

City of Leawood
Planning Commission Agenda
September 25, 2018
Dinner Session – 5:30 p.m. – No Discussion of Items
Leawood City Hall - Main Conference Room
Meeting - 6:00 p.m.
Leawood City Hall – City Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL:

Hunter, Belzer, Hoyt, Pateidl, Elkins, Strauss, Coleman, Block, Stevens

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of minutes from the August 28, 2018 Planning Commission meeting.

CONSENT AGENDA:

CASE 110-18 – MHC FINANCIAL SERVICES – WALL SIGN – Request for approval of a Final Sign Plan, located south of College Boulevard and east of Roe Avenue.

NEW BUSINESS:

CASE 105-18 – VILLAGE OF SEVILLE – WINDY CITY BAR & GRILL OUTDOOR PATIOS - Request for approval of a Final Plan – Located north of 133rd Street and west of State Line Road.

CASE 106-18 – INDIAN CREEK ELECTRICAL SUBSTATION – Request for approval of a Final Plan, located south of I-435 and east of Mission Road.

CASE 107-18 – BARSTOW SCHOOL – LEAWOOD CAMPUS – Request for approval of a Preliminary Plan and Special Use Permit, located north of 123rd Street and west of State Line Road. **PUBLIC HEARING**

Case 97-18 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-9-26(a), AUTOMATED BANK TELLER – ANCILLARY TO BANK OR FINANCIAL SERVICE – Request for approval of an addition to the Leawood Development Ordinance, pertaining to automated bank teller machines – ancillary to a bank of financial service. **PUBLIC HEARING**

CASE 98-18 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-9-26(b), AUTOMATED BANK TELLER – NON-ANCILLARY IN-WALL – Request for approval of an addition to the Leawood Development Ordinance, pertaining to automated bank teller machines – non-ancillary in wall. **PUBLIC HEARING**

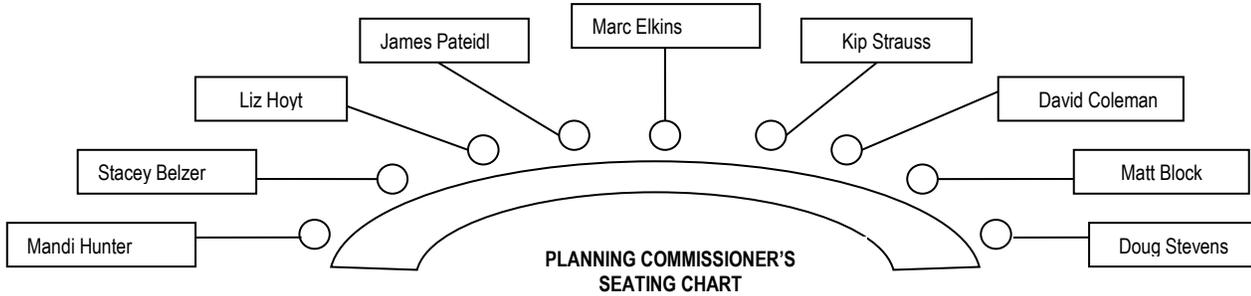
CASE 99-18 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-7, TABLE OF USES – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to changes to bank teller machines. **PUBLIC HEARING**

CASE 113-18 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.3, R-1 (PLANNED SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT)(15,000 SQ. FEET PER DWELLING) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to exceptions to side yard setbacks. **PUBLIC HEARING**

ADJOURN REGULAR MEETING:

Meetings will end at 9:00 p.m. unless the Commission votes to extend the meeting for a period of thirty (30) minutes. An additional thirty (30) minute extension, for a maximum of two (2) extensions, may be voted by the Commission members.

LEAWOOD PLANNING COMMISSION



The Leawood Planning Commission is a nine member non-partisan body whose members are appointed by the Mayor and confirmed by the Governing Body.

The Planning Commission prepares the Comprehensive Plan that is used as a general guide for the development of the community. The Comprehensive Plan is reviewed and updated annually as part of the commission's ongoing process of evaluating trends and patterns. The Commission also reviews all zoning, special use permit, and site plan and plat applications prior to making recommendations to the governing body for final action.

The regular scheduled public meetings of the Planning Commission are held at 6:00 PM on the fourth Tuesday of each month in the City Council chambers, 4800 Town Center Drive. The Commission may also conduct a study session followed by a meeting on the second Tuesday of each month.

Anyone wishing to appear on the Planning Commission agenda or study session agenda should contact Planning Services at (913) 339-6700.

REZONING AND SPECIAL USE PERMIT PROCEDURES FOR LEAWOOD, KANSAS

Newspaper publications: The city will be responsible for publishing the notice of public hearing in the official City newspaper not less than 20 days prior to the end of the public hearing.

Posting of the sign: Upon submission of the application, the City will supply the applicant with a sign to be posted on the property. The sign must be posted not less than 20 days prior to the public hearing.

Letters of notification: The applicant will be responsible for mailing notices by certified mail, return receipt requested, of the proposed zoning change to all land owners located within 200 feet of the area proposed to be altered. These notices must be sent a minimum of 20 days prior to the Planning Commission hearing.

Public hearing: The Planning Commission hears all zoning requests, hearing from the applicant and anyone in the audience wishing to speak for or against the proposal. The Commission will then make a recommendation for approval or denial to the City Council or continue the application to another Planning Commission agenda. The following is an outline of the public hearing process.

1. Staff summarization of comments and recommendations.
2. Applicant presentation and response to staff comments and recommendations.
3. Public Hearing
 - a. Anyone wishing to speak, either in favor or in opposition has an opportunity to speak.
 - b. It is appreciated if the speakers keep repetition to a minimum.
4. The applicant will have an opportunity to respond to points raised during the hearing.
5. Planning Commission discussion.
6. Motion and second by the Planning Commission.
7. Planning Commission discussion of motion.
8. Planning Commission vote on the motion.

Protest period: Certain property owners may file a petition protesting the application within 14 days after the close of the Planning Commission public hearing. The petition must be signed by the owners of record of 20% or more of any real property proposed to be rezoned, or by the owners of record of 20% or more of the total real property within the area required to be notified in Article 16-5-4.1 of the proposed zoning of specific property, excluding streets and public ways and property excluded pursuant to 16-5-4.3.

City Council Action: After the protest period has concluded, the application will be placed on an agenda for a City Council meeting. The Council may then take action on the proposal. The Council may approve the Planning Commission's recommendation, or it may amend and approve or remand the proposal to the Planning Commission for further consideration.

**City of Leawood
Planning Commission Meeting
August 28, 2018
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: Hunter, Belzer, Hoyt, Pateidl, Elkins, Strauss, Coleman, Block, and Stevens

Chairman Elkins: Chair would note for the record that we welcome Commissioner Mandy Hunter, who is joining us for the first time formally tonight. Welcome to the commission.

Comm. Hunter: Thank you.

Chairman Elkins: Ms. Hunter's appointment by the Mayor was approved by Governing Body on July 16th, and she has taken the Oath of Office and is properly seated with the commission. With that, we'll move on to the agenda. There is a new agenda. Mr. Klein, do you care to enlighten us as to the difference?

APPROVAL OF THE AGENDA

Mr. Klein: The difference is that there were 3 LDO amendments regarding the automatic bank teller machines. We pulled those off for notification purposes. You will probably see those in the next Planning Commission meeting. The revised agenda was posted on the Internet as soon as it was made.

Chairman Elkins: Are there any additional questions or revisions?

A motion to approve the agenda was made by Hoyt; seconded by Pateidl. Motion carried with a unanimous vote of 8-0. For: Hunter, Belzer, Hoyt, Pateidl, Strauss, Coleman, Block, and Stevens.

APPROVAL OF MINUTES: Approval of the minutes from the July 24, 2018 Planning Commission meeting and the August 14, 2018 Planning Commission work session.

A motion to approve the minutes from the July 24, 2018 Planning Commission meeting was made by Hoyt; seconded by Belzer. Motion carried with a unanimous vote of 8-0. For: Hunter, Belzer, Hoyt, Pateidl, Strauss, Coleman, Block, and Stevens.

Chairman Elkins: Are there any revisions or corrections to the August 14, 2018 minutes?

Comm. Coleman: On Page 2 near the bottom, instead of Mr. Coleman, it should be Commissioner Coleman.

Comm. Block: On Page 12, the second entry should be attributed to Commissioner Coleman, and then on the same page, the next 2 entries attributed to Mr. Block should be Commissioner Block.

A motion to approve the revised minutes from the August 14, 2018 Planning Commission work session was made by Belzer; seconded by Coleman. Motion carried with a unanimous vote of 8-0. For: Hunter, Belzer, Hoyt, Pateidl, Strauss, Coleman, Block, and Stevens.

CONTINUED TO THE SEPTEMBER 11, 2018 PLANNING COMMISSION MEETING:

CASE 71-18 – 135th STREET AND KENNETH ROAD – MIXED USE AND MEDIUM DENSITY RESIDENTIAL – Request for approval of a Rezoning from AG (Agricultural) to MXD (Mixed Used Development) and RP-3 (Planned Cluster Attached Residential District), Special Use Permit for an Assisted Living Facility, Preliminary Plan, and Preliminary Plat, located south of 135th Street and west of Kenneth Road. **PUBLIC HEARING**

NEW BUSINESS:

CASE 100-18 – LEAWOOD PUBLIC WORKS MAINTENANCE FACILITY EXPANSION – Request for approval of a Revised Preliminary Plan, Revised Final Plan, and Revised Final Plat, located south of 143rd Street and east of Kenneth Road. **PUBLIC HEARING**

Staff Presentation:

City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: This is Case 100-18 – Leawood Public Works Maintenance Facility Expansion – Request for approval of a Preliminary Plan, Final Plan, and Final Plat. The property is located south of 143rd Street and east of Kenneth Road. The applicant is proposing the merging of five separate lots and previously dedicated right-of-way into a single lot. Also with this application is a 3,911' expansion of the existing maintenance facility to add two additional maintenance bays, the relocation of an oil/sand separator, and the striping of 22 parking spaces, two of which will be ADA compliant. The new plan is proposing two maintenance bays that will connect to the east of the existing structure. The oil/sand separator will be just east of the new expansion. Along with the expansion and relocation of the separator, the plan calls for 20 parking spaces to be striped at the eastern portion of the maintenance facility location. This area is

currently used as extra parking for the maintenance facility; however, it was never formally striped to do so, and that is what they are asking to do with this application. There will also be an addition of two ADA spaces along the west side of the existing maintenance facility. Just north of the proposed formal parking spaces will be a drive used to connect the eastern portion of the lot that will be used to access an existing milling area that is used for storage currently. This project meets all regulations per the Leawood Development Ordinance, and staff recommends approval of Case 100-18 with the stipulations in the Staff Report.

Chairman Elkins: Questions for Mr. Sanchez? Seeing none, I would look to the applicant.

Applicant Presentation:

David Ley, Director of Leawood Public Works, appeared before the Planning Commission and made the following comments:

Mr. Ley: I'll have the architect give a presentation shortly, but I just want to state that we are in agreement with all the stipulations.

Lonnie Shanks, 15105 Jowler Creek Road, Camden Pointe, MO, appeared before the Planning Commission and made the following comments:

Mr. Shanks: He did such a good job of describing the project that he leaves very little for me to walk you through, but I have it on the screen for you to see it. As he described, it's a two-bay addition to your current public maintenance facility to the east. All the color and material will match the existing building exactly. We will relay KB interceptor from its current location to the east of the facility to about 20' farther east to the new addition. There will be new parking added, and the grading wall will be redone so it will all flow into the caption basin as before. I also believe that the lighting around the building will be changed to all LED while we're there. All the lights have full cutoff, so they will not pour light onto the neighboring properties. That also goes with the light poles. That is really it.

Chairman Elkins: Any questions for Mr. Shank?

Comm. Strauss: Is any of this property in the floodplain?

Mr. Ley: A portion of the floodplain is where the creek is, so it's not on the buildings, but it is contained within the creek.

Comm. Stevens: You mentioned replacement of the new pole lights as well as replacing fixtures from the existing pole lights.

Mr. Shanks: There will be new pole lights on the east addition where the new parking is going to go. Those light heads will match the new light heads on the building.

Comm. Stevens: It looks like the stormwater for this new work, including the roofing, the new addition, and all the paved area is sheet drainage off the site to the northeast in the gravel drive area and to the south into the right-of-way of the property along Overland Park. Has there been a drainage study or engineering as part of that?

Mr. Ley: We do have existing Best Management Practices (BMPs) onsite. The north half of that new parking lot will actually drain north and then west into an inlet that gets captured, and then it treats the stormwater before discharging into the creek. On the southeast corner, it's going to drain into an open channel that will be vegetation.

Comm. Stevens: The curb cut is not there connecting the gravel area.

Mr. Ley: Where it's going from the parking lot to the storage area is a high point. The parking lot will drain west from that point.

Mr. Shanks: That part of the site actually is going to have the grade adjusted so more of the water will go into it.

Comm. Stevens: It looked like it was aimed toward that. As part of the stipulations, I noticed that, other than the KCP&L power lines, all the powers lines are to be buried within the property, but yet, there was discussion of the power line along Kenneth Road as a future project with Kenneth Road widening.

Mr. Ley: That is correct. When we do the widening along Kenneth Road, we will bury those power lines. Currently, we're going to be burying the power lines north of our property line along Kenneth Road up to 143rd Street and then all of 143rd Street with the 143rd Street project. The portion that is adjacent to our public works facility will be completed when Kenneth Road is widened.

Comm. Stevens: Is it in the right-of-way of Kenneth Road?

Mr. Ley: It is in the right-of-way.

Chairman Elkins: When is the Kenneth Road expansion scheduled?

Mr. Ley: It's probably going to be about 15 years. There are a couple of phases of Mission Road that come up first, and then we'll do 151st. Then, we'll come back around to Kenneth Road.

Chairman Elkins: It will be a while before those power lines get buried.

Mr. Ley: When we bury them, they will move to the west side of the street because there's a main gas line on the east side, and we can't bury the power lines within their easement.

Chairman Elkins: Additional questions for the applicant? With respect to this burying of the power lines, is the city looking for any treatment different than if we had a similar situation with a private developer making improvements to their property?

Mr. Coleman: In cases where there is just a small portion of overhead power lines on an arterial that we would normally want buried, we would often have a letter from the applicant saying they don't oppose a Benefit District in the future. The burial is when we are able to get all of them. In this case, since we already own the property and we'll be doing the work in the future, it's probably not necessary. We will bury them at that point.

Chairman Elkins: What about the treatment in terms of timing and whatnot?

Mr. Coleman: The treatment is the same.

Chairman Elkins: Other questions for the applicant? Because this is a request for a Plat, it requires a Public Hearing.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Strauss; seconded by Coleman. Motion carried with a unanimous vote of 8-0. For: Hunter, Belzer, Hoyt, Pateidl, Strauss, Coleman, Block, and Stevens.

Chairman Elkins: That takes us to a discussion with respect to this application. Any comments from the commission with respect to Case 100-18? If not, a motion may be in order.

A motion to recommend approval of CASE 100-18 – LEAWOOD PUBLIC WORKS MAINTENANCE FACILITY EXPANSION – Request for approval of a Revised Preliminary Plan, Revised Final Plan, and Revised Final Plat, located south of 143rd Street and east of Kenneth Road – including 16 Staff Stipulations – was made by Hoyt; seconded by Strauss. Motion carried with a unanimous vote of 8-0. For: Hunter, Belzer, Hoyt, Pateidl, Strauss, Coleman, Block, and Stevens.

CASE 109-18 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-9-193, OFFICE, GENERAL – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to wholesale establishments without on-site inventory. PUBLIC HEARING

Staff Presentation:

Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 109-18 – Leawood Development Ordinance Amendment to Section 16-9-193, Office, General. This amendment has to do with wholesale that does not have onsite inventory. This is a subject that we covered at the August 14th work session as well. The city has been approached by a number of businesses lately that do most of their transactions over the phone or Internet. There really is no onsite inventory to speak of. It operates exactly as an office would. Currently, wholesale is limited to the Business Park (BP) district. In order to recognize the difference in impact between these two types of uses, it would be more appropriate to allow it under General Office, which would be allowed in SD-CR, SD-O, SD-NCR2, and SD-NCR. Staff is recommending approval of this amendment, and I'll be happy to answer any questions.

Chairman Elkins: Questions for Mr. Klein?

Comm. Coleman: What happens if someone works out of his home? How does that work with the ordinance?

Mr. Klein: The city actually has an ordinance with regard to home occupations. There are certain restrictions they must follow in order to be considered a home occupation. They can't have deliveries that would be beyond what the normal single-family house would have. They wouldn't be allowed to have signage. The uses are limited. As long as it fits within these criteria, it would be allowed to operate.

Chairman Elkins: Additional questions? Because this is an amendment to the LDO, I would open the Public Hearing.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Coleman; seconded by Belzer. Motion carried with a unanimous vote of 8-0. For: Hunter, Belzer, Hoyt, Pateidl, Strauss, Coleman, Block, and Stevens.

Chairman Elkins: That takes us to a discussion of the proposed amendment to the Leawood Development Ordinance Amendment, Section 16-9-193. Are there any comments? If none, I would entertain a motion.

A motion to recommend approval of CASE 109-18 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-9-193, OFFICE, GENERAL – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to wholesale establishments without

on-site inventory – was made by Hoyt; seconded by Belzer. Motion carried with a unanimous vote of 8-0. For: Hunter, Belzer, Hoyt, Pateidl, Strauss, Coleman, Block, and Stevens.

MEETING ADJOURNED

DRAFT

City of Leawood Planning Commission Staff Report

MEETING DATE: September 25, 2018

REPORT WRITTEN: September 19, 2018

**MHC FINANCIAL SERVICES – WALL SIGN– REQUEST FOR APPROVAL OF A FINAL SIGN PLAN –
Located south of College Boulevard and east of Roe Avenue – Case 110-18 **Consent Agenda****

STAFF RECOMMENDATION:

Staff recommends approval of Case 110-18, MHC Financial Services, with the stipulations stated in the staff report.

APPLICANT:

- The applicant is Vanessa Harbrucker with Acme Sign, Inc.
- The property is owned by Leawood Executive Properties
- The property is managed by Leawood Executive Management, LLC.

REQUEST:

- The applicant is requesting approval of a Final Sign Plan for a wall sign for MHC Financial Services.

