



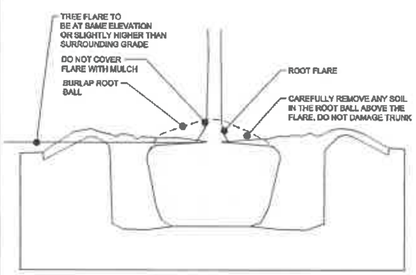
TYP. SHRUB PLANTING ADJACENT TO BUILDING

NO SCALE



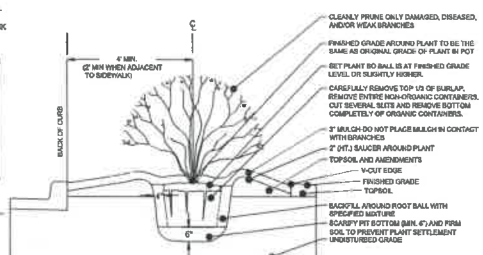
TYP. ANNUAL/PERENNIAL PLANTING

NO SCALE



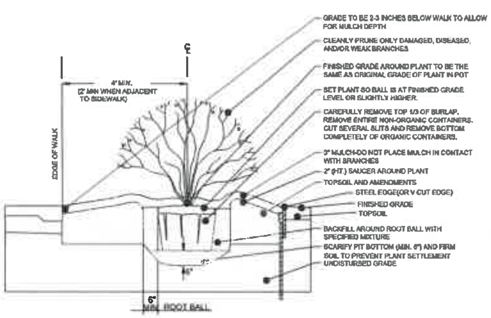
TYP. TREE PLANTING DEPTH

NO SCALE



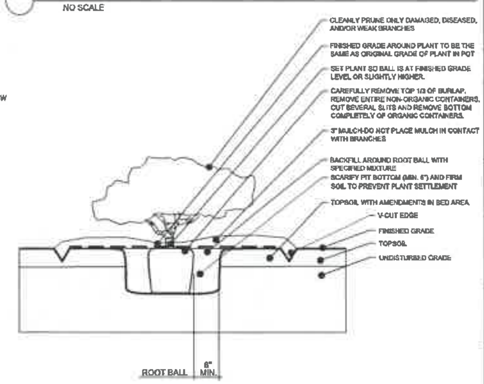
TYP. SHRUB PLANTING ADJACENT TO CURB

NO SCALE



TYP. SHRUB PLANTING ADJACENT TO WALK

NO SCALE



TYP. SHRUB BED IN LAWN DETAIL

NO SCALE

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DANIEL G. FOSTER LICENSED 523 KANSAS LANDSCAPE ARCHITECT

Daniel G. Foster
Landscape Architect
KS# 523

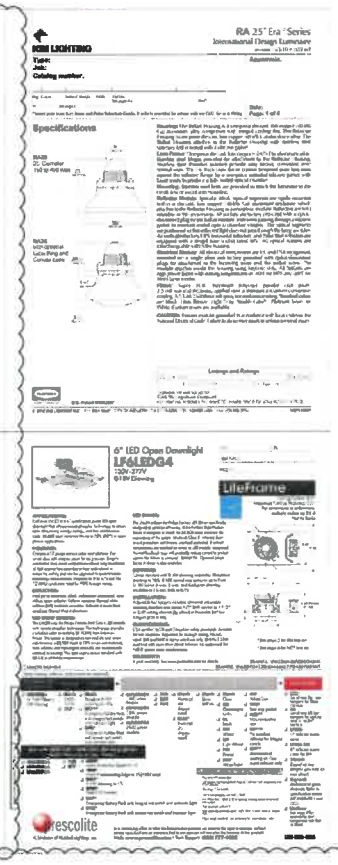
ADVANCED COSMETIC SURGERY
FINAL DEVELOPMENT PLAN
LOT 16, PARKWAY PLAZA FIFTH PLAT
LEAWOOD, KANSAS

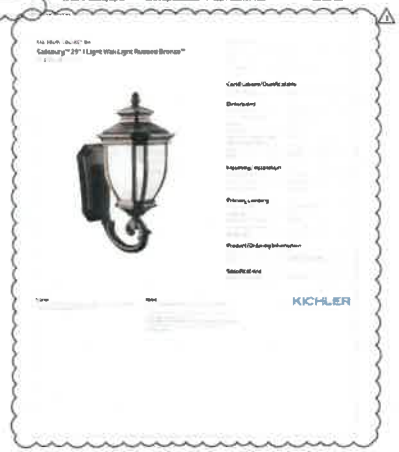
REVISION DATE	DESCRIPTION
04-04-2019	City Planning Staff Review
4-16-2019	Revised bike rack location
4-26-2019	Paver Crosswalk @ Town Ent.

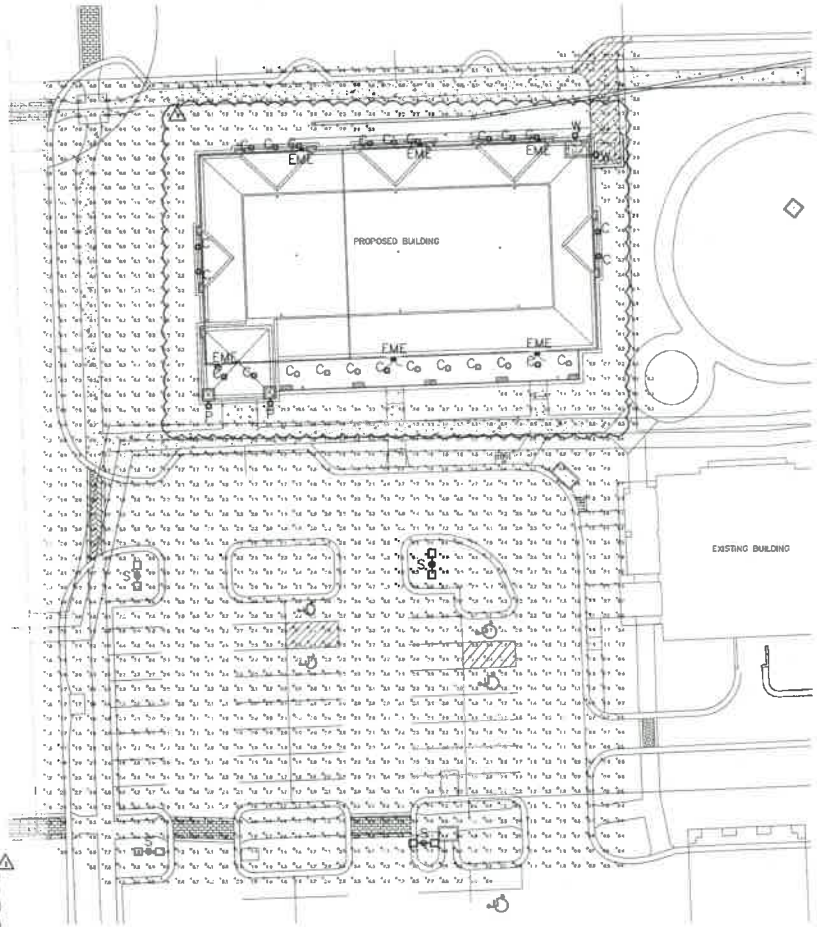
DRAWN BY: DGF/JTB
CHECKED BY: JTB
DATE PREPARED: 03-18-2019
PROJ. NUMBER: 18-040

LANDSCAPE DETAILS

SHEET
L2.0
PLAN REVIEW/BID PLANS







SITE PHOTOMETRIC PLAN

SCALE: 1"=20'

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Manufacturer	Model #	Lamp	Lumens LLF	Watts
	S	4	Existing Rsi Lighting	Existing (3) RA 25" Era Series	(3) 400W MH ED28HO	Absolute 0.9	948
	P	2	Mother Lighting	SG12R2	1-32W LED A21	Absolute 0.9	33
	W	2	Lithonia Lighting	OLW-23	23W LED 3000K 3020 LUM	Absolute 0.9	23
	C	12	Prescolite	LF6LEDG4-LF6LEDG4-35K-90-G24	14W LED 3000K 1100 LUM	Absolute 0.9	14
	Bld	6	Hubbell	PGE-HTR	4W LED 3000K 425 LUM	Absolute 0.9	14

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking	3.4	8.5	0.6	15.8	5.7

SCALE: 1" = 20'

PE COA #E-359

BC ENGINEERS INCORPORATED
6720 Reeder Shawnee, Ks. 66203 (913)262-1772

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Engineers• Planners •Surveyors•Landscape Architects
14520 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • FAX: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

4/25/2019
DARYL T. DRAKE
LICENSED
20659
KANSAS
PROFESSIONAL ENGINEER

ADVANCED COSMETIC SURGERY
FINAL DEVELOPMENT PLAN
LOT 16, PARKWAY PLAZA FIFTH PLAT
LEAWOOD, KANSAS

REVISION DATE	DESCRIPTION
1 4-25-2019	CITY COMMENTS
2	
3	
4	
5	
6	
7	
8	

DRAWN BY: BMH
CHECKED BY: DTS
DATE PREPARED: 4-5-2019
PROJ NUMBER:

SITE PHOTOMETRIC PLAN

SHEET
PH1.0
OF

WAVE BIKE RACKS

1-LOOP

3-LOOP

5-LOOP

Upscale stylish look. Easy to secure your bike.

- 10-gauge galvanized steel or attractive powder coating.
- 2 3/8" diameter bar.
- For stadiums, parks and athletic fields.
- Bike rack mounting hardware included.

WAVE BIKE RACKS

Galvanized Black Green

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAP.	WT. (LBS.)	PRICE EACH		ADD TO CART
					1	3+	
H-2892*	1-Loop	22 x 2 1/2 x 34"	3	27	$190	$180	Specify Color
▪ H-2543	3-Loop	43 x 2 1/2 x 39"	5	56	360	340	Specify Color
▪ H-2544	5-Loop	68 x 2 1/2 x 39"	7	80	450	430	Specify Color

* Galvanized and Black only

▪ SHIPS VIA MOTOR FREIGHT

REPLACEMENT BIKE RACK MOUNTING HARDWARE

MODEL NO.	DESCRIPTION	FITS	PRICE EACH	ADD TO CART
H-2545	Replacement Mounting Hardware	H-2892, H-2543 or H-2544	$19	1 ADD

SALISBURY COLLECTION

Salisbury™ 29" 1 Light Wall Light Rubbed Bronze™

9043RZ (Bronze)

Project Name:
Location:
Type:
Qty:
Comments:

Certifications/Qualifications

Location Rating	Wet

Dimensions

Base Backplate	8.75 X 14.5
Chain/Stem Length	0.00"
Weight	14.85 LBS
Extension	16.25"
Height from center of Wall opening (Spec Sheet)	14.25"
Height	29.00"
Width	12.00"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount
Mounting Weight	12.85 LBS

Primary Lamping

Lamp Included	Not Included
Lamp Type	A21
Max or Nominal Watt	200W
# of Bulbs/LED Modules	1
Socket Type	Medium

Product/Ordering Information

Finish	Bronze
UPC	783927226301.00

Specifications

Diffuser Description	White Linen

Kichler
711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice.
All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE

Provides maintenance-free general illumination for outdoor use in residential and commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable security lighting.

CONSTRUCTION

Sturdy weather-resistant aluminum housing with a dark bronze finish.