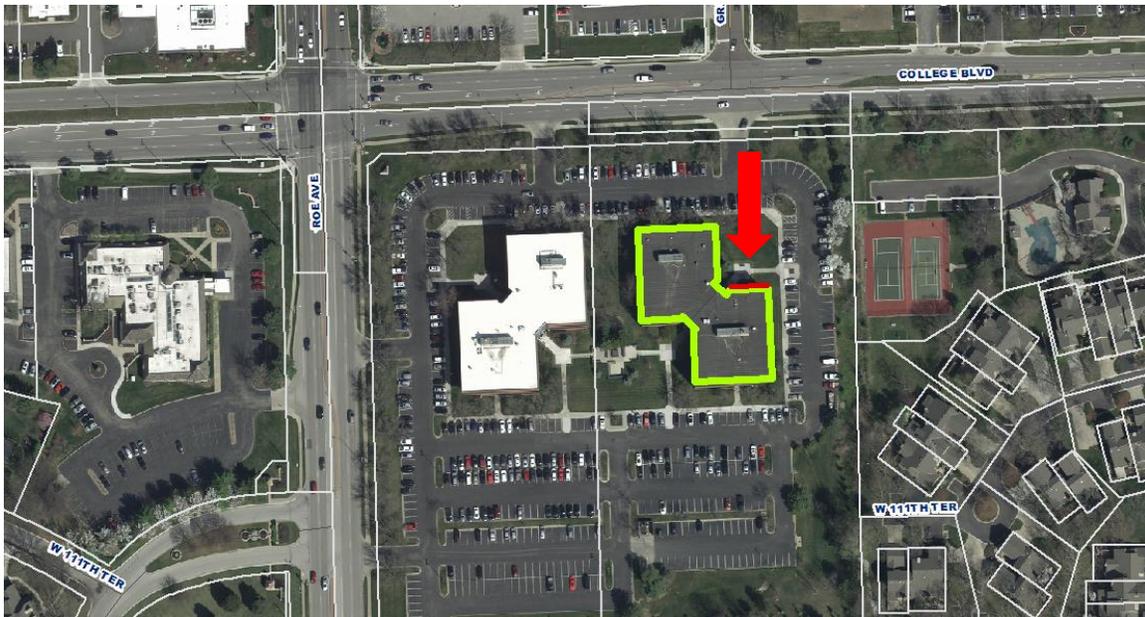
ZONING:

- The property is currently zoned SD-O (Planned Office).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Office.

LOCATION:



SURROUNDING ZONING:

- North Directly north across College Boulevard is the Fox Hill Office Park within the city of Overland Park.
- South Directly south is the residential subdivision Huntington Farms, zoned RP-4, Planned Cluster Residential – Previous Leawood Development Ordinance.
- East Directly east is the residential subdivision Huntington Farms, zoned RP-4, Planned Cluster Residential from the previous Leawood Development Ordinance.
- West Directly west is a neighboring office building still within the Leawood Executive Centre zoned SD-O (Planned Office)

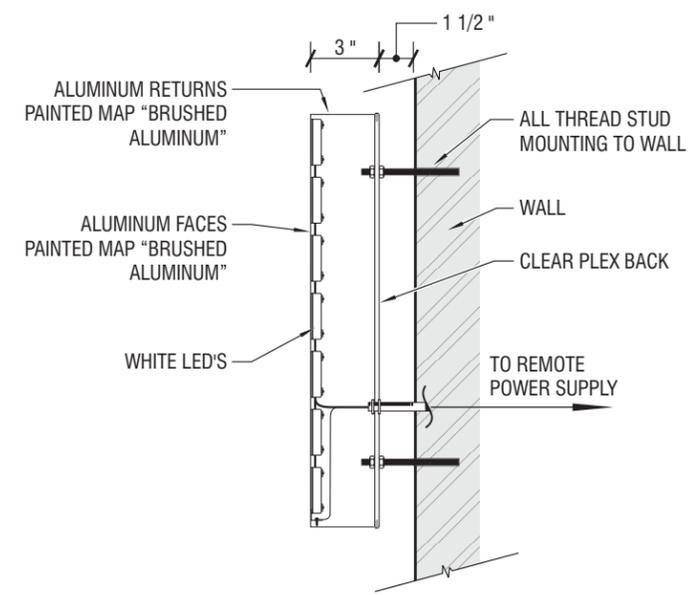
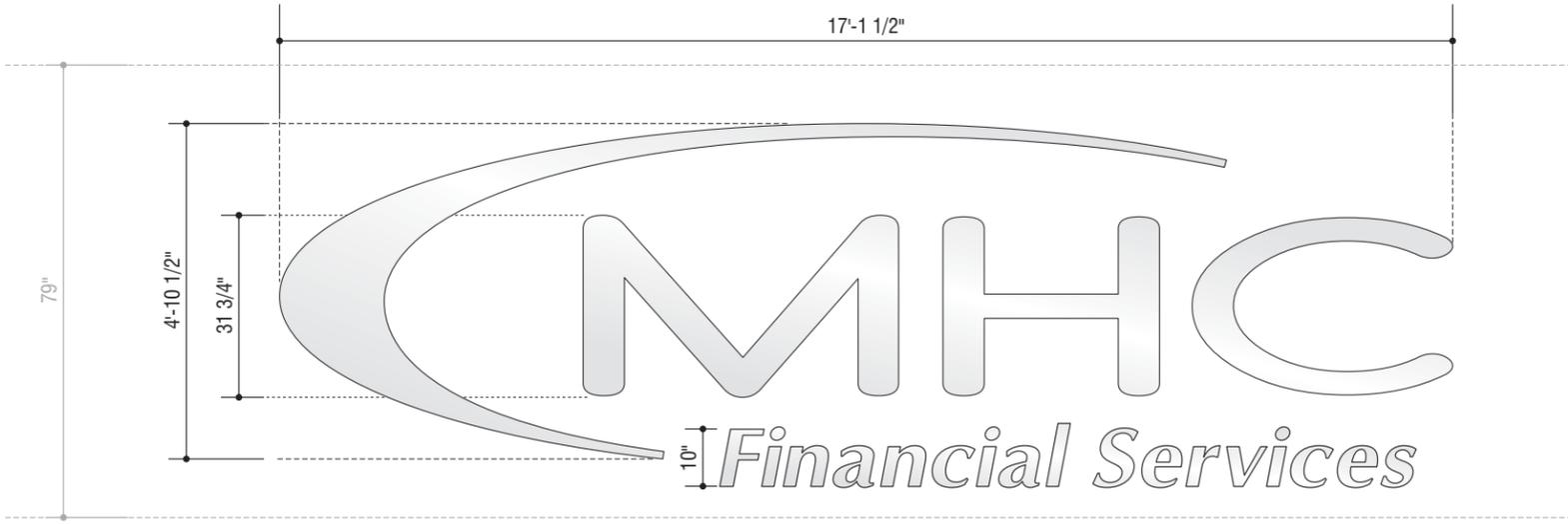
SIGNAGE:

- The applicant is proposing to install a wall sign that faces north that reads “MHC Financial”.
- The sign will be a total of 83.48 sq. ft. and will take up 4.56% of the façade.
- The sign will be located on the top-left corner of the most easterly portion of the building, facing north and will be 36” away from the edge of the building.
- The proposed sign measures 17’ 1½” in length and 4’ 10 ½” in height. The letters will have 3 ½” returns.
- The proposed sign will consist of individually mounted, halo illuminated reverse channel letters with faces and returns to be painted “Map Brushed Aluminum”. The illumination of the sign will be a white LED Halo Illumination.
- An existing wall sign is located on the north side of the northern portion of the same building reading “MANILDRA GROUP USA”. Per the Leawood Development Ordinance Section 16-4-6.13 Permanent Sign Regulations: Signs permitted in SD-O Districts are to have a total maximum of two wall signs, must have a maximum area of 5% of the building façade (not to exceed a total of 200 sq. ft.), and are allowed lighting that is halo-illuminated, externally illuminated, or non-illuminated.
- Per the Leawood Development Ordinance Section 16-4-6.10(C), General Regulations: Signage and building addresses on the facades of buildings shall be individual cast letters that reflect the style of the building. Metal lettering is encouraged. Anchor tenants shall have signage heights reviewed on an individual basis. Signage for remaining tenants shall be limited to 18 inches in height and placed on a recessed surface of the building. Signage color will be limited to one color per building or building group.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve Case 110-18, MHC Financial Services – Final Sign Plan, with the following stipulations:

1. The approval shall be limited to the installation of one wall sign.
2. A sign permit from the Planning Department shall be obtained prior to installation of the signs.
3. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through three.



HALO-ILLUMINATED REVERSE CHANNEL LOGO & LETTERS

SCALE: 3/8"=1'-0"

- ALUMINUM FACES AND RETURNS PAINTED MAP BRUSHED ALUMINUM
- WHITE LED HALO ILLUMINATION

LETTER SECTION
 SCALE: NONE



CORNER CLOSE-UP: NO SCALE



SCALE: 1"=24'-0"

CLIENT APPROVAL: _____

Client approval insures that spelling, colors & specifications for signage & design meets their satisfaction.

This original design and all information contained therein is the property of ACME Sign Inc. and its use in any way other than as authorized is expressly forbidden. This drawing is subject to return on demand.

City of Leawood Planning Commission Staff Report

MEETING DATE: September 25, 2018

REPORT WRITTEN: September 14, 2018

VILLAGE OF SEVILLE – WINDY CITY PUB OUTDOOR PATIOS – REQUEST FOR APPROVAL OF A FINAL PLAN – Located north of 133rd Street and west of State Line Road – Case 105-18

STAFF RECOMMENDATION:

Staff recommends approval of Case 105-18, Village of Seville – Windy City Pub outdoor patios – request for approval of a Final Plan, with the stipulations outlined in the staff report.

APPLICANT:

- The applicant is Gary Withers with Windy City Pub.
- The property is owned by Gary Withers.
- The architect is John Davidson with Davidson Architecture & Engineering.

REQUEST:

- The applicant is requesting approval of a Final Plan for the addition of two patio spaces on the exterior of the Windy City Pub – one 18 seat patio (6 tables) on the east side (front) of the building, and one 18 seat patio (6 tables) on the south side of the building.
- The applicant is requesting to enclose three sides of each patio with a 4' aluminum fence.
- No other changes are proposed with this application.

ZONING:

- The property is currently zoned SD-CR (Planned General Retail).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Retail.

LOCATION:



SURROUNDING ZONING:

- North Adjacent to the north property line of the Village of Seville are the Leawood South Townhomes, zoned RP-4 (Planned Cluster Residential under a previous version of the Leawood Development Ordinance) and Leawood Square, a commercial development zoned SD-CR (Planned Commercial Retail).
- South Adjoining the south property line of the Village of Seville is 133rd Street. On the south side of 133rd Street is vacant land (formerly used as an airport) zoned SD-CR.
- East State Line Road is adjacent to the east property line. On the east side of State Line Road is commercial development within Kansas City, Missouri.
- West Directly to the west of Village of Seville is the Enclave at Cedar Point, Zoned RP-2 (Planned Cluster Detached Residential District) and Greenbrier of Leawood, a single-family subdivision zoned R-1 (Planned Single-family Low Density Residential).

SITE PLAN:

- The tenant space is currently occupied by Windy City Pub.
- The tenant space is located on the west side of the development, on the southern corner of the main retail building within the center.
- The main entrance of Windy City Pub is oriented to the east, along with the other tenant spaces within the main center.
- The front door entrance to Windy City Pub is covered by a portico extending to the front sidewalk
- Planting beds and decorative pavers exist on the eastern façade of the building.
- Head-in parking spaces exist directly in front of Windy City Pub. The vehicles are separated from the proposed patio fence by a 7 foot sidewalk. The sidewalk provides access to the storefronts of the main center on the east side of the building. Pedestrian crossings provide connections to a pad site to the south (along the north side of 133rd Street).

Eastern Patio

- A fenced, outdoor patio is proposed to the north of the main entrance of the restaurant (eastern façade) to be located on existing concrete in front of the building. A 4' black aluminum fence will enclose the patio on the southern, eastern and northern sides.
- The eastern patio is approximately 15' in width and 39' in length and can be accessed through an exterior patio gate, located on the southern end in close proximity to the doorway, and by an interior door of the restaurant.
- On the eastern patio, three new 3'-6" tall x 2'-2" wide pilasters will anchor the new fence. The pilasters will be faced with tan colored natural stone to match the existing façade, and will be capped with cast stone to match the existing center.
- The patio will maintain the minimum walkway width required by the Americans with Disabilities Act (ADA).

Southern Patio

- A fenced outdoor patio is also proposed on the southern side of the building, and will require a new 4" concrete slab on a rock base. The new concrete slab will directly abut the adjacent curb. A 4' black aluminum fence will enclose the patio on the eastern, southern and western sides. The fence will be located approximately 1' from the adjacent curb.

- The southern patio is approximately 8'-6" in width and 26'-9" in length. The southern patio is accessed through an exterior patio gate, located on the eastern end of the patio in close proximity to the doors, and does not have a direct interior doorway access within the gated area.
- On the southern patio, two new 3'-6" tall x 2'-2" wide pilasters will be located at each end of the patio to anchor the new fence. The pilasters will be faced with tan colored natural stone to match the existing façade, and will be capped with cast stone to match the existing center.
- An existing light pole, to remain, is located on the eastern end of the southern patio, outside of the fenced patio area.
- The patio will maintain the minimum walkway width required by the Americans with Disabilities Act (ADA).

ELEVATIONS:

- An existing red awning and row of windows are located on the southern façade, within the proposed patio space.
- A storefront window system is located on the eastern façade, within the proposed patio space.
- The applicant is not proposing changes to the façade of the tenant space.

Existing Eastern Façade



Existing Southern Façade



Patio Furnishings:

- Each patio area will seat up to 18 patrons at six tables.
- The patio furniture will consist of steel finished, round and rectangular metal tables and chairs in charcoal. Both high-top and standard tables are proposed.
- The chairs will be stackable.
- No outdoor heaters are proposed.

SIGNAGE:

- No signage is proposed with this project.

LANDSCAPING:

- Existing planters are located on the eastern façade, and will remain as existing.

- Three ornamental trees are located on the south side of the building, between the curb and the façade. The ornamental trees will be removed and relocated further west, on the same side of the building.

LIGHTING:

- There are no proposed changes to lighting.

STAFF COMMENTS:

- Staff has concerns about food a drink being served through the main entrance of the pub for the south patio. If it is determined by ABC (Alcohol Beverage Control) that alcohol cannot be served outside of a controlled area, such as the front door, an interior entrance from the restaurant to the patio will have to be provided or alcohol will not be able to be served.
- With the construction of the patio on the south side of the building, the potential for a future sidewalk connection to the west might be lost.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve Case 105-18, Windy City Pub outdoor patios within Village of Seville – request for approval of a Final Plan, with the following stipulations:

1. The project is limited to the construction of two fenced patio spaces at the Windy City Pub in the Village of Seville, to be located on the eastern and southern building facades.
2. The project shall comply with the design guidelines for Village of Seville.
3. Patio pilasters shall be faced with natural stone material to match the existing stone in the Village of Seville.
4. The patios shall maintain the minimum walkway widths required by the American’s with Disabilities Act.
5. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
6. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through six.

To
Windy City Pub
Gary Withers

Project
Windy City Pub - Patio Furniture

From
Trimark-Hockenbergs Kansas City
Austin Carpenter
14603 W 112th
Lenexa, KS 66215
913-491-4999
9139987537 (Contact)

ITEM 1 - BAR STOOL (1 REQ'D)

Plantation Prestige Commercial Furniture LLC Model 2550300-04 Dimensions: 43(h) x 19(w) x 22(d)

Topeka Bar Stool, stackable, armless, designed for outdoor/indoor use, solid back & mesh seat, footrest, tubular steel frame, charcoal finish

1 ea 3 year limited warranty on frame
CLOSEOUT ITEM



ITEM 2 - CHAIR (1 REQ'D)

Plantation Prestige Commercial Furniture LLC Model 2551100-0450 Dimensions: 32(h) x 21(w) x 22(d)

Topeka Dining Arm Chair, stackable, designed for outdoor/indoor use, solid back & mesh seat, tubular steel frame, charcoal finish (to be discontinued, contact factory for availability)

1 ea 3 year limited warranty on frame
CLOSEOUT ITEM



ITEM 3 - SPARE NO.

ITEM 4 - SPARE NO.

ITEM 5 - METAL TABLE TOP (1 REQ'D)

Plantation Prestige Commercial Furniture LLC Model 2203000-01 Dimensions: 30(w)

Table Top, 30" dia., round, micromesh, with umbrella hole, designed for outdoor/indoor use, 16 gauge steel, powder coated finish (base sold separately)

1 ea 3 year limited warranty
1 ea Model 50 Charcoal



ITEM 6 - METAL TABLE TOP (1 REQ'D)**Plantation Prestige Commercial Furniture LLC Model 2203030-01 Dimensions: 30(w) x 30(d)**

Table Top, 30" x 30", square, micromesh, with umbrella hole, designed for outdoor/indoor use, 16 gauge steel, powder coated finish (base sold separately)

- 1 ea 3 year limited warranty
- 1 ea Model 50 Charcoal

**ITEM 7 - METAL TABLE BASE (1 REQ'D)****Plantation Prestige Commercial Furniture LLC Model 2342700-01 Dimensions: 29(h) x 28(w)**

Café Table Base, dining height, 28" dia. spread, butterfly legs, 16 gauge steel, powder coated finish (to be used with 32" or smaller table tops)

- 1 ea 3 year limited warranty on frame
- 1 ea Model 50 Charcoal

**ITEM 8 - METAL TABLE BASE (1 REQ'D)****Plantation Prestige Commercial Furniture LLC Model 2345700-01 Dimensions: 39(h) x 28(w)**

Butterfly Bar Table Base, bar height, 28" dia. spread, round, 16 gauge steel, powder coated finish (to be used with 32" or smaller table tops)

- 1 ea 3 year limited warranty on frame
- 1 ea Model 50 Charcoal

**ITEM 9 - METAL TABLE TOP (1 REQ'D)****Plantation Prestige Commercial Furniture LLC Model 2203600-01 Dimensions: 36(w)**

Table Top, 36" dia., round, micromesh, with umbrella hole, designed for outdoor/indoor use, 16 gauge steel, powder coated finish (base sold separately)

- 1 ea 3 year limited warranty
- 1 ea Model 50 Charcoal

**ITEM 10 - METAL TABLE TOP (1 REQ'D)****Plantation Prestige Commercial Furniture LLC Model 2203636-01 Dimensions: 36(w) x 36(d)**

Table Top, 36" x 36", square, micromesh, with umbrella hole, designed for outdoor/indoor use, 16 gauge steel, powder coated finish (base sold separately)

- 1 ea 3 year limited warranty
- 1 ea Model 50 Charcoal

**ITEM 11 - METAL TABLE BASE (1 REQ'D)****Plantation Prestige Commercial Furniture LLC Model 2343700-01 Dimensions: 29(h) x 32(w)**

Café Table Base, dining height, 32" dia. spread, butterfly legs, 16 gauge steel, powder coated finish (to be used with 36" or larger table tops)

- 1 ea 3 year limited warranty on frame
- 1 ea Model 50 Charcoal

**ITEM 12 - METAL TABLE BASE (1 REQ'D)****Plantation Prestige Commercial Furniture LLC Model 2344700-01 Dimensions: 39(h) x 32(w)**

Butterfly Bar Table Base, bar height, 32" dia. spread, 16 gauge steel, powder coated finish (to be used with 36" or larger table tops)

- 1 ea 3 year limited warranty on frame
- 1 ea Model 50 Charcoal



City of Leawood Planning Commission Staff Report

MEETING DATE: September 25, 2018

REPORT WRITTEN: September 19, 2018

INDIAN CREEK SUBSTATION - REQUEST FOR A FINAL PLAN - Located south of I-435 and east of Mission Road. Case 106-18

STAFF RECOMMENDATION:

Staff recommends approval of Case 106-18, Indian Creek Substation – Request for a Final Plan with the stipulations stated in the staff report.