High performance LEDs are powered by an MVOLT driver providing 3020 and 4300 delivered lumens at 5000K. 100,000 hours LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology. Fixture is maintenance-free.

Rated for outdoor installations -40°C minimum ambient.

Adjustable Dusk-to-Dawn, photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

OPTICS

Nighttime Friendly™ full cutoff above 90° angle, standard.

INSTALLATION

Wall or arm mount (mounting arm sold separately).

All mounting hardware included.

LISTINGS

UL Certified to US safety standards. C-UL Certified to Canadian safety standards. Wet location listed.

Tested in accordance with IESNA LM-79 and LM-80 standards. DLC qualified product.

WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications are subject to change without notice.

Outdoor General Purpose

OLW

LED WALL PACK

NIGHTTIME FRIENDLY
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

DLC LISTED

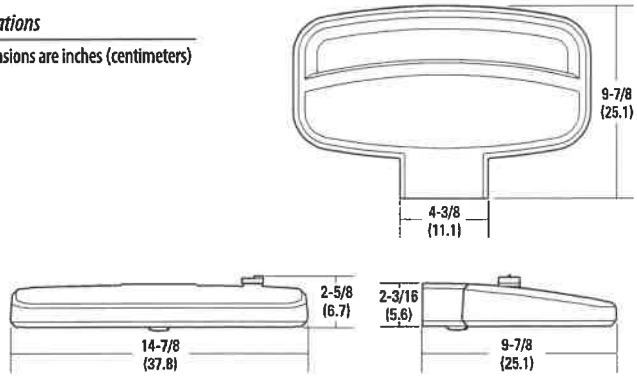
c UL us LISTED

LED

LED lighting facts LED Product Partner

Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION For shortest lead times, configure products using **bolded options.**

Example: OLW 23

OLW							
Series		**Lumens / Color temperature (CCT)**		**Voltage**		**Features**		**Finish**	
OLW	LED Wall Light	**23**	3,020 delivered lumens / 5000K[1]	**(blank)**	MVOLT (120V-277V)	**(blank)**	Photocell included	**(blank)**	DDB Dark Bronze
		31	4,300 delivered lumens / 5000K[1]						

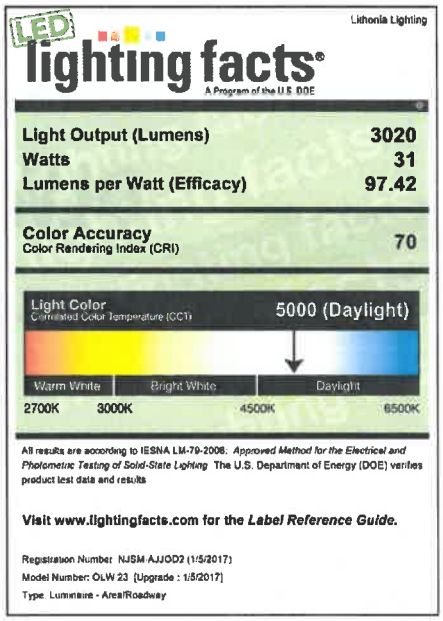
Accessories: *Order as separate catalog number.*	
OMA 18 DDB M6	18" Steel mounting arm

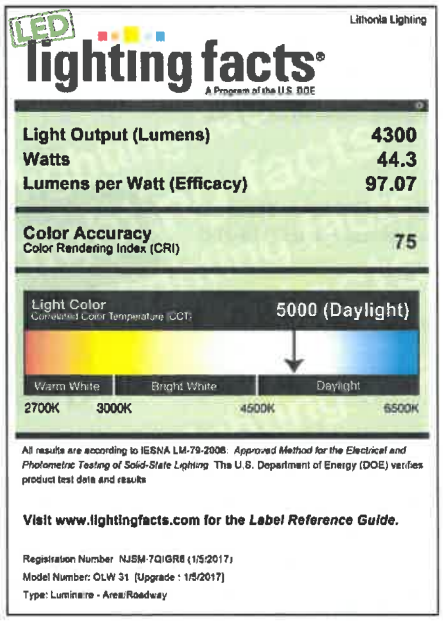
Notes

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78,377-2008.

PHOTOMETRICS

Full photometric data report available within 2 weeks from request. Consult factory.
Tested in accordance with IESNA LM-79 and LM-80 standards.





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DUAL LITE

PG

Indoor/Outdoor Emergency Lighting Unit

Catalog Number	
Comments	Type

FEATURES

Application
The PG is an indoor/outdoor, die-cast architectural emergency unit. It is a wet location listed, emergency luminaire with high-output LED technology that provides path of egress illumination for mounting over entrance/exit ways and perimeter walkways. Spectron® self-testing/self-diagnostic electronics are included standard. A battery heater for cold temperature operation is available as an option.

Construction
Housing and mounting plate are constructed of 0.125" die-cast aluminum and 0.125" closed-cell, medium density, neoprene gasket. The acrylic lens allows 92% light transmission. The reflector is electro-polished aluminum with 95% reflectance. Housing finish is powder coated electro-deposition paint available in four colors: dark bronze, white, platinum silver and black.

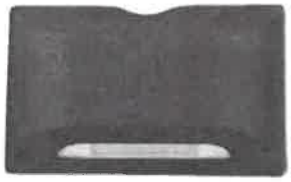
Installation
Universal housing knockouts for mounting to standard 31/2" and 4" octagon and 4" square electrical boxes. A 1/2" - 1/4 NPT threaded conduit opening is provided at the top of the housing and sealed with a closure plug. The back plate mounts to the wall surface using installer supplied hardware. The housing "snaps" to the back plate by a "pin and socket" arrangement, and is secured with two Fillister head screws. AC Lockout feature prevents battery discharge prior to initial unit power-up saving installation time.

Lamps
Four high-output, long life LED lamps arranged in redundant pairs.

Compliances
UL 924 Listed (emergency models only)
UL Wet Location Listed
NFPA 101 Life Safety Code
NFPA 70 National Electrical Code
OSHA
U.S. Patent No. D627,916.

Warranty
Three-years full for unit, electronics and battery.

White



Dark Bronze

Platinum Silver

Black

ORDERING GUIDE

PG — **W** — **HTR**

Series	Finish	Options
	W White **Z** Dark Bronze **P** Platinum Silver **B** Black	**HTR** Battery Heater (Add Suffix to Model)

Reference "Remote Heads and Fixtures" specification sheet for information on matching PG remote

PGR Remote LED

HUBBELL®

Hubbell Lighting, Inc.

TYPICAL RTUs

LENNOX

PACKAGED GAS/ELECTRIC

KGB

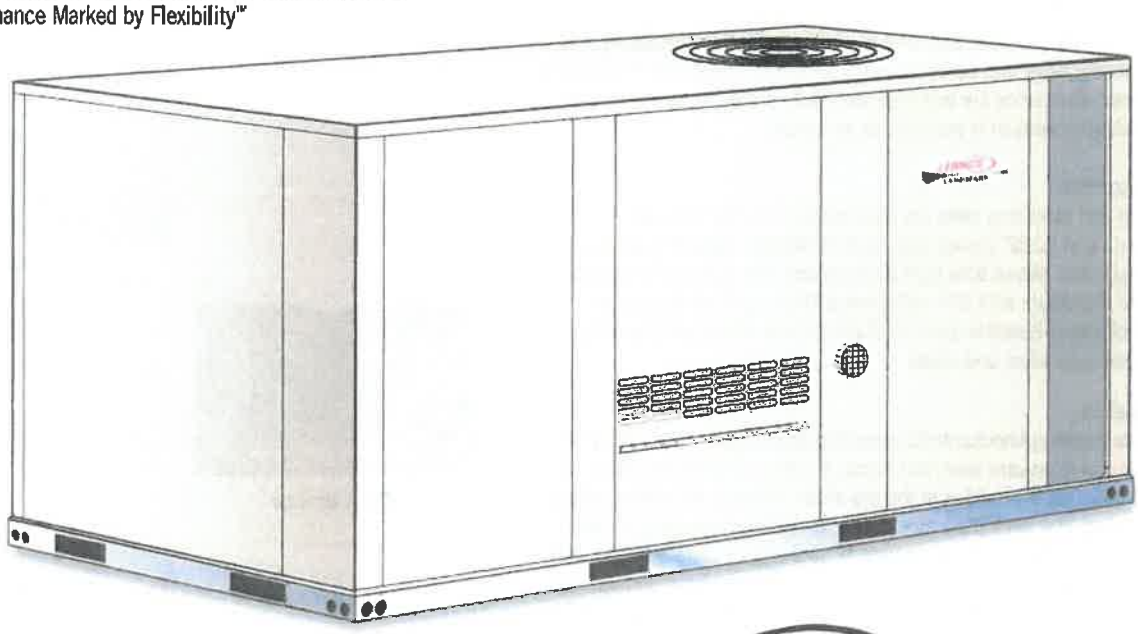
Landmark® Rooftop Units
Standard and High Efficiency - 60 HZ

Bulletin No. 210786
July 2018
Supersedes June 2018

PRODUCT SPECIFICATIONS

LANDMARK®

Performance Marked by Flexibility™



FINAL UNIT SIZES TO BE DETERMINED PER TENANT, SUBMIT IN PERMIT APPLICATION

L Connection NETWORK

ASHRAE 90.1 COMPLIANT

2 to 7.5 Tons

Net Cooling Capacity – 24,200 to 88,000 Btuh
Gas Input Heat Capacity – 65,000 to 150,000 Btuh

MODEL NUMBER IDENTIFICATION

K G B 060 S 4 B S 1 Y

Brand/Family
K = Landmark® Product Line

Unit Type
G = Packaged Gas Heat w/ Electric Cooling

Major Design Sequence
B = 2nd Generation

Nominal Cooling Capacity - Tons
024 = 2 Tons
030 = 2.5 Tons
036 = 3 Tons
048 = 4 Tons
060 = 5 Tons
072 = 6 Tons
074 = 6 Tons
090 = 7.5 Tons

TYPICAL

Cooling Efficiency
H = High Efficiency
S = Standard Efficiency

Refrigerant Type
4 = R-410A

Blower Type
D = Direct Drive
B = Belt Drive
T = Belt Drive (2 Speed)

Heating Type
S = Standard Gas Heat, 1 stage
M = Medium Gas Heat, 1 stage
U = Medium Gas Heat, 2 Stage
T = High Gas Heat, 1 Stage
H = High Gas Heat, 2 Stage
W = Standard Gas Heat, 1 Stage, Low NOx
B = Standard Gas Heat, 2 Stage Low NOx
Y = Medium Gas Heat, 1 Stage, Low NOx
Q = Medium Gas Heat, 2 Stage, Low NOx
Z = High Gas Heat, 1 Stage, Low NOx
X = High Gas Heat 2 Stage Low NOx

Minor Design Sequence
1 = 1st Revision
2 = 2nd Revision
3 = 3rd Revision

Voltage
P = 208/230V-1 phase-60hz
Y = 208/230V-3 phase-60hz
G = 460V-3 phase-60hz
J = 575V-3 phase-60hz

City of Leawood
Planning Commission Meeting
April 23, 2019
Dinner Session – 5:30 p.m. - No Discussion of Items
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: McGurren, Hunter, Hoyt, Elkins, Coleman, Block, Stevens, Peterson. Absent: Belzer

Chairman Elkins: Before we begin, I'd ask staff to confirm that the two new commissioners have, in fact, executed the Oath of Office.