APPLICANT:

- The property is owned by Johnson County Wastewater and the City of Leawood.
- The contact is Chris Koch with KCP&L
- The engineer is John Keller with Black & Veatch Corporation.
- The landscape architect is Troy Henningson, PLA with HDR.

REQUEST:

- This is a request for approval of Final Plan for a KCP&L Electrical Substation to be located within the Johnson County Wastewater Treatment Facility, south of I-435 and east of Mission Road.

ZONING:

- The property is currently zoned AG (Agricultural District).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Public.

SURROUNDING ZONING:

- North To the north of the site is Lee Boulevard and I-435. Beyond I-435 is Mission Farms, a mixed use development, zoned MXD (Mixed Use Development District) and the single family residential subdivision of Leawood Estates, zoned R-1 (Planned Single Family Low Density Residential District).
- South To the south of the subject site is Indian Creek, the confluence of Indian Creek and Tomahawk Creek, and property owned by the City of Leawood, zoned REC (Planned Recreation).
- East To the east is Leawood City Park, zoned REC (Planned Recreation).
- West To the west is additional property for Leawood City Park, zoned REC (Planned Recreation). Beyond Leawood City Park is Mission Road and the single-family residential subdivision of Longwood Forest, zoned R-1 (Planned Single Family Low Density Residential District) and vacant land located within the City of Overland Park, Kansas.

LOCATION:



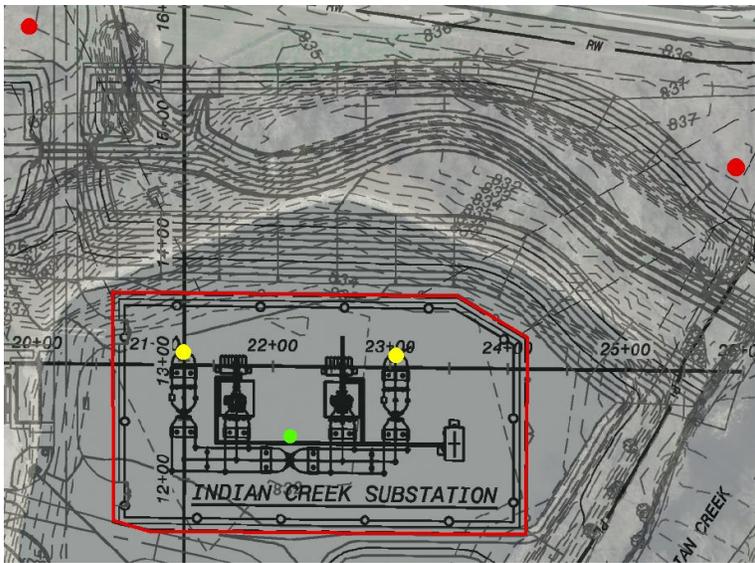
SITE PLAN COMMENTS:

Electrical Substation:

- The Governing Body approved an expansion to the Johnson County Wastewater Treatment Plant with Case 03-18, Johnson County Wastewater Treatment Facility Expansion, on March 5, 2018 (Resolution 4896). The site layout provided with that application showed a KCP&L Electrical Substation located in the northeastern quadrant of the project, directly west of Indian Creek.
- The Governing Body approved a special use permit for a public utility/electrical substation, and preliminary plan with Case 124-17, Johnson County Wastewater – KCP&L Electrical Substation, on January 2, 2018 (Ordinance 2874).
- This application is for a Final Plan for the electrical substation operated by KCP&L, along with the overhead power lines associated with the substation.
- No changes are proposed to the remainder of the site layout that was approved with Case 03-18, Johnson County Wastewater Treatment Facility Expansion.
- The KCP&L electrical substation is proposed to be located in the northeastern quadrant of the Johnson County Wastewater Treatment Facility at the northern end of the former detention basin that is being removed. Indian Creek is directly to the east and south, Lee Boulevard is to the north and the remainder of the Johnson County Wastewater Treatment Plant is to the west.
- The KCP&L electrical substation site is generally rectangular and is approximately 340' X 200'.
- The surfacing of the substation will be crushed rock.
- The applicant is proposing an 8' tall chain link fence around the perimeter of the substation.
- Ten 18' pole mounted light fixtures will be provided around the perimeter of the electrical substation within the perimeter fence.
- The substation will be accessed by two gates on the west side of the compound. One gate is located at the northwest corner and the other at the southwest corner. Each gate is 20' in width.

- Johnson County Wastewater will construct a 6' chain link security fence with three strands of barbed wire along the top. Within this security fence constructed by Johnson County Wastewater, KCP&L will construct an 8' chain link fence with no barbed wire for the substation.
- Within the substation will be a variety of electrical structures that will range in height between approximately 11' and 90'. In conjunction with the substation, two transmission poles are proposed ranging in height between 100' to 110'. The following table describes the structure types within the substation.

Structure	Purpose of Structure	Approx. Height	Material of Construction
Transmission Deadend	Support Electrical Conductor	110'	Galvanized Steel
Substation Deadend	Support Transmission Conductor within Substation	90'	Galvanized Steel
Lightning Mast	Lighting Protection for Substation Equipment	90'	Galvanized Steel
Switch Stand with Switch	Support High Voltage Disconnect Switch	24'	Galvanized Steel
Bus Stand with Insulator	Support High Voltage Bus	16'	Galvanized Steel
Transformer Stand with Potential Transformers	Support Potential Transformers	15'	Galvanized Steel
Circuit Switches Stand with Circuit Switcher	Supports Circuit Switchers	24'	Galvanized Steel
Control Enclosure	Enclosure for Electrical Equipment	15'	Steel



This image shows the locations of the substation in a red outline, two Transmission Poles in red (100' and 110'), two Substation Dead End Structures in yellow (90'), and the Lighting Shielding Mast in green (90').

Modifications to Overhead Utilities:

- There are existing electrical transmission lines that run east-west on the south side of Lee Blvd. The applicant is proposing to realign the transmission lines that are directly north of where the electrical substation will be located, to angle to them south at the northeast and northwest corners of the electrical substation to connect with the substation.
 - The new alignment to enter the electrical substation from the northeast will be accomplished by removing an existing three pole transmission structure that is on property owned by the

City of Leawood, and replacing it with a new transmission pole (110' in height) further to the west on land owned by Johnson County Wastewater. The new transmission pole will be approximately 25' from Johnson County Wastewater's east property line and in line with the existing transmission lines. The transmission lines from this pole will then angle to the southwest to connect to a new transmission pole (90') that will be within the northeast corner of the new electrical substation.

- The new alignment to enter the electrical substation from the northwest will be done by adding a new transmission pole (100' in height) to the east and in line with an existing three pole transmission structure on Johnson County Wastewater property to remain. The transmission lines from the new pole will then angle to the southeast to connect with a new transmission pole (90') within the northwest corner of the new substation.

BULK REGULATIONS:

- Per Section 16-2-4.7, Structures Permitted above the Height Limits, buildings and structures constructed for the purpose of public uses, government uses, or public utility facilities, may exceed the height limitations of the district. However, no portion of any structure may be erected to a height exceeding 75' without approval of the Governing Body incorporated in the conditions of an approved Development Plan. The Governing Body approved the maximum height to exceed 75' to a maximum of 110' (Ord. 2874). Unless otherwise provided for in an approved Development Plan, any increase in the permitted height of any such structure above the height allowed herein, or in such district regulations shall require at least one additional foot of setback space on all sides for each additional foot by which such building or structure exceeds such height limit. Several of the structures associated with the electrical substation are 90' or above in height and have received Governing Body approval to exceed 75' in height. The maximum height within the AG District is 35'. With the exception of one transmission pole that is 110' in height within the northeast corner of the site, the applicant is providing one additional foot of setback for each foot that the structures exceed the height limitation of 35'.
- Per Section 16-1-4, Public Utilities and Public Safety Uses, poles and wires or any similar equipment for transmission distribution to customers of electricity, that otherwise meet the terms and requirements of the Leawood Development Ordinance may be placed in rear and side setbacks when such structures have been reviewed and approved by the Director of Planning and Development as being in compliance with the Leawood Development Ordinance.
- The following table outlines the required and provided regulations for the project:

<u>Criteria</u>	<u>Required</u>	<u>Provided</u>	<u>Compliance</u>
Front Setback	50'	147'	Complies
Tallest Structure	105'	209'	Complies
Side Setback	50'	25'	Deviation Granted*
Tallest Structure	105'	25'	
Rear Setback	50'	98'	Complies
Tallest Structure	105'	543'	Complies
Lot Frontage	330'	2,077.58'	Complies
Open Space	30%	67%	Complies
Height Limit	35'	110'	Deviation Granted*

**Approved by the Governing Body during the preliminary phase of the project (Ord. 2874).*

PARKING:

- After the installation of the substation, it will not be manned and no permanent parking spaces are proposed. Inspection of the facility takes place annually to bi-annually. The only other times that the substation will have people on site is during maintenance, construction and vegetation management.

ELEVATIONS:

- The fence around the perimeter of the electrical substation is proposed to be an 8' chain link metal fence with a 3/8" security fabric.
- The electrical structures within the substation will be constructed of galvanized metal and will vary in height between 11' and 90'.

LANDSCAPING:

- A final landscape plan was submitted as part of the Johnson County Waste Water Treatment Facility final plan for the entirety of the area. The submitted landscape plan matches that of which was approved by Governing Body on March 5, 2018 (Resolution 4896).
- The proposed landscape plan calls for six Norway Spruce Trees to be placed along the east side of the substation, outside of the 6' tall fence.
- The proposed landscape plan also calls for eight Canaertii Red Cedar evergreen trees, also to be placed outside of the 6' tall exterior fence.

LIGHTING:

- A photometric study and cut sheets for new lighting fixtures have been submitted with this application.
- A photometric study was submitted as part of the Johnson County Waste Water Treatment Facility project in 2017. This application falls within the area of the previously approved photometric study and meets the requirements of the Leawood Development Ordinance.
- The applicant is proposing ten gray, pole mounted light fixtures around the inside perimeter of the substation. Per the Leawood Development Ordinance, these light fixtures will be a maximum of 18' in height measured from grade.
- The applicant is proposing an LED downlight to be located on the control enclosure within the electrical substation.

SIGNAGE:

- No signage is proposed with this application.

DEVIATIONS GRANTED:

- At the time the Preliminary Plan was approved, the applicant was granted three deviations by the Governing Body on January 2, 2018:
 1. Per the Leawood Development Ordinance Section 16-1-4.1, Public Utilities: General poles, wires, cables and other similar equipment for transmission or distribution to customers of telephone or other communication services, electricity, gas, steam or water, or the collection of sewage or surface water, operated or maintained by a public utility shall be required to be placed underground unless otherwise approved by the Governing Body. The applicant has gained approval from the Governing Body to not underground overhead wires during the preliminary portion of this project.
 2. Per the Leawood Development Ordinance Section 16-2-4.7, Structures Permitted Above Height Limits: no portion of any structure may be erected to a height exceeding 75' without approval of the Governing Body incorporated in the conditions of the approved development plan. In addition

to the 110' transmission poles (maximum height) in the northeast quadrant of the project and the northwest of the proposed substation, the applicant had gained approval from the Governing Body to allow the 90' transmission deadend, 90' substation deadend, and 90' lighting mast within the electrical substation.

3. Per the Leawood Development Ordinance Section 16-1-4.1, Public Utilities: General, utility structures that otherwise meet the terms and requirements of the Leawood Development Ordinance may be placed in rear and side setbacks when such structures have been reviewed and approved by the Director of Community Development as being in compliance with this ordinance. All new utility facilities, other than replacement structures of equal or lesser size, shall be placed underground otherwise approved by the Governing Body. The applicant has gained approval from the Director of Planning and Development and the Governing Body to have a new 110' transmission pole (maximum height) in the northeast quadrant of the property to be within the required setback, approximately 25' from the east property line. The setback within the AG district is 50' and Section 16-2-4.7 Structures Permitted Above the Height Limits, requires an addition foot for setback for every foot that the structure exceeds the height limit of the district. With the additional setback due to height, the new transmission pole would be required to be setback 125' from all property lines. The Director of Community Development has reviewed and approved this application and is supportive of the transmission pole being within the side yard setback. The addition of this pole allows an existing three pole transmission structure that is 79' in height to be removed. In addition, an alternative alignment to have the 110' transmission pole (maximum height) to meet the 125' setback, will result in additional aboveground structures and a greater quantity of overhead electrical wires.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve Case 106-18, Indian Creek Substation - request for a Final Plan with the following stipulations:

1. The project is limited to construction of an electrical substation, which is approximately 340' by 200' and contains structures that are up to 90' in height within the substation with structures outside of the substation that are up to 110' in height within the Johnson County Wastewater Treatment Facility.
2. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
3. Per the Leawood Development Ordinance, all landscaped areas shall be irrigated.
4. All ground mounted utility boxes shall be screened from all public right-of-way with evergreen plantings. Such plantings shall be a minimum of 6" taller than the utility they are to screen.
5. 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.
6. 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.
7. Per the Leawood Development Ordinance, all medium and large deciduous trees (including street trees), shall be 2 ½" caliper as measured 6" above the ground, all small deciduous and ornamental trees shall be a minimum of 1 ½" caliper as measured 6" above the ground, conifers and evergreen trees shall be a minimum of 6' in height, and shrubs shall be a 24" in height at the time of planting.
8. 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.

9. All ground mounted light fixtures associated with this project shall be a maximum of 18' in height.
10. The source of illumination of all proposed light fixtures shall not be visible.
11. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo on file with the City of Leawood Department of Community Development, prior to issuance of a building permit.
12. No construction shall be allowed between the hours of 9:00 p.m. to 6:00 a.m., and not on Sundays, May 1st to September 1st. No construction shall be allowed between the hours of 9:00 p.m. and 7:00 a.m., and not on Sundays, the remainder of the year. Construction outside of these times shall meet the noise ordinances and shall require notification to, and approval from, the Director of Community Development on a case by case basis.
13. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
14. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through fourteen.



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax

MEMORANDUM

Date: September 20, 2018

To: Richard Coleman, Director of Community Development

From: David Ley, P.E., Director of Public Works 
Department of Public Works

Re: Indian Creek Substation
Case Number: 106-18

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) The applicant was not required to submit a traffic study.
- 2) Stormwater Study:
 - a) The developer's engineer updated the FEMA floodplain model with the proposed treatment plant and sub-station to verify the improvements will not have an impact to the 100 year water surface elevation. Johnson County is constructing a by-pass channel on the north side of the treatment plant to convey the stormwater around the treatment plant.
 - b) Staff hired a consultant review the FEMA floodplain model to verify there are no impacts to the 100 year water surface elevation with the proposed improvement.
 - c) The proposed 100 year Water Surface Elevation at the Substation is 843.3. The current 100 year Water Surface Elevation is 843.4. The proposed lowest elevation in the location of equipment in the Substation is 846.5 therefore the equipment will be 3 feet or more above the 100 year Water Surface Elevation.
 - d) Johnson County will be required to obtain a No Rise Letter of Map Amendment through FEMA after the grading has been completed for the treatment plant.
- 3) 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 shall be contained on the proposed development site.

PW-1

- 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 be responsible for repair and restoration of all structures, sidewalk, wiring, sod, etc within the Right-of-Way. This includes existing damage to any of these items.
- 6) 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.
- 7) The final Certificate of Occupancy will not be issued until all public improvements have been constructed and accepted by the City Engineer.

If you have any questions, please call me at (913) 663-9131.

Copy: Project File
PW Book

Richard Sanchez

From: Gene Hunter
Sent: Tuesday, September 11, 2018 11:23 AM
To: Richard Sanchez
Subject: RE: Case 106-18 Indian Creek Substation

The Fire Dept accepts the fire truck circulation plan as well as the omission of the Knox Box.

Gene Hunter, Leawood Fire Marshal

From: Richard Sanchez
Sent: Tuesday, September 11, 2018 10:49 AM
To: Gene Hunter <geneh@leawood.org>
Subject: Case 106-18 Indian Creek Substation



INDIAN CREEK SUBSTATION

COUNTY PROJECT NO. THM1-C026

BLACK & VEATCH PROJECT NO. 185289

FINAL DEVELOPMENT PLAN

SHEET INDEX

GENERAL

00G-00	COVER SHEET
00G-01	GENERAL LEGEND AND ABBREVIATIONS

CONTEXT PLAN

00C-01	CONTEXT PLAN
00C-02	CONTEXT PLAN
00C-03	CONTEXT PLAN
00C-04	CONTEXT PLAN

DETAILED PLAN

00C-05	DETAILED PLAN
00C-06	DETAILED PLAN
00C-07	DETAILED PLAN
00C-08	DETAILED PLAN

GRADING PLAN

00C-09	GRADING PLAN
00C-09A	GRADING SECTIONS
00C-09B	GRADING SECTIONS

SITE PLAN

00C-10	SITE PLAN
00C-11	FLOODPLAIN MAP (APPROVED BY CASE #NC03-18)
00C-12	TRAFFIC CIRCULATION PLAN
00C-13	FIRE TRUCK CIRCULATION PLAN

APPROVED WWTF LANDSCAPING PLANS CASE # NC03-18

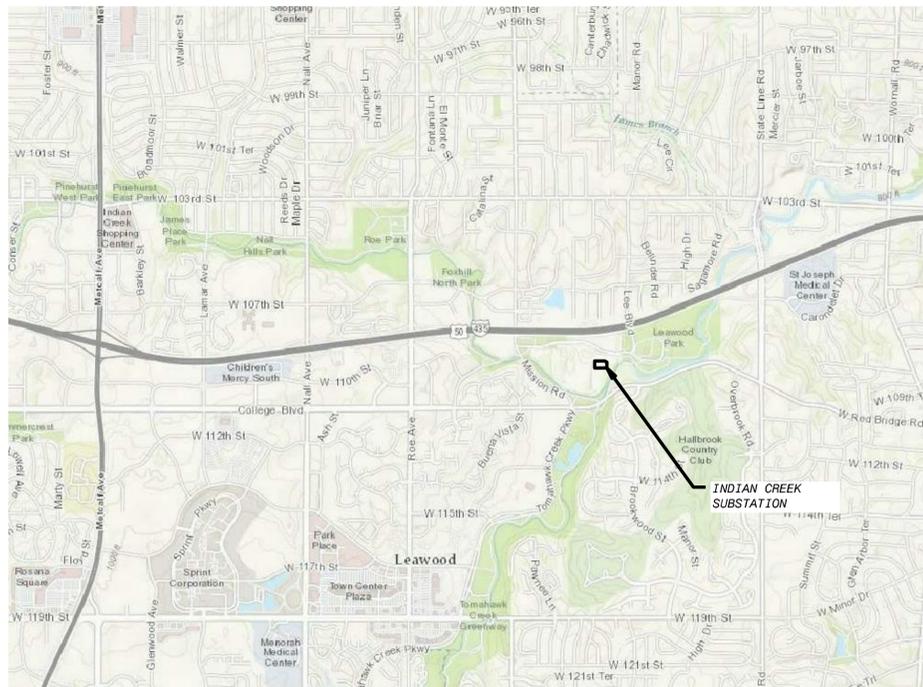
00L-01	OVERALL LANDSCAPE PLAN
00L-02	LANDSCAPE DEMOLITION PLAN (LEE BOULEVARD)
00L-03	OVERALL SITE LANDSCAPING DEMOLITION PLAN
00L-04	HARDSCAPE PLAN