Mr. Klein: They have.

Chairman Elkins: I'll find that a quorum is present, and we'll move on to the business of the evening. Does staff have any revisions to the agenda?

Mr. Klein: No.

APPROVAL OF THE AGENDA

A motion to approve the agenda was made by Hoyt; seconded by Peterson. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Hoyt, Coleman, Block, Stevens, and Peterson.

APPROVAL OF MINUTES: Approval of the minutes from the March 26, 2019 Planning Commission meeting.

Chairman Elkins: Are there revisions?

Mr. Klein: We have a set of minutes that has a correction on an applicant's name.

Comm. McGurren: On Page 4, about the sixth section down, and on Page 9, about the eights item down, it should be me and not Commissioner Peterson.

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Mr. Klein: Temporary signs are defined as a sign constructed out of temporary materials. No individual sign can be larger than 16 square feet. We want them to be temporary, but currently, the LDO has no time frame.

Comm. Block: Sounds like that is something we should revisit as a body. Can we do that?

Mr. Klein: Sure.

Chairman Elkins: Other comments? If not, I would entertain a motion.

A motion to recommend approval of CASE 30-19 – CAMDEN WOODS CENTER – REVISED SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located south of 143rd Street and west of Kenneth Road - with three Staff Stipulations - was made by Hoyt; seconded by Peterson. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Hoyt, Coleman, Block, Stevens, and Peterson.

CASE 31-19 – PARKWAY PLAZA – ADVANCED COSMETIC SURGERY MULTI-TENANT BUILDING – Request for approval of a Final Plan, located south of 134th Street and west of Roe Avenue.

Comm. Hunter: I am going to recuse myself from this discussion.

Chairman Elkins: Thank you. The chair notes that, despite Commissioner Hunter's recusal, we still have a quorum present. I would invite staff to make a presentation.

Staff Presentation:
City Planner Jessica Schuller made the following presentation:

Ms. Schuller: This is Case 31-19 - Parkway Plaza - Advanced Cosmetic Surgery - Request for approval of a Final Plan. The applicant proposes to construct a 9,600 sq. ft. multi-tenant office and retail building on 1.32 acres, which will be located adjacent to Huber Dental within Parkway Plaza. The Preliminary Plan for Parkway Plaza was approved in 2005 and proposed a 9,600 sq. ft. retail building in the location of the currently proposed building. The orientation of the proposed building is also in keeping with that Preliminary Plan with the building facing south toward the existing parking lot. The existing parking lot and the parking lot light fixtures will not be altered with this application. The proposed building will be 27 feet tall with a tower element on the western end, extending to approximately 42 feet. Architecturally, the building is very much in keeping with those in Parkway Plaza. The facade consists of tan stucco, natural stone, and a concrete tile roof. A bronze standing seam metal roof will accent the tower element. The proposed building will contain three tenant spaces, and Advanced Cosmetic Surgery will occupy the westernmost tenant

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space. The site is landscaped in conformance with the LDO. Bike racks are proposed east of the building and are incorporated within the existing amenity feature located between Huber Dental and the proposed building. The applicant is requesting a deviation to the interior parking setback to 0 feet because of the existing cross-access parking agreement that includes all of Parkway Plaza. The project does comply with all other bulk regulations of the LDO. Staff recommends approval of Case 31-19 with the stipulations in the Staff Report, and I'm happy to answer any questions.

Chairman Elkins: Thank you. Questions for staff?

Comm. Block: On the landscaping, there is a circular sidewalk feature and removal of eight trees. Typically, we would see an offset of that somehow. Is there a reason it goes down?

Ms. Schuller: The trees in the circular feature have trees that are proposed to remain.

Comm. Block: I'm reading that there is a total of 14 planted in the circumference of the circular sidewalk. Six will remain as existing. There's a difference there of eight trees.

Ms. Schuller: The property line is diagonal through that circular feature, so six of those three are on the proposed property, and the rest are on the other property.

Comm. Block: So, it's not disrupting the 14 trees?

Ms. Schuller: No.

Chairman Elkins: Other questions for staff?

Comm. Stevens: I think the report described some of the lighting improvements on the building, and the packet has three types of wall-mounted light fixtures.

Ms. Schuller: They are proposing decorative sconces on the front of the building.

Comm. Stevens: That is just on the tower portion?

Ms. Schuller: Yes, just on the front columns of the tower portion. They have emergency egress lighting included as well.

Comm. Stevens: That is exterior lighting?

Ms. Schuller: Yes; everything that is in the packet is exterior. There is another type of outdoor lighting for emergency egress as well.

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Comm. Stevens: The rest of the packet does not indicate these fixtures.

Ms. Schuller: Are you referencing the photometric study?

Comm. Stevens: Yes.

Ms. Schuller: They did change the lighting toward the end of the process. We can make sure those match prior to going to Governing Body if there is a discrepancy.

Mr. Klein: The lantern-style light fixture is what the rest of the development is using. Originally, they proposed a cylinder for the wall sconce. We talked to them, and they agreed to change it to match the rest of the center.

Comm. Stevens: But it's not around the entire building like the plan shows; it may just be at the entry?

Mr. Klein: I think that is just showing the different locations of the lights. Some are egress lighting on the north side of the building. That is required by building code. That light fixture faces down.

Comm. Stevens: And then maybe where this wall pack is, is a different LED fixture.

Mr. Klein: The applicant might be able to describe it.

Comm. Stevens: The approval of the lighting is part of the Preliminary Plan.

Mr. Klein: Yes, this is a Final Plan, and the lighting is included in it. As the applicant comes up, we can go into more detail.

Chairman Elkins: Thank you. Other questions for staff? Seeing none, I would invite the applicant to step forward.

Applicant Presentation:
Jeff DeGasperi, DeGasperi Architects, 6240 W. 135th Street, Leawood, appeared before the Planning Commission and made the following comments:

Mr. DeGasperi: With me this evening is Jeff Skidmore representing Schlagel and Associates, the civil and landscape engineers. I think staff has done a great job on the report. This is a fairly easy design. We're following the footsteps of many others in Parkway Plaza. It's a very small parcel basically pad-ready. The building is very similar to other examples right along the front pads of

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135th Street. We basically just picked up on everything that was happening there. It's got the front porch, all the same materials, the massing, the towers, and the interest. This is an owner-occupied building. He is coming from Overland Park to move to Leawood with his investment in this property. It looks like a great location for him. He'll be looking for some similar professional office-type uses to fulfill the other portions of the building. I can address your question on the lighting. The two ornamental lanterns are only on the front two pilasters of the tower, very similar to all the other fixtures that are used in the development. There is an emergency light that will go right over the exit doors on the back or over the front doors, which are over the porch area. They won't be very visible and will probably be in the soffit and shoot down. We picked something fairly innocuous for that. The other one you are referencing is the LED light, which is a small, horizontal fixture. It is not a bright light. It will shoot straight down. It is over the mechanical room back door, and there is one at the trash enclosure. Those are only two locations for those. They're shown only on the elevations of the building. The front porch will have can lights, so it will be illuminated. All of the soffits will have can lights so it will glow in those areas as well. Perhaps the photometric map didn't pick up on those. The parking lot is existing, so we're basically just plopping a building on a pad that's already there. All of the lights and everything around the outside is established. We don't believe that any of these lights will shine very far away from the building; they're all straight down. The other ones are small, ornamental coach lights on the front. We can certainly address any stipulations you would like. I'm happy to address any other questions.

Chairman Elkins: Thank you. Questions for Mr. DeGasperi?

Comm. Coleman: I'm very familiar with this area. My dry cleaner, dentist, and orthodontist are all in that same plaza. It is the triple play of errands that I do. I understand the building is owner-operated. I have a question on the parking lot and the common area. Who owns and services that?

Mr. DeGasperi: I believe there's a cross-access agreement for maintenance provided by all the owners so they share in an association that is responsible for maintenance.

Mr. Klein: That is correct. They have a development association. This particular development did not put the common areas on separate tracts that are owned by the development association. They actually split up the common areas between the individual owners. That's the reason you see that circular area that Commissioner Block was referring to with regard to the trees. The property line goes straight down the middle so that half of the trees are on one side of the property; half are on the other. They have a development association that is supposed to be responsible for those common areas. There have been a few issues with that in the past, as that center had financial difficulties, and they had a maintenance company that was part of that.

Comm. Coleman: In terms of those common areas for your project, are there any improvements to the parking area or common area, or is this strictly the pad?

Mr. DeGasperi: It is strictly the pad within the curb.

Comm. Coleman: I do have a concern with the parking lot and that area. There are other professional services, but there is also a drive-through with the cleaner. I'm hoping the pedestrian area in front of the building is serviced well. Right in front of that building, the road itself is eroding. It erodes every spring and gets filled up, so I'm hoping that it will be taken care of. People could trip very easily in front of that building.

Mr. DeGasperi: I hope that is addressed by the group ownership of the development. The only control he would have is to make sure his money is being spent in a way that is attractive and safe for everybody that visits him. I'm sure he'll be concerned.

Chairman Elkins: Thank you. As I understand from the title, your client's business appears to be cosmetic surgery.

Mr. DeGasperi: That is correct.

Chairman Elkins: Am I correct in understanding that the patients served here will all be ambulatory patients and no overnight stays as a result of the surgery?

Mr. DeGasperi: This is basically a consult location for him. All surgery takes place in a surgical center offsite. This is consulting prior to surgeries as well as follow-up. There are no procedures taking place, and no one will be under anesthesia.

Chairman Elkins: Thank you. Other questions for Mr. DeGasperi? Is there discussion on Case 31-19? Is there a motion?

A motion to recommend approval of CASE 31-19 – PARKWAY PLAZA – ADVANCED COSMETIC SURGERY MULTI-TENANT BUILDING – Request for approval of a Final Plan, located south of 134th Street and west of Roe Avenue - including 28 Staff Stipulations - was made by Coleman; seconded by McGurren. Motion carried with a unanimous vote of 6-0. For: McGurren, Hoyt, Coleman, Block, Stevens, and Peterson.

Chairman Elkins: I would rise on a point of personal privilege. It did not escape my notice that during my notice, you all saw fit to elect me to another term as chairman. I wanted to take a moment to thank you all for that expression of confidence. I hope I deserve it, and I hope the work we do together in the next year will also warrant the confidence you expressed in me. Thank you very much; I appreciate that. I look forward to working with all of you.

DRAFT

Return to Agenda

Finance Department 15.A.

Memo

To: Mayor Peggy Dunn and Councilmembers
Scott Lambers, City Administrator

From: Dawn Long, Finance Director

Date: May 20, 2019

Re: Park Maintenance Building

Recommendation:

Attached is a resolution authorizing the construction of a new Park Maintenance facility. This building will be located on two parcels of land at 1901 W. 143rd Street and 14301 Overbrook Rd. It will replace the facility that was permanently damaged by the 2017 flood at 2008 W. 104th Street. We will be issuing temporary notes in 2019 to begin the design work with completion and bonding the project in 2022.

Fiscal Impact:

The estimated cost of design and construction is $6,000,000 to include interest accrued during the period of construction of the project and costs of issuance of notes and bonds.

Please contact me if you have any questions.