ELECTRICAL PLANS

00E-01	PHOTOMETRIC STUDY (APPROVED BY CASE #NC03-18)
00E-02	TRANSMISSION PLAN AND PROFILE
00E-03	TRANSMISSION PLAN AND PROFILE
00E-04	TRANSMISSION PLAN AND PROFILE

SUBSTATION PLANS

100/161/D002	KCP&L FENCING DETAILS
100/161/D051	KCP&L TYPICAL ARRANGEMENT
100/161/D052	KCP&L TYPICAL ELEVATIONS
D-13231-03	CONTROL ENCLOSURE ELEVATIONS
100/98/D2833	TYPICAL SWITCHGEAR FRONT ELEVATION
100/98/D2834	TYPICAL SWITCHGEAR REAR ELEVATION
100/98/D2835	TYPICAL SWITCHGEAR END ELEVATIONS
P517354880	POWER TRANSFORMER TYPICAL OUTLINE
SUB-CRAWL DOWN	SUBSTATION DEAD END DETAILS
100/161/D070	KCPL STANDARD DETAILS
100/161/D071	KCPL STANDARD DETAILS
100/161/D010	PHOTOMETRIC PLAN



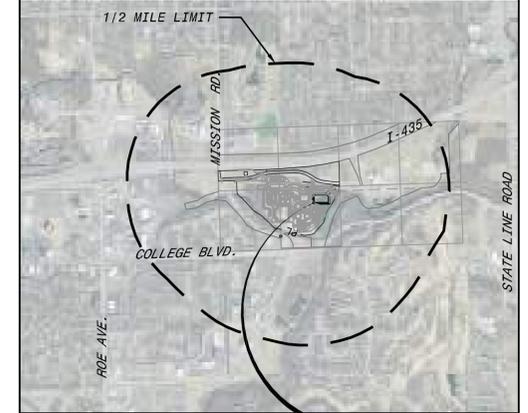
LOCATION MAP



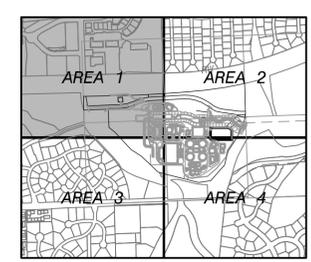
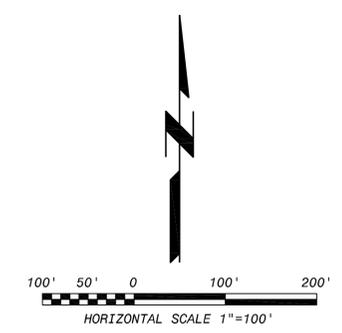
SEPTEMBER 2018



VICINITY MAP
N. T. S.



PROPOSED DEVELOPMENT AREA



KEY PLAN

0	ISSUED FOR CONSTRUCTION	0	DATE
1	REVISED AND RECORD OF ISSUE	1	DATE
2	REVISED AND RECORD OF ISSUE	2	DATE
3	REVISED AND RECORD OF ISSUE	3	DATE
4	REVISED AND RECORD OF ISSUE	4	DATE
5	REVISED AND RECORD OF ISSUE	5	DATE
6	REVISED AND RECORD OF ISSUE	6	DATE
7	REVISED AND RECORD OF ISSUE	7	DATE
8	REVISED AND RECORD OF ISSUE	8	DATE
9	REVISED AND RECORD OF ISSUE	9	DATE
10	REVISED AND RECORD OF ISSUE	10	DATE

BLACK & VEATCH
Building a world of difference.

B2B

KCP&L
INDIAN CREEK SUBSTATION

FINAL DEVELOPMENT PLAN
CONTEXT PLAN - AREA 1

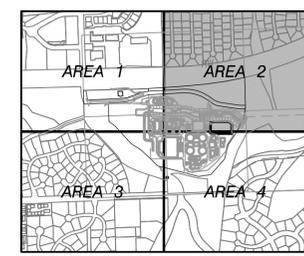
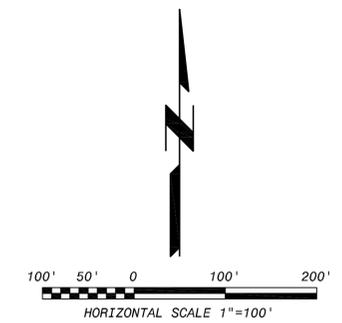
DESIGNED: R. HARDEE
DETAILED: B. SHERMAN
CHECKED: M. KALIS
APPROVED:
DATE: 09/07/2018

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SHEET
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KEY PLAN

0	REVISION	DATE	BY	CHK	APP
	ISSUED FOR CONSTRUCTION	03/20/2018			
	REVISED AND RECORD OF ISSUE				



INDIAN CREEK SUBSTATION

**FINAL DEVELOPMENT PLAN
CONTEXT PLAN - AREA 2**

DESIGNED: R. HARDEE
 DETAILED: B. SHERMAN
 CHECKED: M. KALIS
 APPROVED:
 DATE: 09/07/2018

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 NOT TO FULL SCALE

PROJECT NO.
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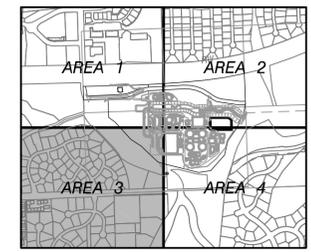
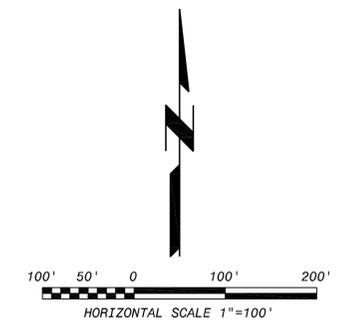
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KEY PLAN

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03/20/2018	DATE	ISSUED FOR CONSTRUCTION	NO. BY CK APP
		REVISIONS AND RECORD OF ISSUE	

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F2R

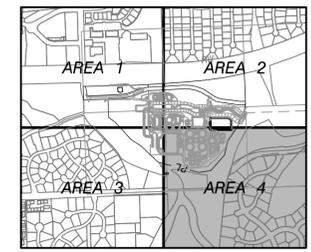
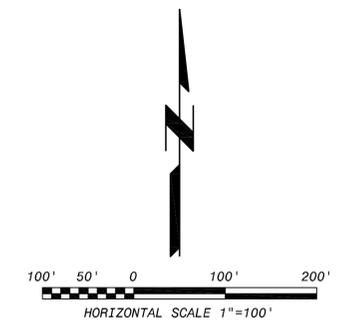
KCP&L
INDIAN CREEK SUBSTATION

FINAL DEVELOPMENT PLAN
CONTEXT PLAN - AREA 3

DESIGNED: R. HARDEE
DETAILED: B. SHERMAN
CHECKED: M. KALIS
APPROVED:
DATE: 09/07/2018

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

PROJECT NO.
185289
00C-03
SHEET
OF



KEY PLAN

0	ISSUED FOR CONSTRUCTION	DATE	03/20/2018
1	REVISED	DATE	
2	REVISED	DATE	
3	REVISED	DATE	
4	REVISED	DATE	
5	REVISED	DATE	
6	REVISED	DATE	
7	REVISED	DATE	
8	REVISED	DATE	
9	REVISED	DATE	
10	REVISED	DATE	



KCP&L
INDIAN CREEK SUBSTATION
FINAL DEVELOPMENT PLAN
CONTEXT PLAN - AREA 4

DESIGNED: R. HARDEE
 DETAILED: B. SHERMAN
 CHECKED: M. KALIS
 APPROVED:
 DATE: 09/07/2018

0 1/2 1
 IF THIS BAR DOES NOT
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PROJECT NO.
185289
00C-04
 SHEET
 OF

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 PLOTTED: D:\185289 D:\185289

INTERSTATE 435

LOT 1

LOT 2

LOT 3

INDIAN CREEK SUBSTATION

SECTION 09A-1 (E-W)
(SEE SHEET 00C-09B)

SECTION 12-1 (N-S)
(RE: 00C-12)

SECTION 09A-2 (N-S)
(SEE SHEET 00C-09B)



FOR

KCP&L
INDIAN CREEK SUBSTATION

FINAL DEVELOPMENT PLAN
GRADING SECTIONS

DESIGNED: R. HARDEE
 DETAILED: B. SHERMAN
 CHECKED: M. KALIS
 APPROVED:
 DATE: 09/07/2018

0 1/2 1
 IF THIS BAR DOES NOT
 MEASURE 1" THEN DRAWING IS
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PROJECT NO.
185289

00C-09A
SHEET
OF

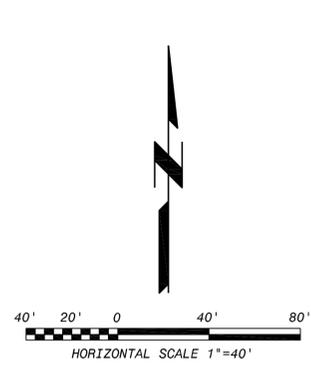
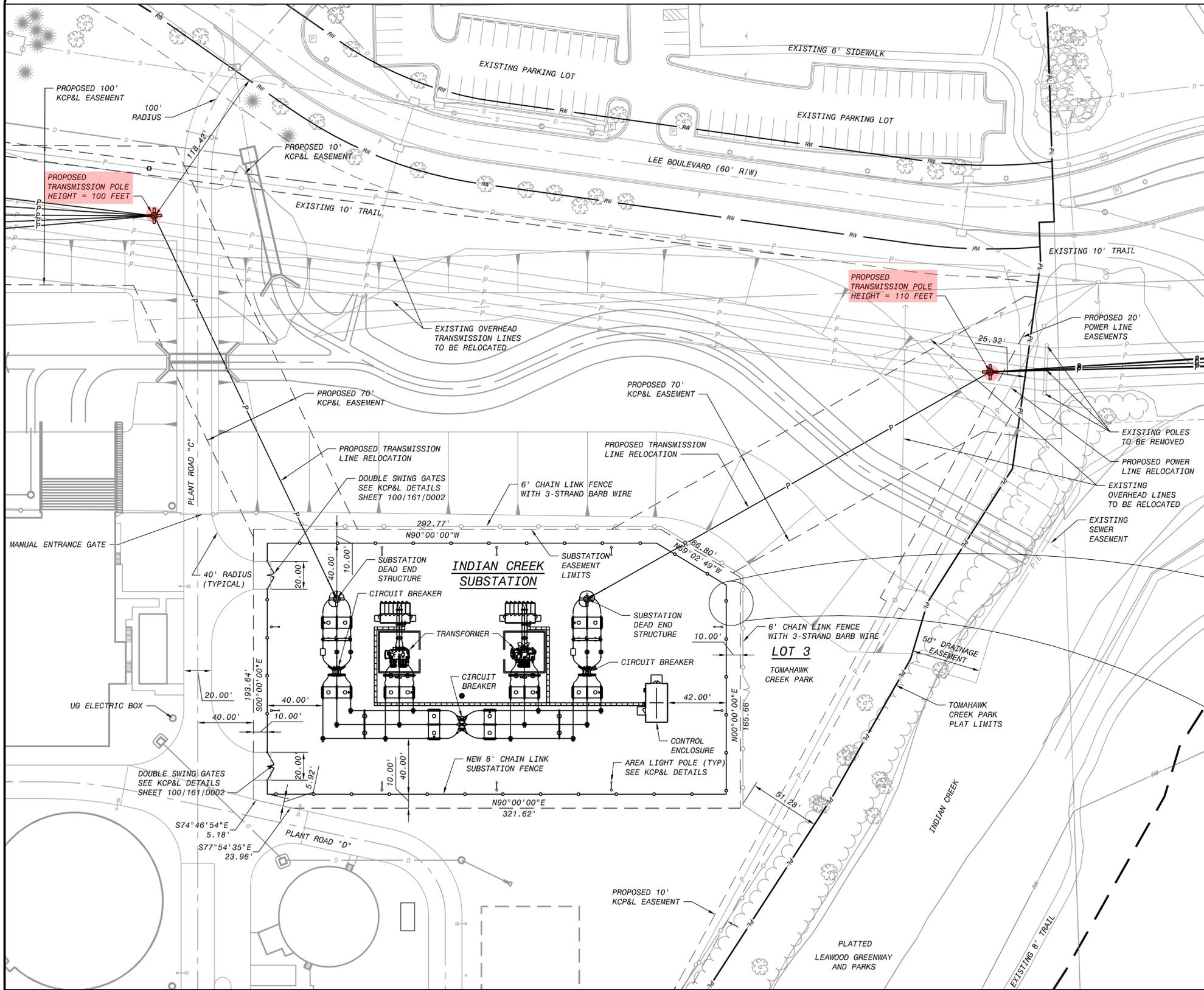
NO.	BY	DATE	REVISIONS AND RECORD OF ISSUE

DATE

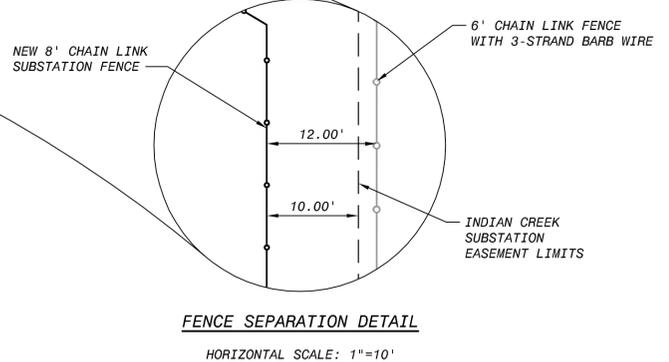
NO. BY DATE REVISIONS AND RECORD OF ISSUE

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PLOTTED:
FD185289
D185289



- GENERAL NOTES:
1. THIS PROJECT IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY PER FLOOD INSURANCE RATE MAP NUMBERS 20091C0069G AND 20091C0070G, DATED AUGUST 3, 2009.
 2. THIS PROPERTY IS CURRENTLY ZONED AG.
 3. SEE SHEET 00L-04 FOR LIMITS OF GRAVEL SURFACE OF SUBSTATION.



BUILDING SCHEDULE 1								
STRUCTURE DIMENSIONS								
STRUCTURE NAME	FINISH	LENGTH (FT)	WIDTH (FT)	DIAMETER (FT)	HEIGHT ABOVE FINISH GRADE (FT)	NUMBER OF STORIES	GROSS BUILDING AREA (SQ FT)	FLOOR AREA (SQ FT)
CONTROL ENCLOSURE	ANSI GRAY 70	28	16	N/A	N/A	N/A	448	448
SUBSTATION DEADEND STRUCTURES	GALVANIZED ALUMINUM	N/A	N/A	2.5	90'	N/A	N/A	N/A
TRANSFORMER	N/A	N/A	N/A	N/A	16'	N/A	N/A	N/A
CIRCUIT BREAKER	N/A	N/A	N/A	N/A	16'	N/A	N/A	N/A
SUBTOTAL:							448	448

DESIGNED: R. HARDEE
 DETAILED: B. SHERMAN
 CHECKED: M. KALIS
 APPROVED:
 DATE: 09/07/2018

0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

PROJECT NO.
 185289

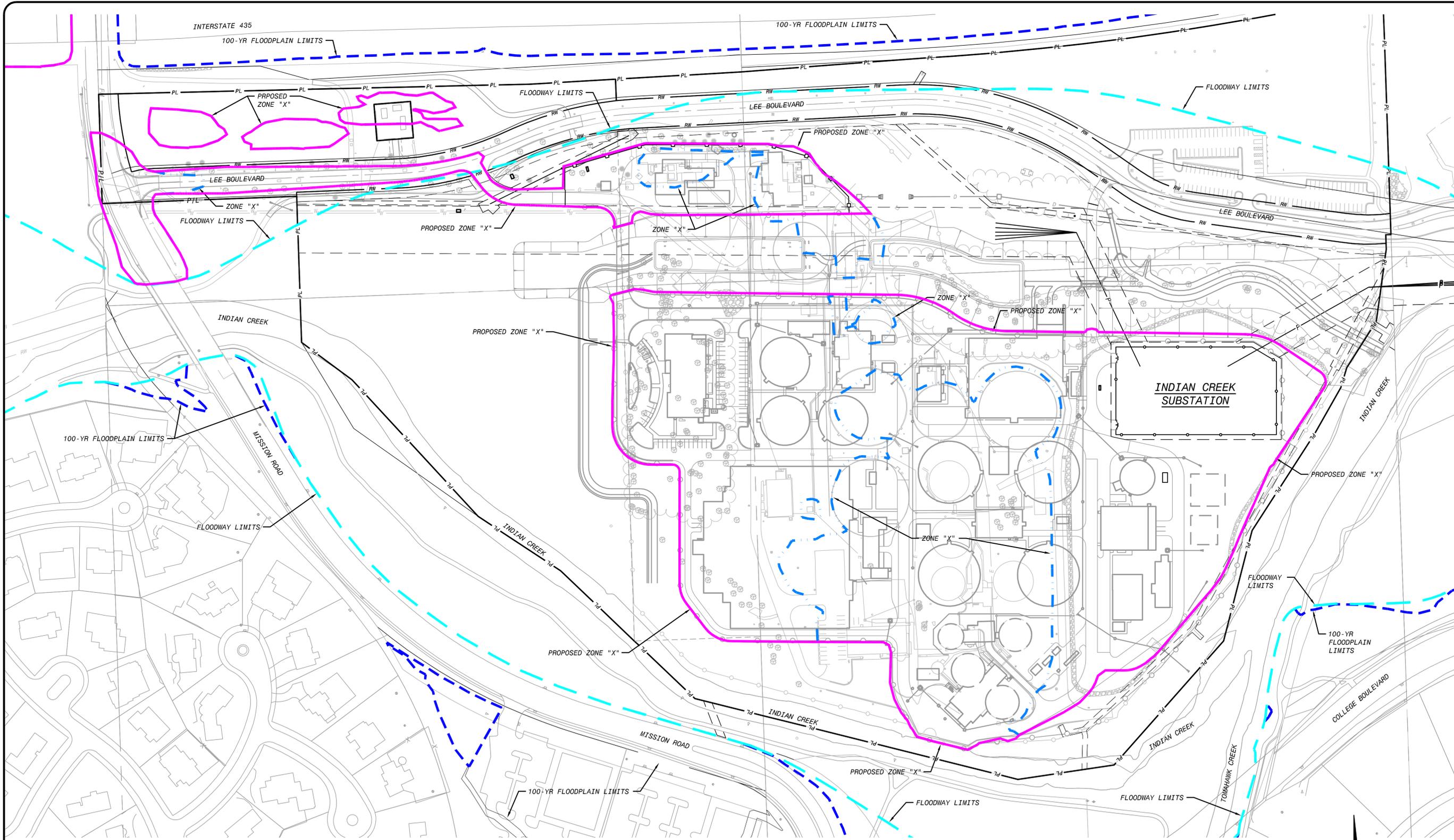
00C-10
 SHEET
 OF

BLACK & VEATCH
 Building a world of difference.
 FDR

KCP&L
 INDIAN CREEK SUBSTATION
 FINAL DEVELOPMENT PLAN
 SITE PLAN

NO. BY CK APP
 DATE REVISIONS AND RECORD OF ISSUE

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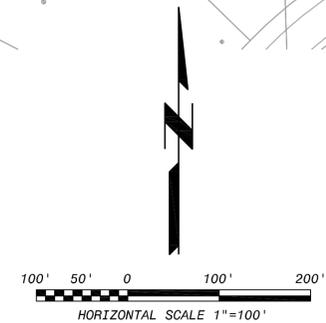


LEGEND:

	FLOODPLAIN FRINGE LIMITS
	FLOODWAY LIMITS
	ZONE X LIMITS
	PROPOSED ZONE X LIMITS

GENERAL NOTES:

- FOR SUBSTATION EASEMENT DIMENSIONS AND AREA, REFER TO SHEET 00C-10 INCLUDED IN THIS SUBMITTAL.
- THIS PROJECT IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY PER FLOOD INSURANCE RATE MAP NUMBERS 20091C0069G AND 20091C0070G, DATED AUGUST 3, 2009.
- THE PROPOSED CONDITIONS 100-YEAR FLOODPLAIN AND FLOODWAY LIMITS MATCH THE CURRENT EFFECTIVE LIMITS.
- THIS PROPERTY IS CURRENTLY ZONED AG.



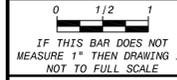
NO.	BY	DATE	REVISIONS AND RECORD OF ISSUE



FOR

KCP&L
INDIAN CREEK SUBSTATION
 FINAL DEVELOPMENT PLAN
 FLOODPLAIN MAP

DESIGNED: R. HARDEE
 DETAILED: B. SHERMAN
 CHECKED: M. KALIS
 APPROVED:
 DATE: 09/07/2018



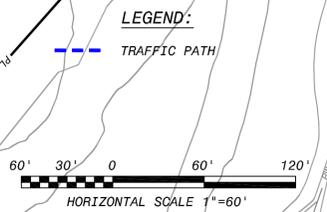
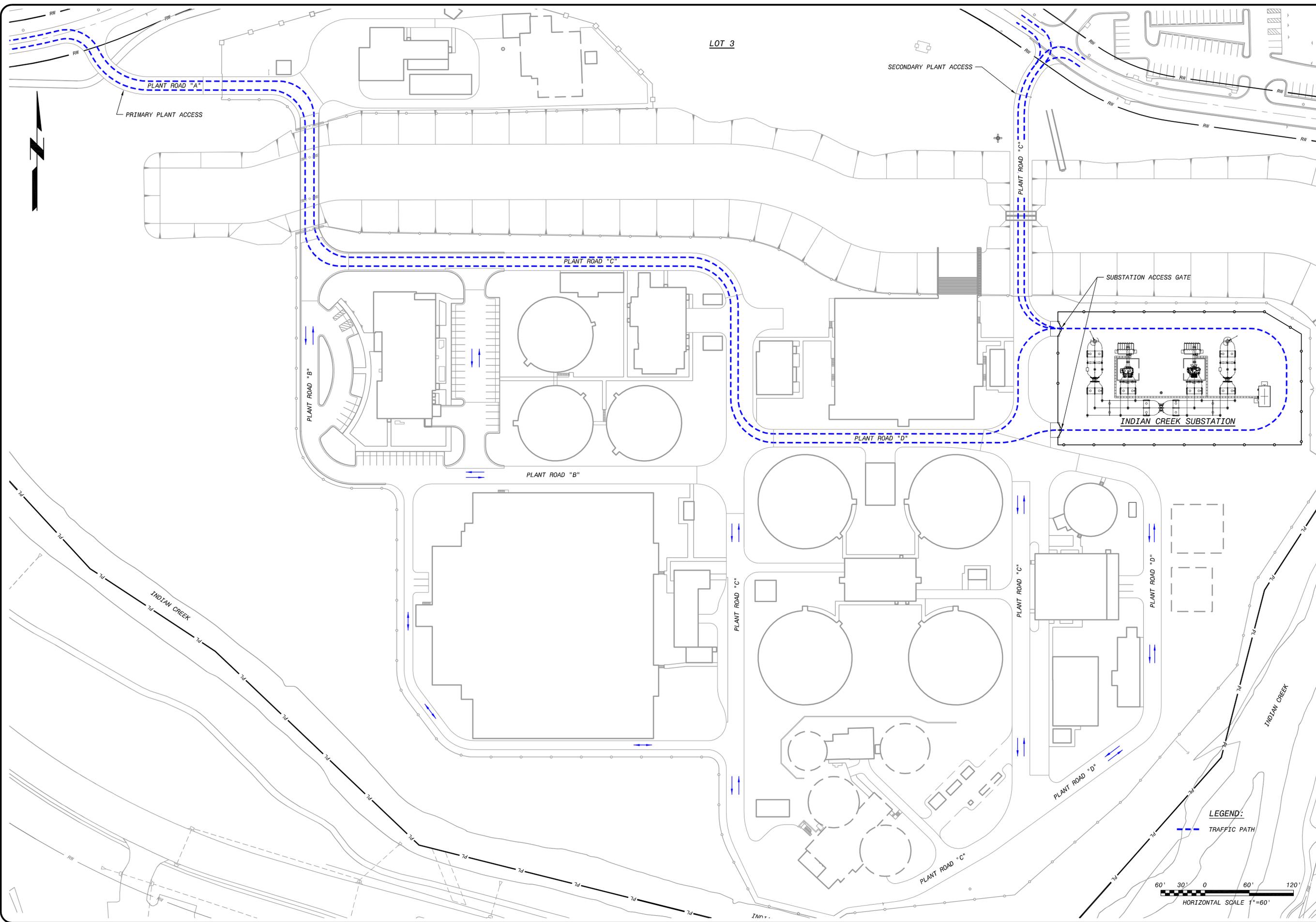
PROJECT NO.
185289
00C-11
 SHEET
 OF

APPROVED BY CASE NO. NC03-18

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PLOTTED: FD785289 D7165289



NO.	BY	CHK	APP

DATE	REVISIONS AND RECORD OF ISSUE

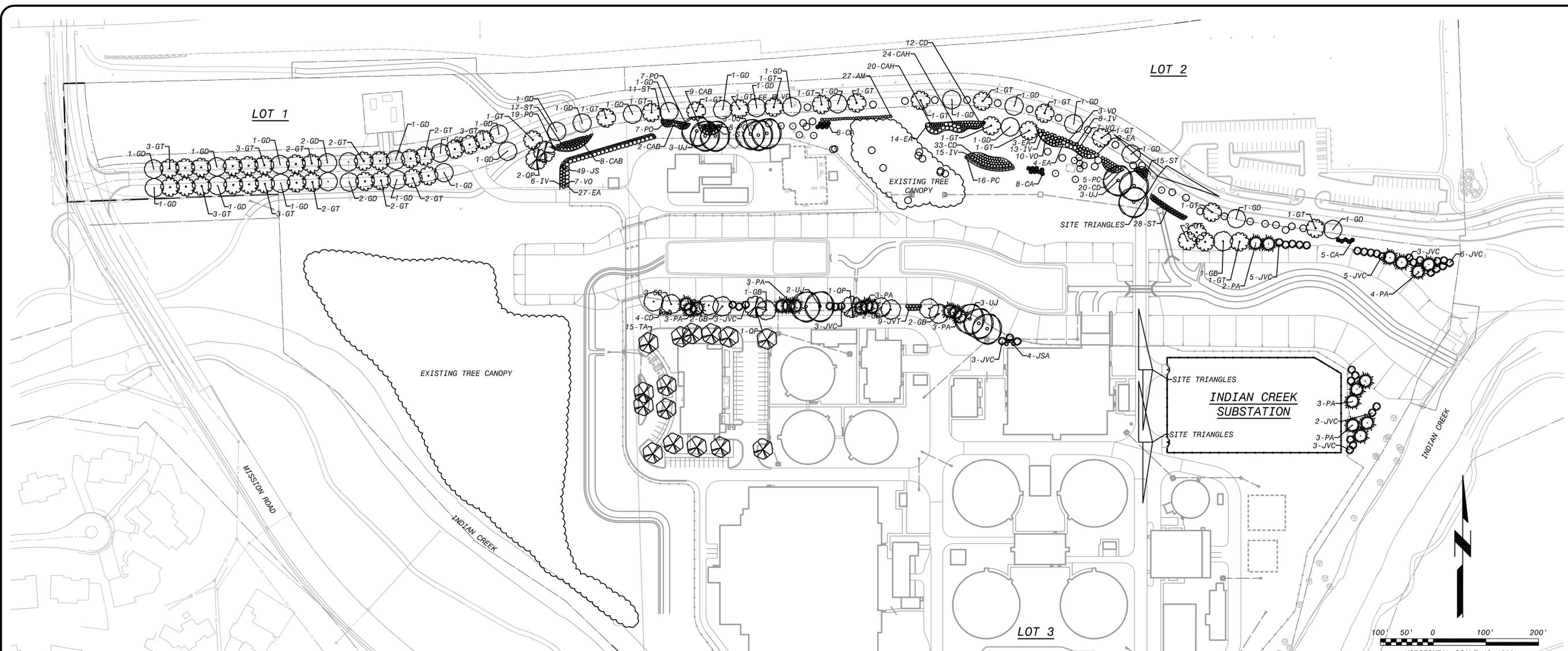


KCP&L
INDIAN CREEK SUBSTATION
 FINAL DEVELOPMENT PLAN
 TRAFFIC CIRCULATION PLAN

DESIGNED: R. HARDEE
 DETAILED: B. SHERMAN
 CHECKED: M. KALIS
 APPROVED:
 DATE: 09/07/2018

0 1/2 1
 IF THIS BAR DOES NOT
 MEASURE 1" THEN DRAWING IS
 NOT TO FULL SCALE

PROJECT NO.
185289
00C-12
 SHEET
 OF



LANDSCAPE SCHEDULE							
SYMB	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
STREET TREES							
GD	30		GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5"	B&B	SPACING AS SHOWN
GT	41		GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2.5"	B&B	SPACING AS SHOWN
SHADE TREES							
GB	10		GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5"	B&B	SPACING AS SHOWN
GT	6		GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2.5"	B&B	SPACING AS SHOWN
QP	4		QUERCUS PALUSTRIS	EASTERN PIN OAK	2.5"	B&B	SPACING AS SHOWN
TA	15		TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2.5"	B&B	SPACING AS SHOWN
UJ	14		ULMUS JAPONICA x WILSONIANA 'MORTON'	ACCOLADE ELM	2.5"	B&B	SPACING AS SHOWN
EVERGREEN TREES							
JVC	36		JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERTII RED CEDAR	6' HGT.	B&B	SINGLE STEM; SPACING AS SHOWN
JVT	9		JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	6' HGT.	B&B	SPACING 6 FT. O.C.
PA	24		PICEA ABIES	NORWAY SPRUCE	6' HGT.	B&B	SINGLE STEM; SPACING AS SHOWN
DECIDUOUS SHRUBS							
AM	27		ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL.	CONT.	5 FT. SPACING
CD	69		CALLICARPA DICHOTOMA 'ISSAI'	ISSAI BEAUTYBERRY	5 GAL.	CONT.	5 FT. SPACING
CAH	44		CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	5 GAL.	CONT.	4 FT. SPACING
CAB	19		CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW DOGWOOD	5 GAL.	CONT.	6 FT. SPACING
CA	19		CORYLUS AMERICANA	AMERICAN HAZELNUT	5 GAL.	CONT.	8 FT. SPACING
EA	51		EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNINGBUSH	5 GAL.	CONT.	8 FT. SPACING
IV	42		ITEA VIRGINIANA 'HENRY'S GARNET'	HENRY'S GARNET VIRGINIA SWEETSPIRE	5 GAL.	CONT.	6 FT. SPACING
PO	41		PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	5 GAL.	CONT.	5 FT. SPACING

BASE SITE CALCULATIONS:

- TOTAL SITE AREA - 47,386 AC (2,064,134 SF)
- LEE BLVD FRONTAGE - 2,330 LF

CALCULATIONS:

- ONE LARGE TREE PER 35' OF STREET FRONTAGE = 2,330/35 = 67 LARGE TREES
- ONE ORNAMENTAL TREE PER 12' OF FRONTAGE 2,330/12 = 195 ORNAMENTALS OR 98 MEDIUM/LARGE TREES.
- ONE SHRUB PER 5' OF FRONTAGE = 2,330/5 = 466 SHRUBS.
- NEED TO PLANT 1 TREE PER 10 PARKING SPACES = 6 TREES REQUIRED IN PARKING LOT
- INTERIOR SITE LANDSCAPING: 10% FOR SITES OVER 150,000 SF
 - 2,064,134 SF x 10% = 206,413 SF OF INTERIOR LANDSCAPING
 - ADDITIONAL REQUIRED TREES = 206,413/3,000 = 69 TREES

CREDITS FOR EXISTING TREES LARGER THAN 4" CALIPER TO REMAIN

- BETWEEN LEE BLVD AND INDIAN CREEK TRAIL = 29
- BETWEEN INDIAN CREEK TRAIL AND POWER EASEMENT = 32
- AREA BETWEEN SITE AND CREEK (SOUTH SIDE OF SITE) = 30 TREES

TOTAL VEGETATION REQUIRED

- LANDSCAPE BUFFER (STREET TREES) = 67 + 98 = 165 TREES
 - SUBTRACT CREDIT FOR EXISTING TREES = 165-29-32 = 104 TREES
- LANDSCAPE BUFFER (SHRUBS) = 466 SHRUBS
- TREES IN PARKING LOT = 6 TREES
- REMAINING LANDSCAPED OPEN SPACE = 69
- SUBTRACT CREDIT FOR EXISTING TREES = 69-30 = 39 TREES
- REPLACEMENT OF TREES NORTH OF LEE BLVD REMOVED BY RAISING ROADWAY: 14 TREES

NOTES:

- EXISTING TREE MASSES ON THE EAST AND SOUTH ALONG THE CREEK PROVIDE AN ADDITIONAL AMOUNT OF SITE SCREENING.
- SITE CALCULATIONS BASED ON THE OVERALL APPROVED FINAL PLANS FOR THE WASTEWATER TREATMENT FACILITY EXPANSION.

DESIGNED: R. HARDEE
 DETAILED: B. SHERMAN
 CHECKED: M. KALIS
 APPROVED:
 DATE: 09/07/2018

PROJECT NO.
185289

00L-01
SHEET
OF

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

APPROVED BY CASE NO. NC03-18

INDIAN CREEK SUBSTATION

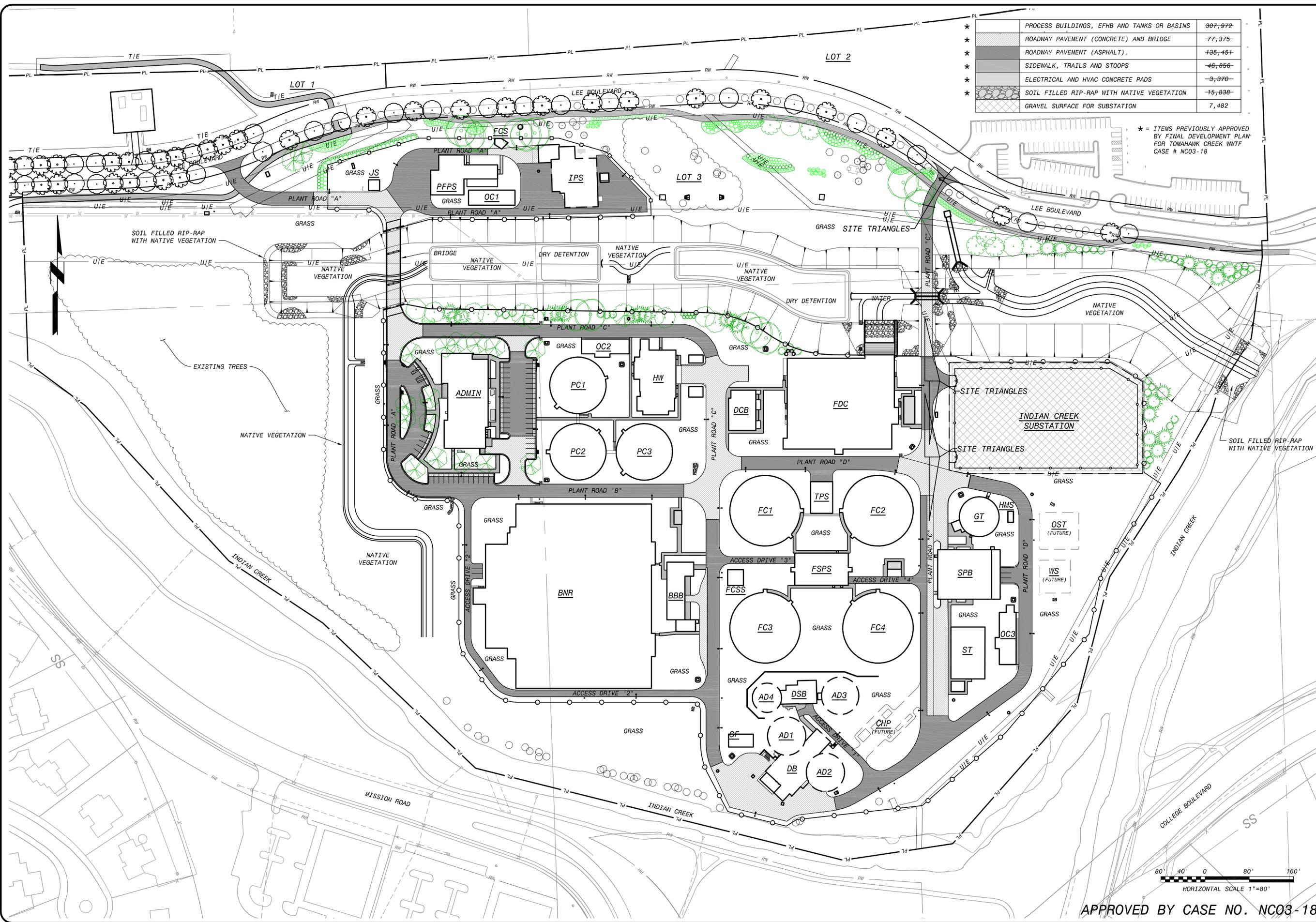
KCP&L

FINAL DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN

BLACK & VEATCH
Building a world of difference.