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RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CONSTRUCTION OF A PARKS MAINTENANCE BUILDING IN THE CITY OF LEAWOOD PURSUANT TO CHARTER ORDINANCE NO. 33 AND FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS OR TEMPORARY NOTES OF THE CITY TO PAY THE COSTS THEREOF; EXPRESSING THE INTENT TO REIMBURSE COSTS OF THE PROJECT SO INCURRED FROM PROCEEDS OF GENERAL OBLIGATION BONDS; AND AUTHORIZING AND APPROVING CERTAIN RELATED MATTERS AND ACTIONS (PROJECT# 80173)

WHEREAS, the City of Leawood (the "**City**") proposes to construct a park maintenance building in the vicinity of 143rd Street and Overbrook Road (the "**Project**"); and

WHEREAS, Charter Ordinance No. 33 provides that "[f]or the purpose of paying for any…public building…the city may borrow money and issue its bonds for the same purposes"; and

WHEREAS, the City finds and determines that it is necessary and advisable to proceed to construct the Project under the authority of Charter Ordinance No. 33 and to provide for the payment of the costs thereof by issuance of general obligation bonds of the City and/or temporary notes in anticipation of the issuance of bonds (collectively, the "**Bonds**"); and

WHEREAS, the City desires to declare its official intent pursuant to Section 1.150-2 of the Treasury Regulations issued by the Internal Revenue Service (the "**Regulations**") to reimburse certain costs of constructing the Project with the proceeds of the Bonds to be incurred by the City.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE. It is hereby deemed and declared to be necessary to undertake the Project, and it is hereby authorized, ordered and directed that the construction of said Project be undertaken under the authority of Charter Ordinance No. 33.

SECTION TWO. The total estimated cost of the Project including contingencies, is $6,000,000 including costs of issuance of the Bonds and shall be chargeable to the City at large to be paid by the authority of Charter Ordinance No. 33.

SECTION THREE. The costs incurred in connection with the Project shall be paid for from the proceeds of the Bonds.

SECTION FOUR. The City expects to make capital expenditures on and after the date of adoption of this Resolution in connection with the Project, and the City intends to reimburse itself for such expenditures with the proceeds of the Bonds. The maximum principal amount of the Bonds expected to be issued for the Project is $6,000,000.

SECTION FIVE. This Resolution shall be filed within 30 days of its adoption in the publicly available official books and records of the City. This Resolution shall be available for

inspection at the office of the City Clerk at City Hall during normal business hours of the City on every business day until the date of issuance of the Bonds.

SECTION SIX. This Resolution shall take effect and be of force from and after its passage and approval.

ADOPTED by the Governing Body of the City this 20th day of May, 2019.

SIGNED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

ATTEST:

_____
Debra Harper, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

Return to Agenda

15 B

Meeting Date: May 20, 2019

City of Leawood

Memo

To:	Mayor Dunn and City Council Members
From:	Richard Coleman, Mark Klein
Cc:	Scott Lambers, Patty Bennett
Date of Memo:	May 8, 2019
Re:	Park Place Common Consumption Area – Park Place

The Kansas Statutes now allow for the possession and consumption of alcohol in City approved Common Consumption Areas ["CCAs"] and, in February of 2018, the City revised the City Code to allow for approval of CCAs.

Attached is an ordinance approving a CCA for the Barkley Square area of the Park Place Development. The CCA would allow patrons of adjacent licensed and permitted restaurants to possess and consume alcoholic drinks in the Barkley Square area during the specified times [from noon to midnight on Fridays and Saturdays]. If this ordinance is approved, KBS III Park Place Village, LLC [the applicant] will be required to obtain a permit from the State of Kansas division of Alcoholic Beverage Control before participating in the CCA. Adjacent restaurants [currently, The Ainsworth] also may seek permission from the State to participate in the CCA.

Please let us know if you have any questions.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A COMMON CONSUMPTION AREA AND AUTHORIZING THE POSSESSION AND CONSUMPTION OF ALCOHOLIC LIQUOR WITHIN ITS BOUNDARIES [PARK PLACE CCA]

WHEREAS, K.S.A. 41-2659 allows cities to establish common consumption areas and to authorize the possession and consumption of alcoholic liquor within such areas;

WHEREAS, under Section 3-216a of the Code of the City of Leawood, 2000, the City may establish such areas by ordinance; and

WHEREAS, KBS III Park Place Village LLC has applied for establishment of a common consumption area in the Barkley Square portion of the Park Place Development for certain times and dates.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAWOOD, KANSAS:

SECTION ONE: In accordance with Code Section 3-216a and K.S.A. 41-2659, the Governing Body hereby establishes the Park Place Common Consumption Area [the "Park Place CCA"] consisting of certain outdoor areas located within the Barkley Square area of the Park Place Development as designated on the map, attached hereto as Exhibit A and incorporated hereby by reference, excluding any and all areas which are currently or otherwise become subject to a license issued pursuant to the Kansas liquor control act or the club and drinking establishment act, and subject to the following restrictions.

SECTION TWO: Alcoholic liquor may only be possessed or consumed in the Park Place CCA between noon and midnight on Fridays and Saturdays commencing June 1, 2019.

SECTION THREE: The boundaries of the Park Place CCA, as shown on Exhibit A, shall be clearly marked by a line of demarcation. More specifically the boundaries shall be marked by signage at exit areas and blue or red paint or tape markings on pavement between buildings bounding the area.

SECTION FOUR: The Governing Body hereby authorizes the possession and consumption of alcoholic liquor in the Park Place CCA, provided, however, that a common consumption area permit for the Park Place CCA has been issued by the State of Kansas, Director of the Division of Alcoholic Beverage Control in accordance with Kansas law and that any licensee providing alcoholic liquor has requested and received permission to participate in the CCA in accordance with K.S.A. 41-2659(e). The permittee and licensee shall comply with all laws, ordinances and regulations.