FOR

NO. BY CK APP
 DATE REVISIONS AND RECORD OF ISSUE



* PROCESS BUILDINGS, EFHB AND TANKS OR BASINS	307,972
* ROADWAY PAVEMENT (CONCRETE) AND BRIDGE	77,375
* ROADWAY PAVEMENT (ASPHALT)	195,451
* SIDEWALK, TRAILS AND STOOPS	46,856
* ELECTRICAL AND HVAC CONCRETE PADS	3,370
* SOIL FILLED RIP-RAP WITH NATIVE VEGETATION	15,898
* GRAVEL SURFACE FOR SUBSTATION	7,482

* = ITEMS PREVIOUSLY APPROVED BY FINAL DEVELOPMENT PLAN FOR TOMAHAWK CREEK WWT# CASE # NC03-18

NO.	BY	DATE	REVISIONS AND RECORD OF ISSUE



KCP&L
INDIAN CREEK SUBSTATION

FINAL DEVELOPMENT PLAN
HARDSCAPE PLAN

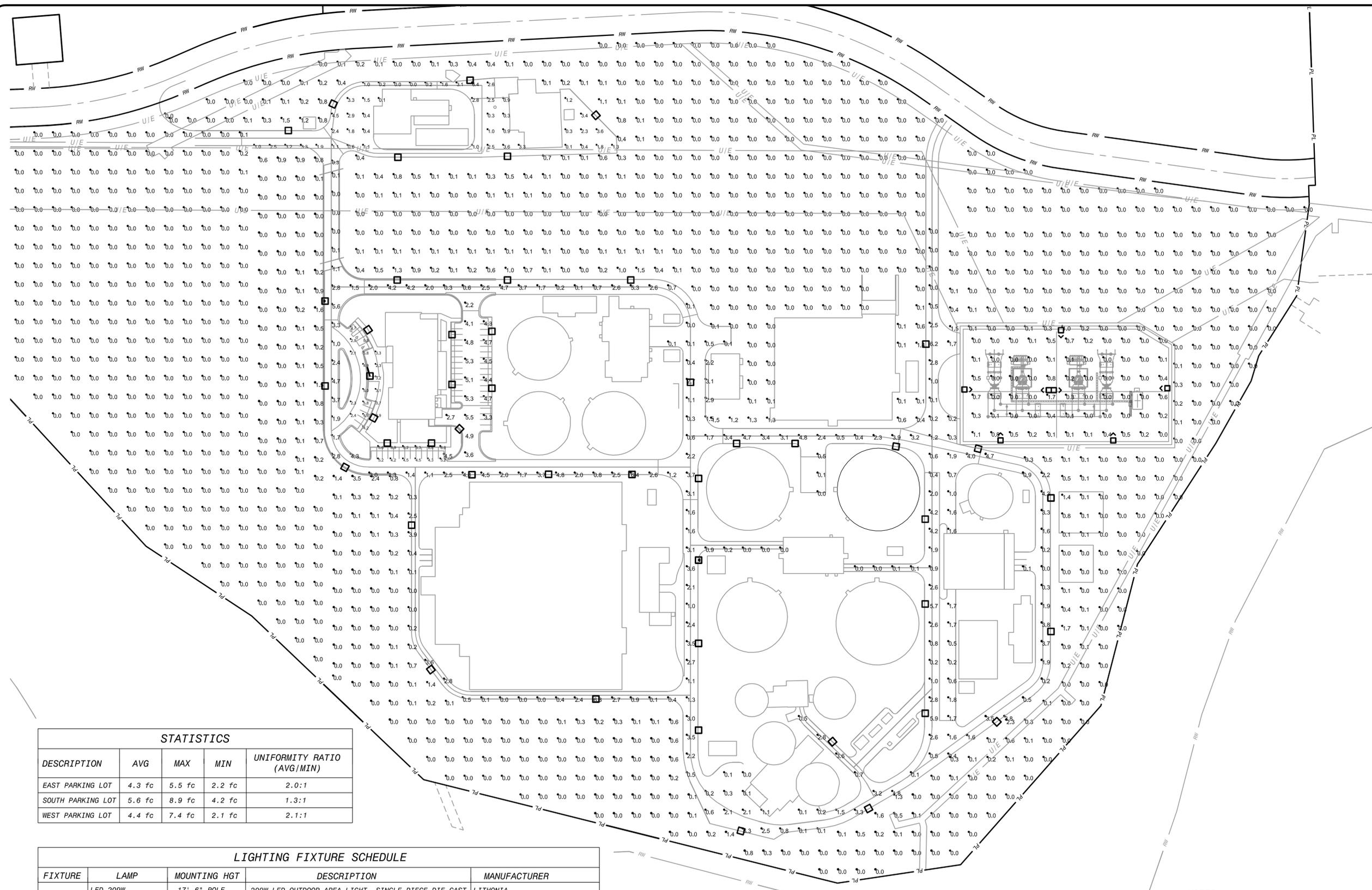
DESIGNED: R. HARDEE
 DETAILED: B. SHERMAN
 CHECKED: A.J.B.
 APPROVED: MPK
 DATE: 09/07/2018

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PROJECT NO.
185289
00L-04
 SHEET
 OF

APPROVED BY CASE NO. NC03-18

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 PLOTTED: FD185289.DT185289



STATISTICS				
DESCRIPTION	AVG	MAX	MIN	UNIFORMITY RATIO (AVG/MIN)
EAST PARKING LOT	4.3 fc	5.5 fc	2.2 fc	2.0:1
SOUTH PARKING LOT	5.6 fc	8.9 fc	4.2 fc	1.3:1
WEST PARKING LOT	4.4 fc	7.4 fc	2.1 fc	2.1:1

LIGHTING FIXTURE SCHEDULE				
FIXTURE	LAMP	MOUNTING HGT	DESCRIPTION	MANUFACTURER
□	LED 209W 22047 LUMENS	17'-6" POLE MOUNTED	209W LED OUTDOOR AREA LIGHT, SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK, ZINC-INFUSED SUPER DURABLE TGIC THERMOSET POWDER COAT FINISH, T3M OPTICS, 5000K, NIGHT TIME FRIENDLY PRODUCT, MAST ARM POLE MOUNTED, 480V	LITHONIA #DSX1 LED 60C 1000 50K T3M 480 MA DBLXD MAST ARM #AMACE T20 US2 DBL POLE #RSA 16 4-5C PT DBL
⌒	LED 91W 8500 LUMENS	18' POLE MOUNTED	91W LED STREET LIGHT, 120V, ASYMMETRIC PHOTOMETRIC TYPE, 4000K LED COLOR TEMP, ANSI C13641 7 PIN PE FUNCTION, GRAY COLOR, 4 BOLT SLIPFITTER OPTION	CURRENT #ERL1 1 E3 C1 40 A GRAY A

PHOTOMETRIC STUDY
1" = 80'-0"

- NOTES:**
- ALL ROADWAY LIGHTING FIXTURES, EXCLUDING SUBSTATION FIXTURES, ARE MOUNTED AT APPROXIMATELY 17'-6" ABOVE GRADE.
 - SUBSTATION LIGHTING FIXTURES ARE MOUNTED APPROXIMATELY 18'-0" ABOVE GRADE.
 - THE EAST, SOUTH, AND WEST PARKING LOTS EXCEED THE REQUIRED UNIFORMITY RATIO OF 4.0 AVERAGE/MINIMUM.

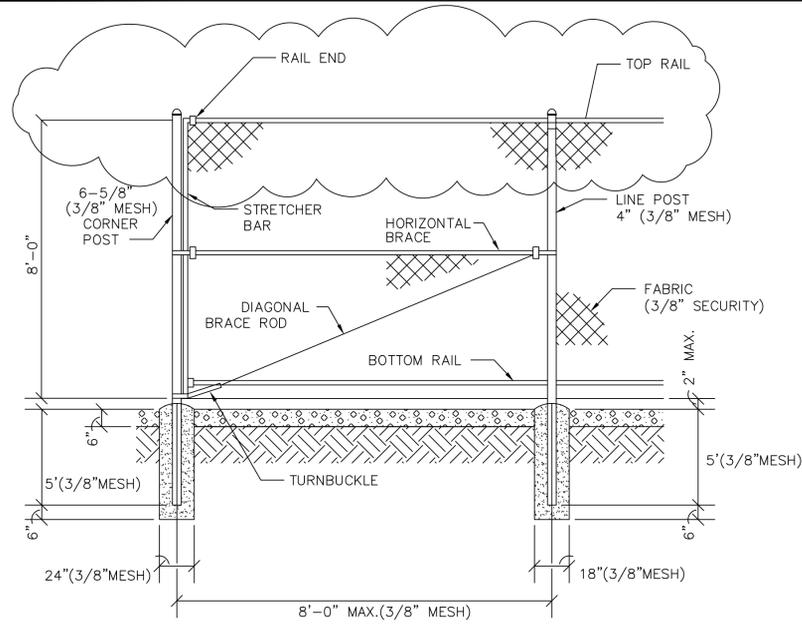


APPROVED BY CASE NO. NC03-18

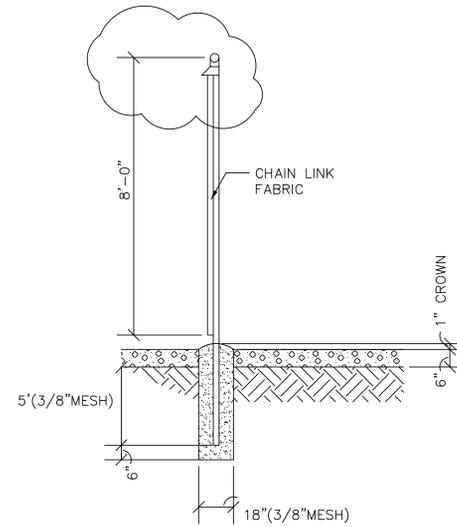
THIS DRAWING IS APPROVED FOR CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE PERSONS INDICATED ON THESE CERTIFICATION SHEETS INCLUDED AT THE BEGINNING OF THIS DRAWING SET.	DATE	NO.	BY	CHK	APP
JOHNSON COUNTY, KANSAS TOMAHAWK CREEK, CONTRACT 26 WWTF EXPANSION					
SITE ELECTRICAL PHOTOMETRIC STUDY					
DESIGNED: TPG DETAILED: TPG CHECKED: APPROVED: DATE:					
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE					
PROJECT NO. 185289					
00E-01 SHEET OF					

PLOTTED: J:\079288_1\17\2018_9:46:59 AM
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 57185289

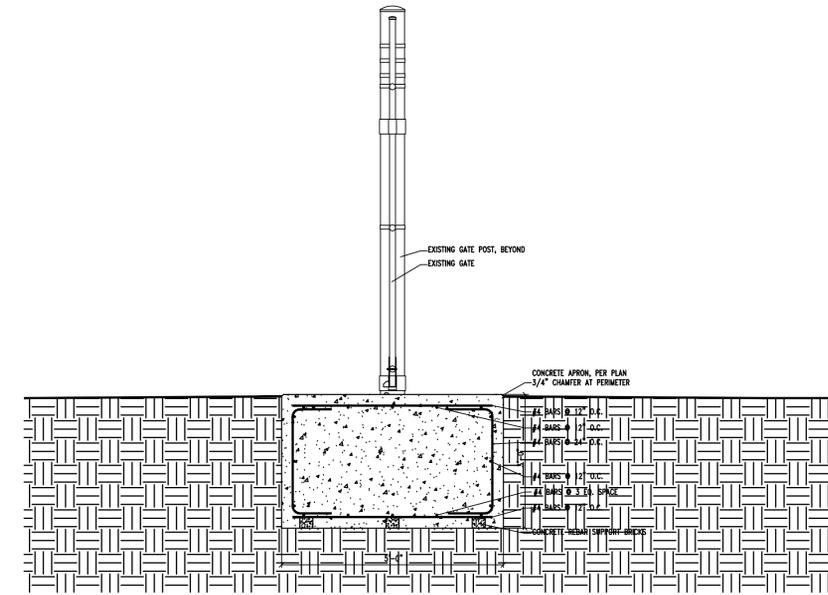
GATE OPENING		GATE POST SIZE	
		3/8" MESH	
SINGLE	DOUBLE	O.D.	LBS/FT
6' and under	12' and under	4"	9.11
Over 6' to 13'	Over 12' to 26'	6-5/8"	18.97
Over 13' to 18'	Over 26' to 36'	6-5/8"	18.97
Over 18' to 32'	Over 36' to 64'	8-5/8"	25.00



CHAIN LINK FENCE DETAIL

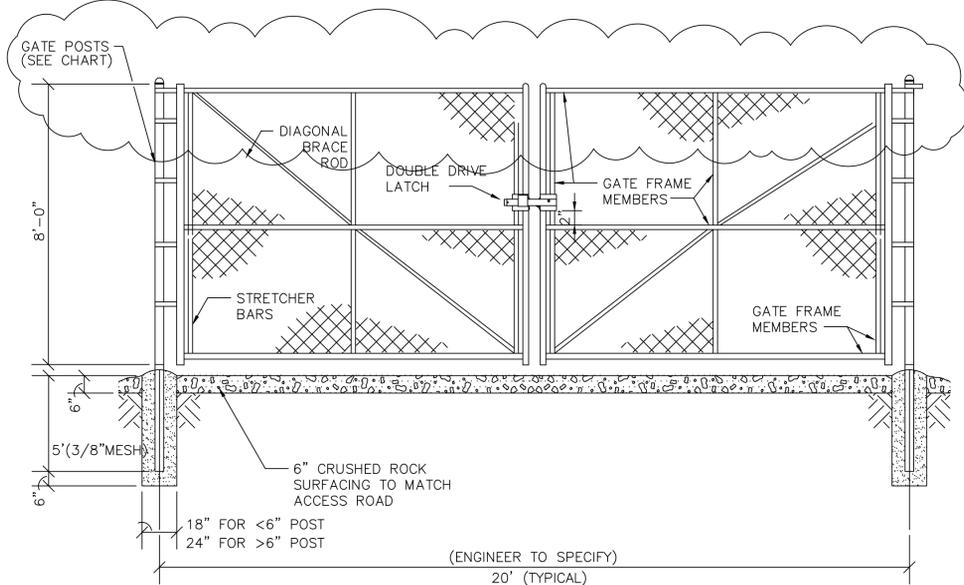


TYPICAL FENCE SECTION

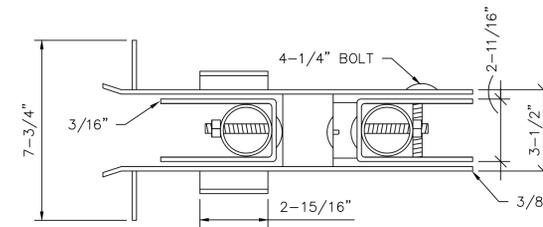


NOTE: SET TOP ELEVATION 1\"/>

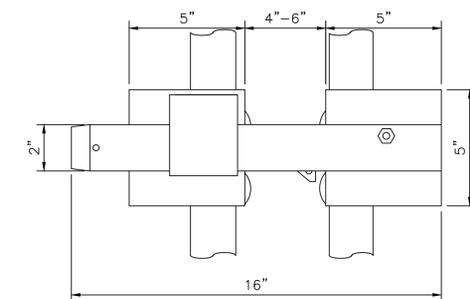
TYPICAL GATE CONCRETE APRON DETAIL



GATE DETAIL



TOP VIEW



SIDE VIEW

DOUBLE DRIVE LATCH
(ENTIRE ASSEMBLY SHALL BE HOT DIPPED GALVANIZED)

KANSAS CITY POWER & LIGHT
 100/161/D002
 7/17/2018

REV.	REV. DATE	REVISION & JOB NO.	BY	CHK.	APP.
A	7/17/2018	REVISED HEIGHT OF SUBSTATION PERIMTER FENCE JDN			

DRAWN	DATE	APPROVED	DATE
JDN	10/04/17		
DRAFT. CK.	DATE	SCALE	
		NO SCALE	
ENGR. CK.	DATE	JOB NO.	

FROM STANDARD 85/426D/D002

KANSAS CITY POWER & LIGHT
TYPICAL SUBSTATION (161)

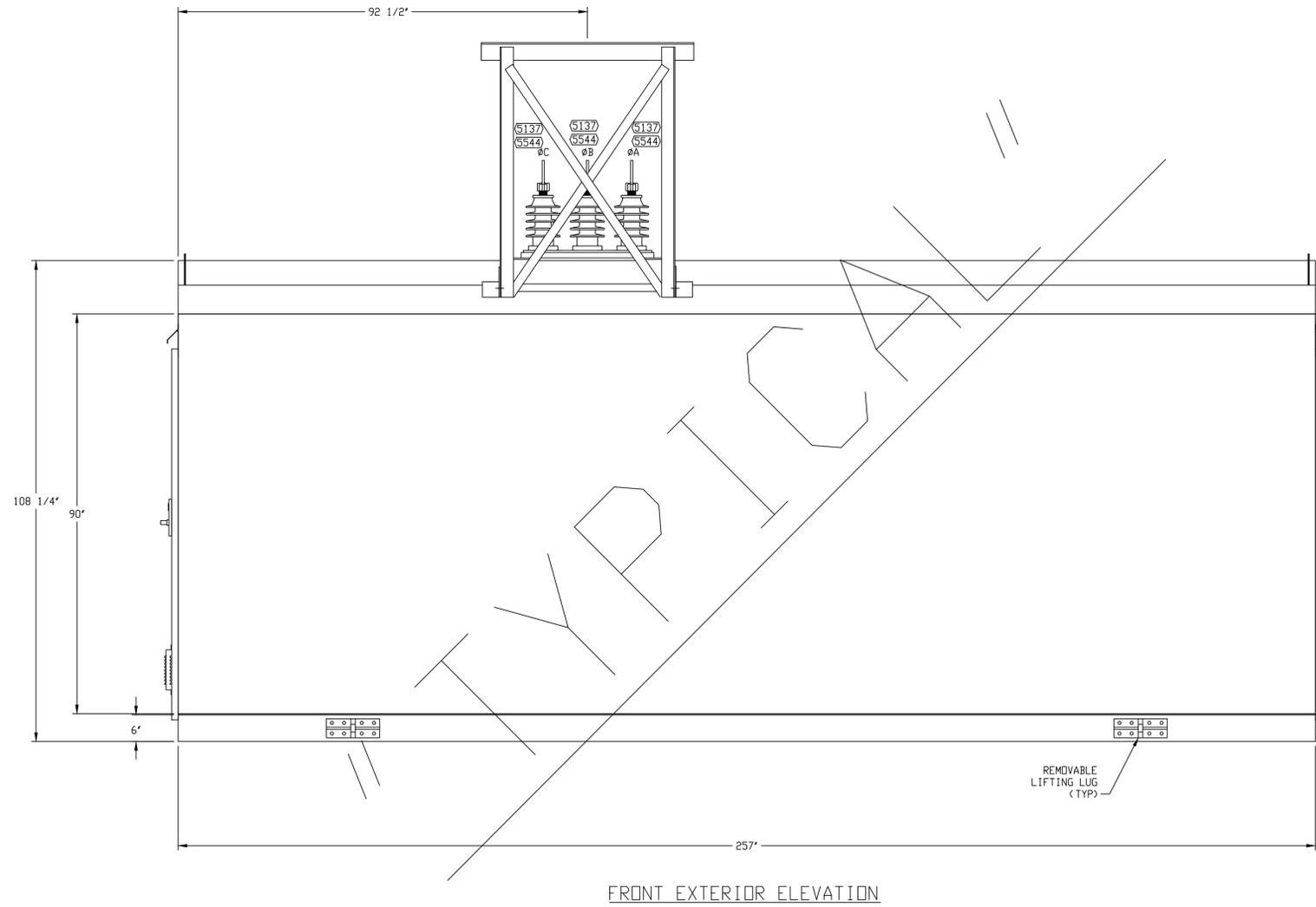
KANSAS CITY
POWER & LIGHT COMPANY

FENCING DETAILS

100/161/D002

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Final As-Built
7/21/2016



NOTE:

1. - INDICATES BILL OF MATERIAL ITEM NUMBER.

DWG. NO. 100-98-D2833

REFERENCE DRAWINGS	REV	DATE	REVISION & JOB NO.	BY	CK.	APP.	REV	DATE	REVISION & JOB NO.	BY	CK.	APP.
							A	01/25/16	REVISED PER CUSTOMER COMMENTS			



SWITCHGEAR SYSTEMS
7911 ONE S. Highway 54
Fulton, MO 65251
573.642.6811

DRAWN: RAH	CHK'D: BDB	DATE: 01/08/2016	DRAWING NO.: C8486M04
APPROVD: VC	SCALE: 3/4"=1'		

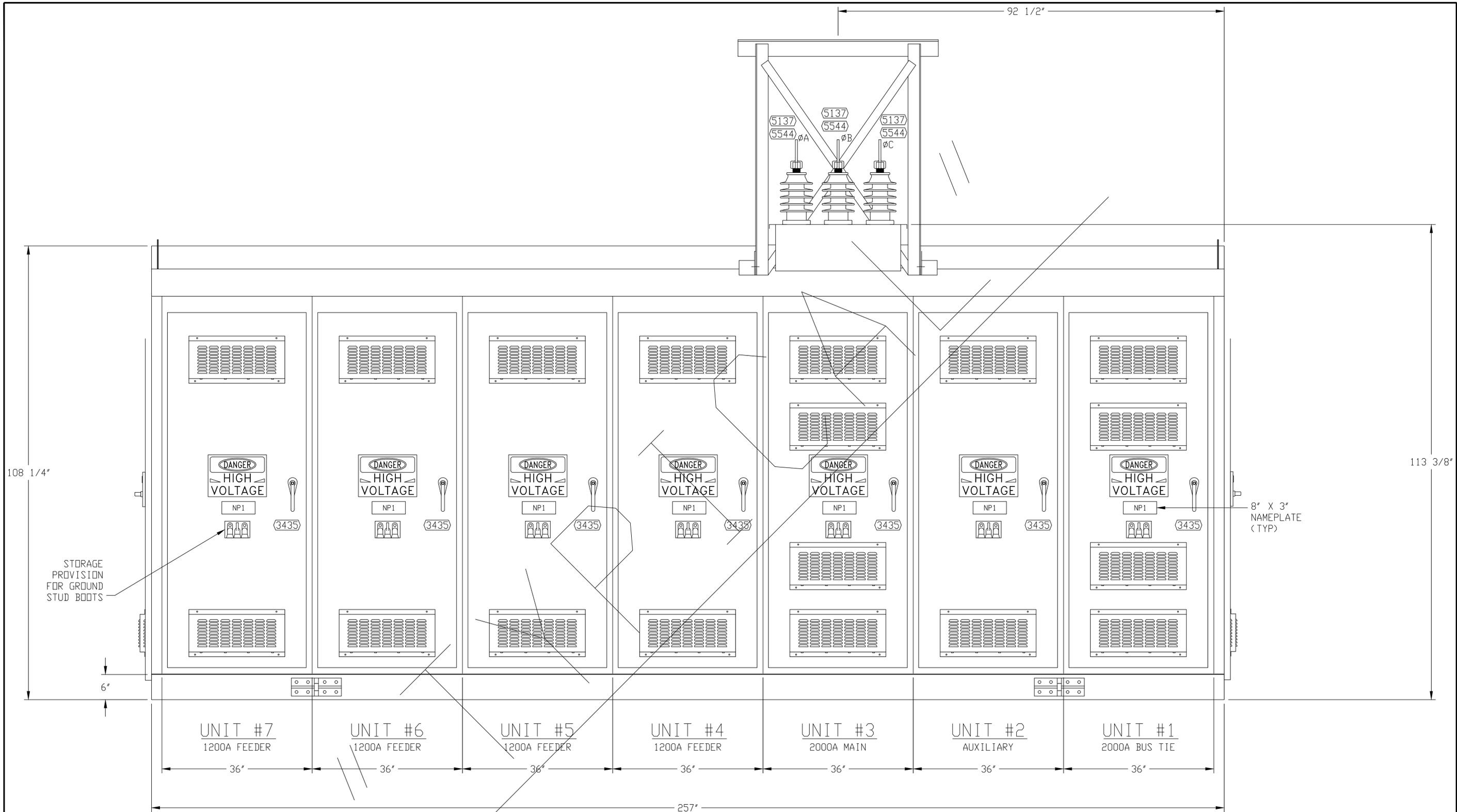
W. Cathey
APPROVED

DRAWN	DATE	ENGR. CK.	DATE
DRAFT.	DATE	SCALE	
APPROVED	DATE	JOB NO.	

RIVERSIDE SUBSTATION (98)
15KV, 2000A, 25KA, 1-HIGH, POWERAISLE
SWITCHGEAR #3
FRONT EXTERIOR ELEVATION
ARRANGEMENT 'CR'

K. C. POWER & LIGHT CO.
ENGINEERING DEPT
MANCHESTER OPERATING CTR.

DWG. NO. 100-98-D2833



REAR EXTERIOR ELEVATION

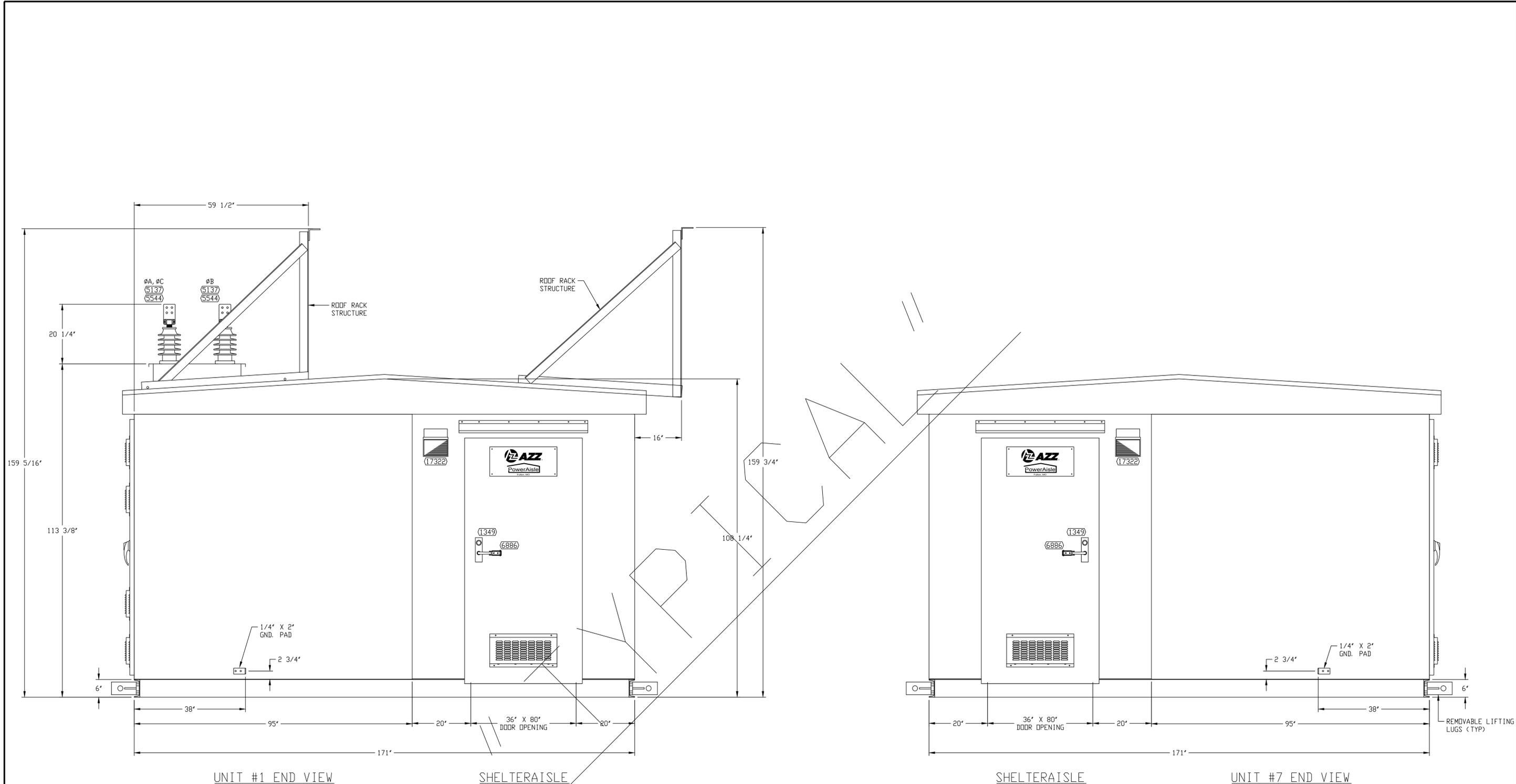
Final As-Built
7/21/2016

DWG. NO. 100-98-D2834

REFERENCE DRAWINGS		REV	DATE	REVISION & JOB NO.		BY	CK.	APP.	REV	DATE	REVISION & JOB NO.		BY	CK.	APP.	REV	DATE	REVISION & JOB NO.		BY	CK.	APP.	REV	DATE	REVISION & JOB NO.		BY	CK.	APP.	REV	DATE	REVISION & JOB NO.		BY	CK.	APP.	REV	DATE		

		SWITCHGEAR SYSTEMS 7911 Old U.S. Highway 54 Fulton, MO 65201 573.642.8811		DRAWN: RAH APPR'D: VC	CHK'D: BDB SCALE: 3/4"=1'	DATE: 01/08/2016	DRAWING NO.: C8486M05	W. Cothey APPROVED:	DATE:	DRAWN: DATE ENGR. CK. DATE DRAFT: DATE SCALE	NOTE: 1. () - INDICATES RANGE OF MATERIAL ITEM NUMBER	RIVERSIDE SUBSTATION (98) 15KV, 2000A, 25KA, 1-HIGH, POWERAISLE SWITCHGEAR #3 REAR EXTERIOR ELEVATION	K. C. POWER & LIGHT CO. ENGINEERING DEPT MANCHESTER OPERATING CTR.
--	--	--	--	--------------------------	------------------------------	------------------	-----------------------	------------------------	-------	---	---	--	--

DWG. NO. 100-98-D2834



NOTE:
 1. () -INDICATES BILL OF MATERIAL ITEM NUMBER.

DWG. NO. 100-98-D2835

REFERENCE DRAWINGS	REV	DATE	REVISION & JOB NO.	BY	CK.	APP.	REV	DATE	REVISION & JOB NO.	BY	CK.	APP.

AZZ

SWITCHGEAR SYSTEMS
 7911 Old S. Highway 54
 Fulton, MD 21028
 573.942.6811

DRAWN	CHK'D	DATE	DRAWING NO.
DRAFT.	SCALE	APPROVED	DATE

DRAWN	DATE	ENGR. CK.	DATE
DRAFT.	DATE	SCALE	
		JOB NO.	

SUBSTATION ()
 15KV, 2000A, 25KA, 1-HIGH, POWERAISLE
 SWITCHGEAR #3
 END EXTERIOR ELEVATIONS
 ARRANGEMENT 'CR'

K. C. POWER & LIGHT CO.
 ENGINEERING DEPT
 MANCHESTER OPERATING CTR.

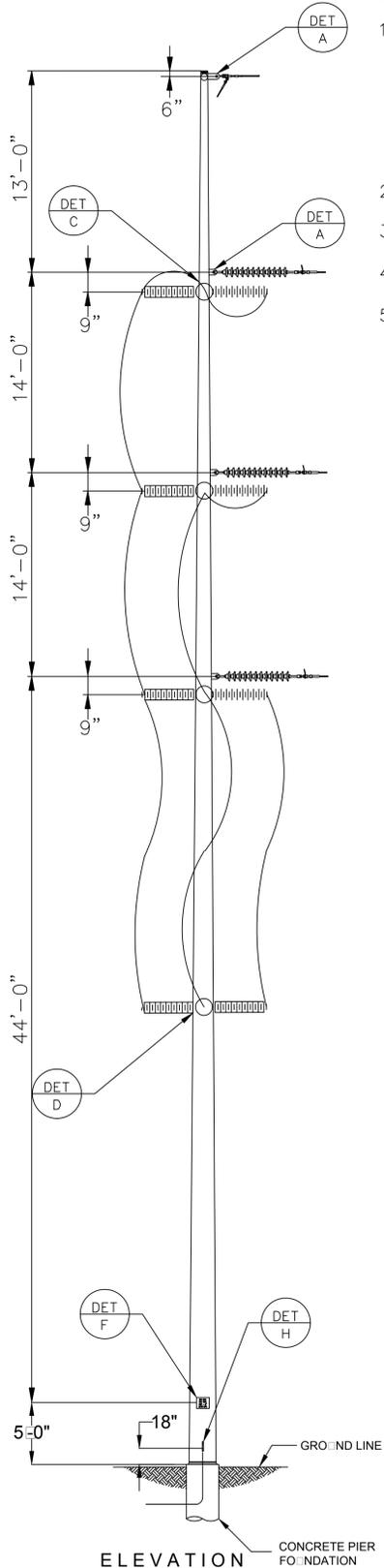
DWG. NO. 100-98-D2835

NOTES:

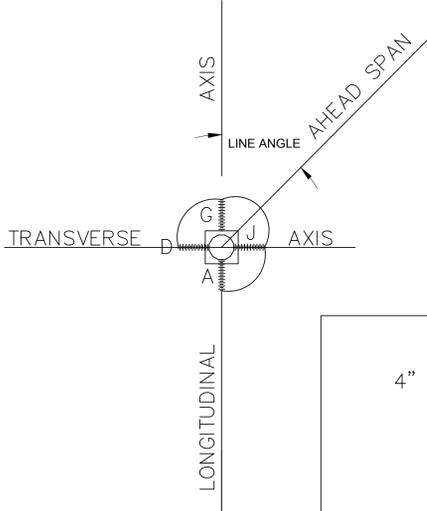
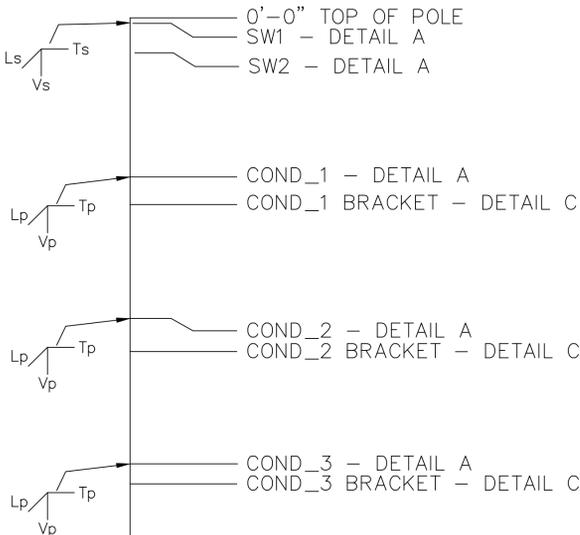
- DESIGN LOADS TO BE APPLIED:
LOAD CASE NO:
1. NESC 250B: HEAVY LOADING DISTRICT
2. NESC 250C: 100MPH EXTREME WIND
3. NESC 250D: EXTREME ICE & CONCURRENT WIND
4. 1.5" EXTREME ICE
5. NORMAL LOADING AT 60°F
- MULTI-PIECE POLES SHALL BE CONNECTED USING BOLTED FLANGE CONNECTIONS.
- VANGS TO EXTEND THROUGH POLE, WELDED BOTH SIDES. NOT TO EXCEED 3/4" THICK. GROUND LUG SHALL BE STAINLESS STEEL WITH A THICKNESS OF 3/8".
- CONNECTION DESIGN AND DETAILING TO BE BY FABRICATOR. DETAILS SHOWN HEREON ARE ONLY TYPICAL OF THE SHAPES AND DIMENSIONS DESIRED. FABRICATOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL ADEQUACY AND PROPER FIT-UP OF ALL PARTS OF THE STRUCTURES WITHOUT DAMAGE TO PROTECTIVE COATING.
- VANGS SHALL BE DESIGNED TO ALLOW FOR AN ANGLE CHANGE OF ±5° FOR THE GIVEN TENSIONS AS INDICATED MULTIPLIED BY A FACTOR OF 1.65.
- BASE PLATES SHALL BE PROVIDED WITH A V-NOTCH ON THE ANGLE BISECTOR.
- THIS STRUCTURE SHALL NOT BE PRE-CAMBERED. STRUCTURE DEFLECTION LIMITED TO ONE PERCENT OF POLE HEIGHT UNDER NORMAL LOAD CASE NO. 5.
- INSTALL OPGW LUGS ON 10' CENTERS FROM 1'-6" BELOW TOP OF POLE TO 10' ABOVE BASE OF POLE.
- *** ALTERNATIVE BID OPTION *** ANCHOR BOLTS SHALL BE THE FULL LENGTH OF THE FOUNDATION. KCPL WILL PROVIDE LENGTH OF FOUNDATION ONCE GEO-TECHNICAL REPORT IS RECEIVED.