SECTION FIVE: All alcoholic liquor removed from a licensed premise authorized to participate in the Park Place CCA shall be served in a non-glass container that displays the licensee's trade name or logo or other unique identifying mark.

SECTION SIX: No open container of alcoholic liquor purchased within the Park Place CCA or from a licensed party shall be removed from the boundaries of the Park Place CCA.

SECTION SEVEN: No sales of alcoholic liquor may occur on premises covered by the Park Place CCA permit, unless the sales are conducted by a licensed caterer in accordance with all requirements for a catered event, or a separate temporary permit has been issued for that specific area.

SECTION EIGHT: Smoking and vaping shall be allowed only in designated areas and otherwise in compliance with law. No inappropriate conduct, including fighting, harassment, destruction of property, excessive noise levels unreasonably disturbing or endangering the comfort, repose, peace or safety of others, or conduct otherwise violating the ordinances of the City of Leawood shall be allowed.

SECTION NINE: KBS III Park Place Village LLC is liable for any violations that occur within the Park Place CCA.

SECTION TEN: This ordinance shall become effective upon publication in the official City newspaper. This ordinance will expire on the 1st day of June, 2020 but will automatically be renewed annually unless the City gives the permittee notice of nonrenewal 30 days prior to the 1st day of June in any calendar year. In no event shall this ordinance renew past the 1st day of June, 2024.

PASSED by the Governing Body this 20th day of May, 2019.

SIGNED by the Mayor this 20th day of May, 2019.

[SEAL]

_____
Peggy J. Dunn, Mayor

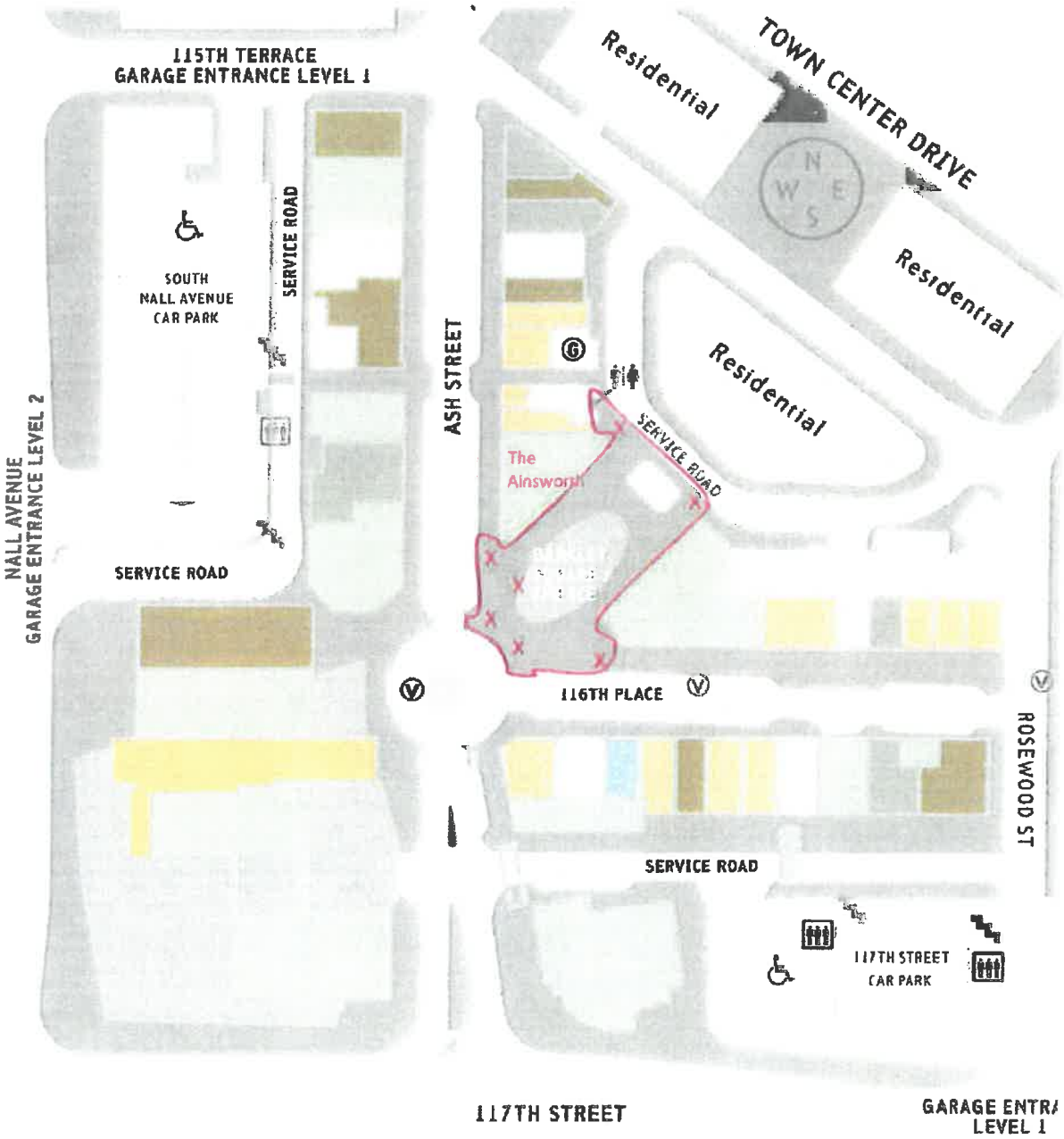
ATTEST:

_____
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

_____
Patricia A. Bennett, City Attorney

Exhibit A



Adjacent Licensee: The Ainsworth
— CCA Area
X Signage

Office Use Only: Application Received:_____