STRUCTURE TABLE									
STRUCTURE DESIGNATION	STR. HT	EMBEDMENT (FT)	AGL (FT)	DETAIL D HEIGHT "R"	COND. PE PHASE	REFERENCE LOAD TABLE	POLE CLASS	LINE ANGLE °	QTY
SUB_CRAWL_DN-80	80	SELF SUPPORTING	80	24	1	E1-9500	ENGINEERED	0	2
SUB_CRAWL_DN-85	85	SELF SUPPORTING	85	24	1	E1-9500	ENGINEERED	0	0
SUB_CRAWL_DN-90	90	SELF SUPPORTING	90	24	1	E1-9500	ENGINEERED	0	0
SUB_CRAWL_DN-95	95	SELF SUPPORTING	95	24	1	E1-9500	ENGINEERED	0	0
SUB_CRAWL_DN-100	100	SELF SUPPORTING	100	24	1	E1-9500	ENGINEERED	0	0
TOTAL									2

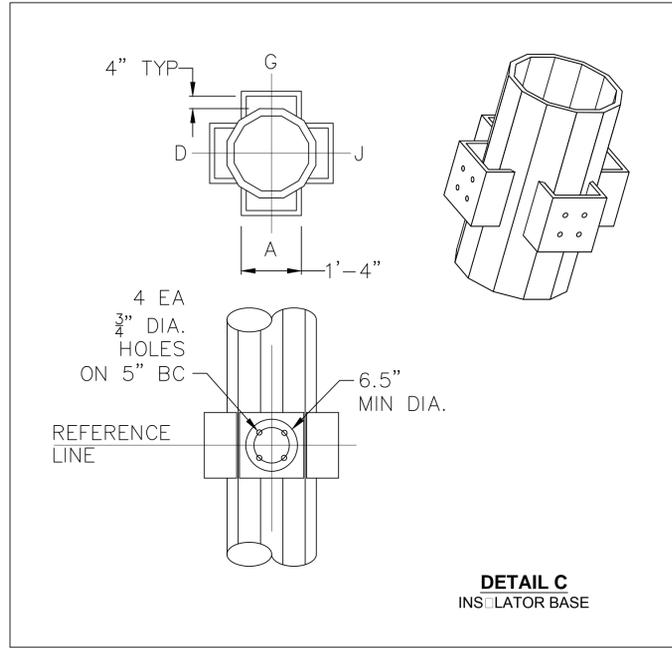
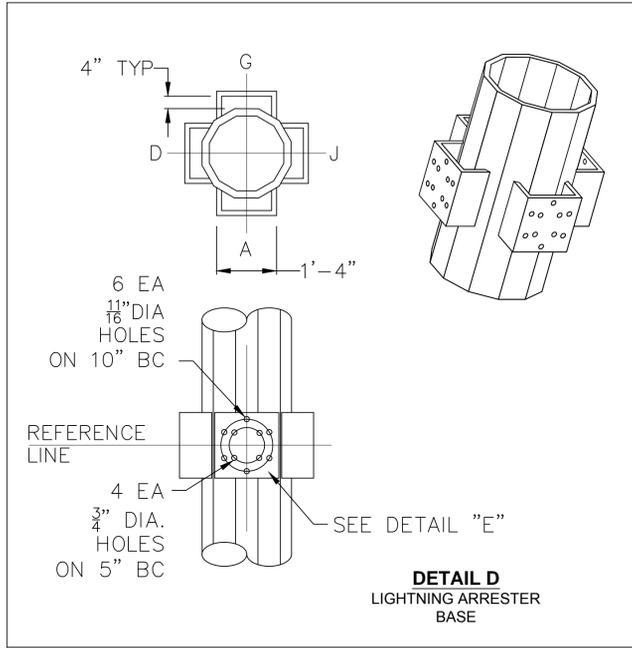
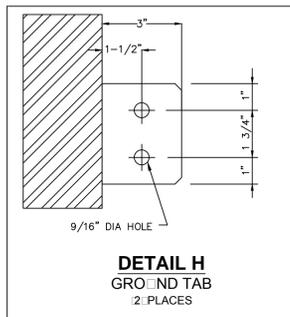
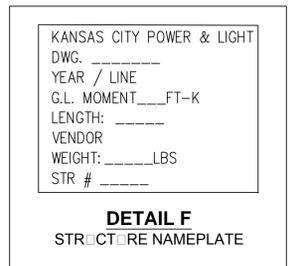
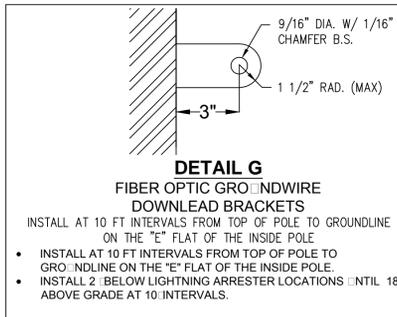
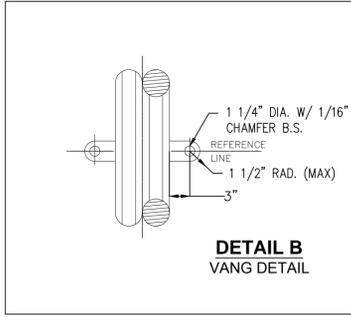
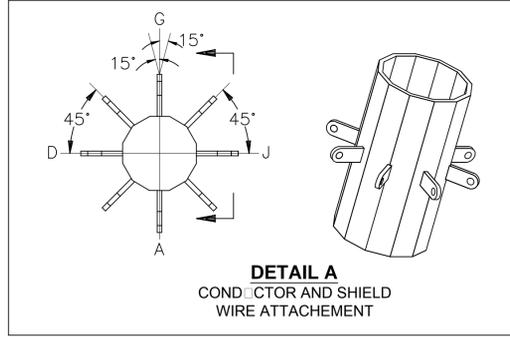
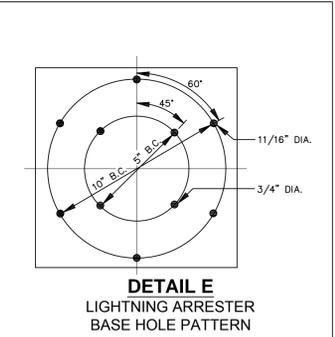
SEE CONDUCTOR REFERENCE LOAD TABLE E1-9500 FOR STRUCTURE LOADS



REFERENCE POSITION TOP DOWN - EXCEPT LOW DETAIL



ABOVE BASE PLATE "R" DETAIL D



(S1) SUBSTATION DEADEND STRUCTURE

Size: 17 X 11

Border name:

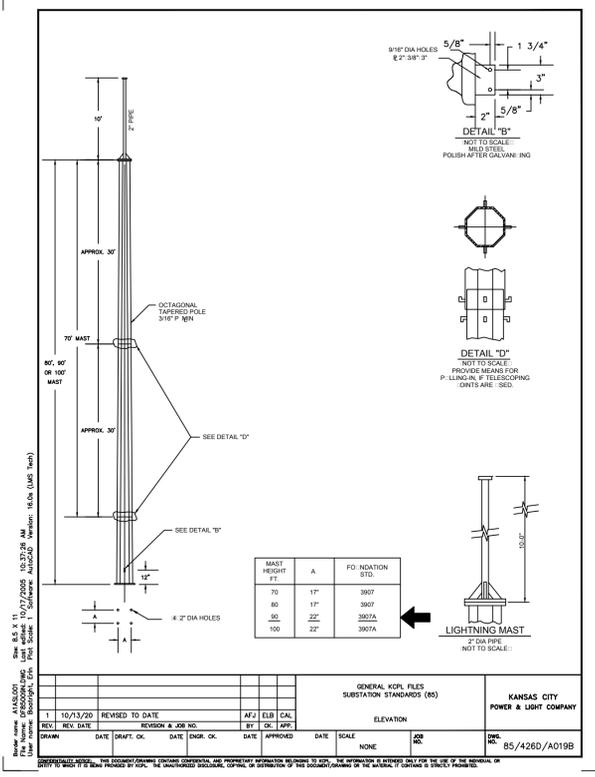
DWG. NO. SUB_CRAWL_DN

REV.	REV. DATE	REVISION & JOB NO.	BY	CK.	APP.

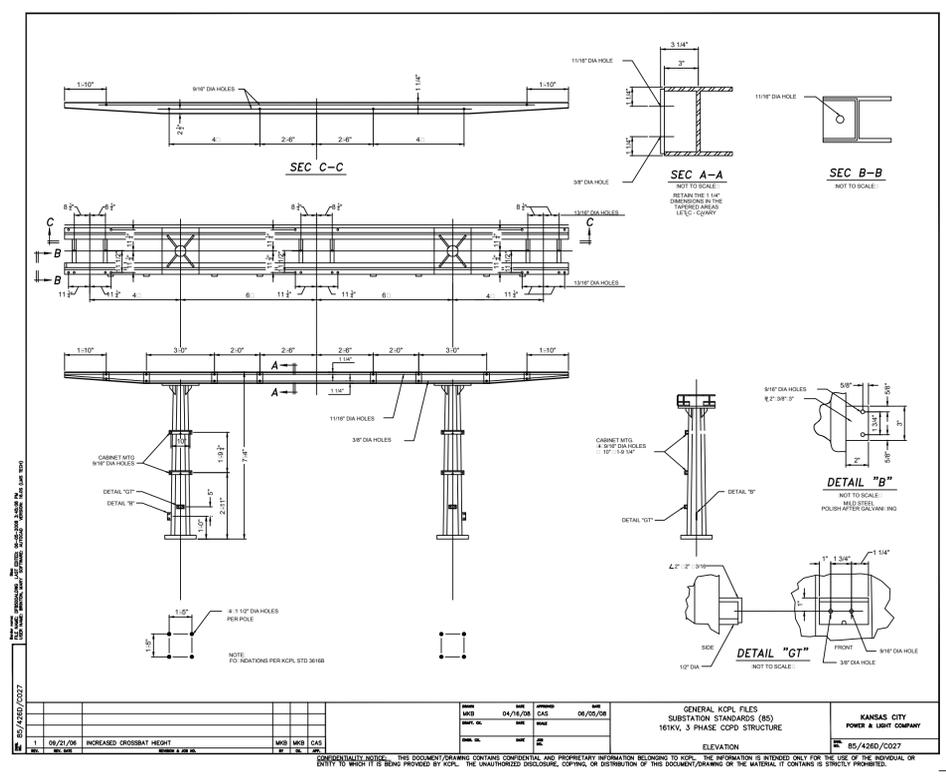
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MDR	02/22/2018		
DRAFT. CK.	DATE	SCALE	
ENGR. CK.	DATE	JOB NO.	
		20000545	

KANSAS CITY POWER & LIGHT
TYPICAL
STEEL POLE SPECIFICATIONS
SUBSTATION DEAD ENDS
DETAIL

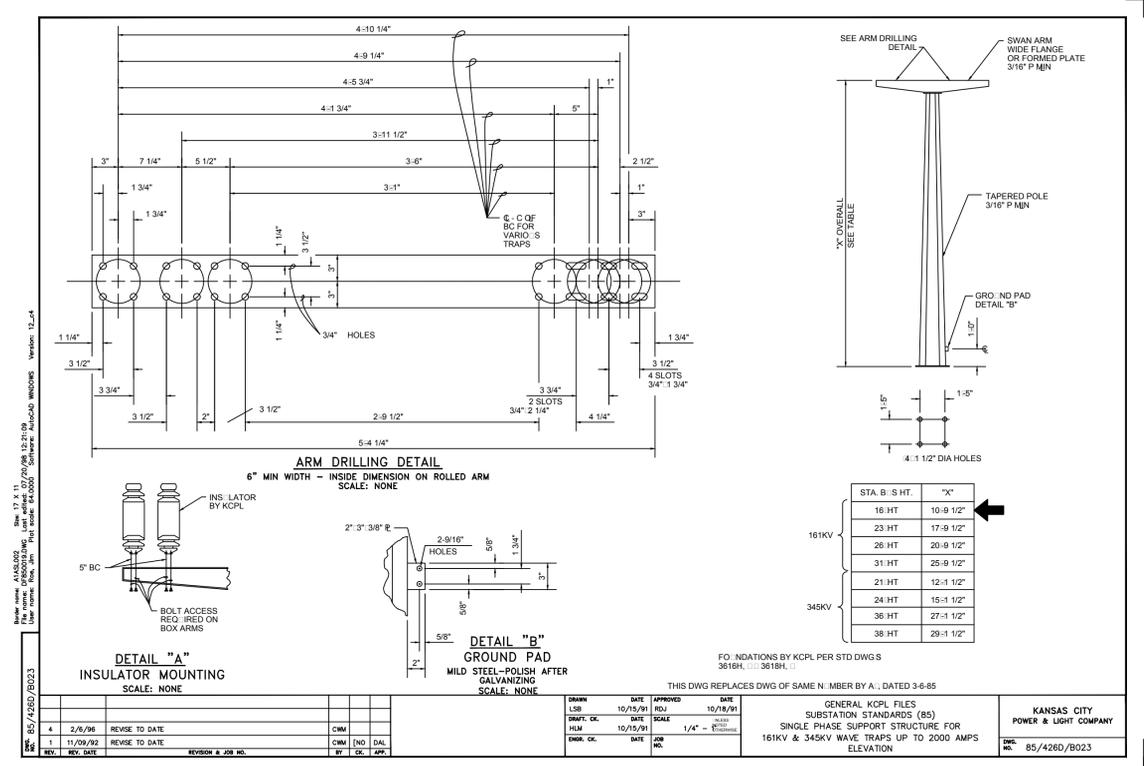
KANSAS CITY
POWER & LIGHT COMPANY
DWG. NO. SUB_CRAWL_DN



S2 LIGHTNING MAST



S5 PT SUPPORT STAND (3 PHASE)



S4 BUS SUPPORT/WAVE TRAP STAND (1 PHASE)

100/161/D070
 USER NAME: COTY, LUCAS SOFTWARE: AUTOCAD PERSON: 2018

"TYPICAL"

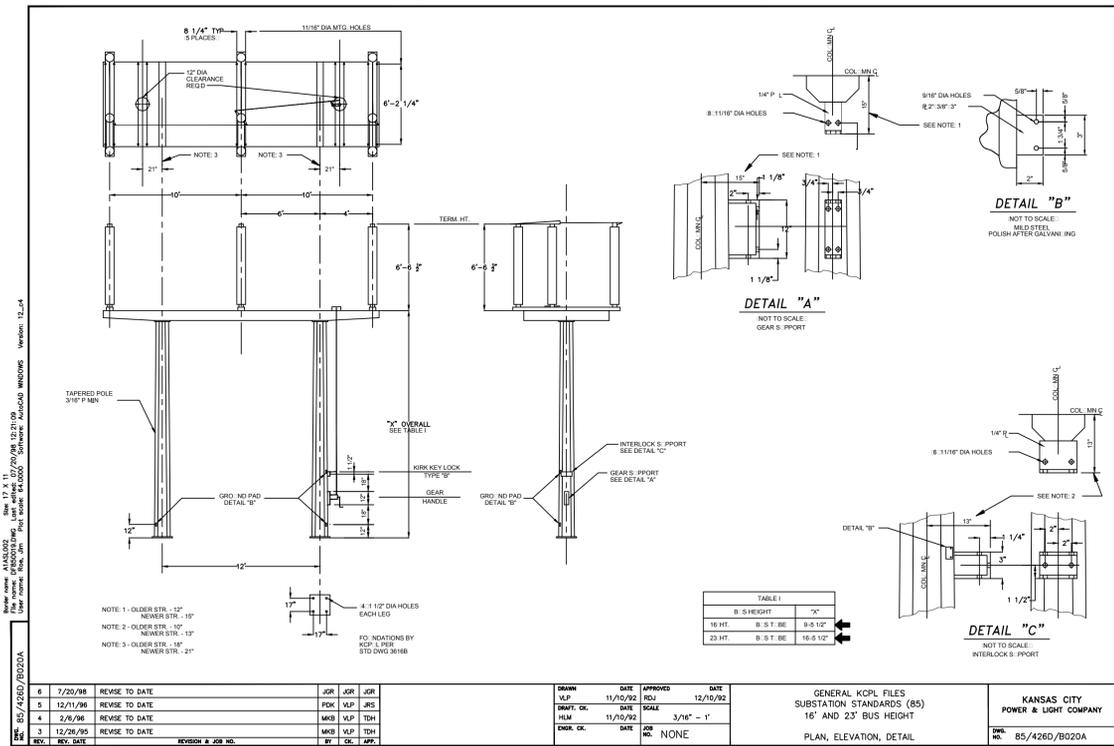
NOT TO BE USED FOR CONSTRUCTION

DRWN	DATE	APPROVED	DATE
DRFT. CK.	DATE	SCALE	NONE
ENGR. CK.	DATE	JOB NO.	42000370

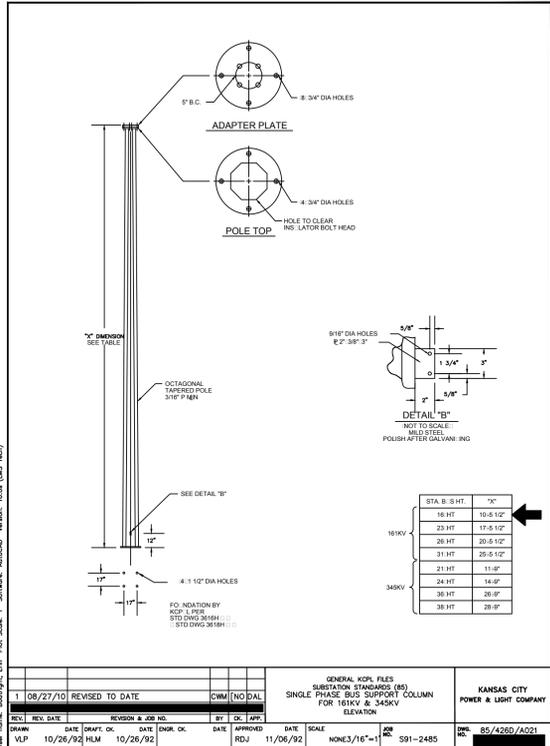
KANSAS CITY POWER & LIGHT
 TYPICAL 161KV SUBSTATION (161)
 TYPICAL 161KV TUBULAR STEEL STRUCTURES
 KCPL STANDARDS
 DETAILS

KANSAS CITY
 POWER & LIGHT COMPANY
 Dwg. No. 100/161/D070

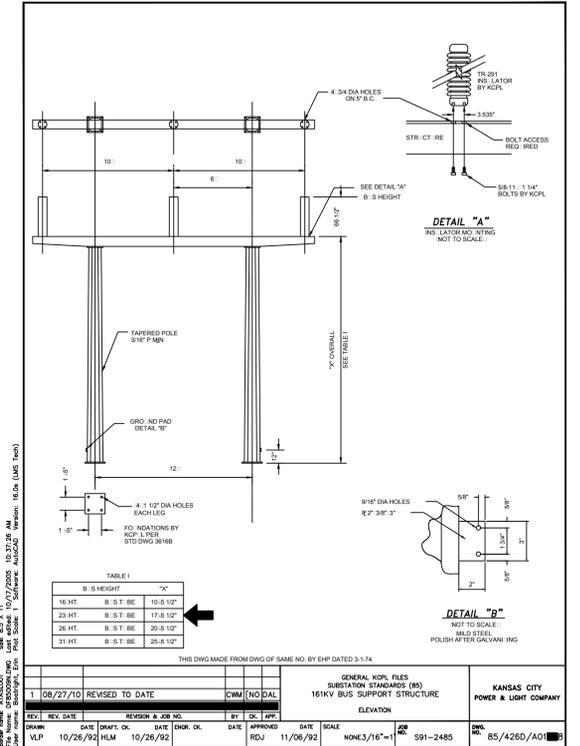
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(S3) DISCONNECT SWITCH STEEL SUPPORT STAND



(S4) STEEL BUS SUPPORT STAND (1 PHASE)



(S4) STEEL BUS SUPPORT STAND (3 PHASE)

100/161/D071
 USER NAME: CDT, LUCAS SOFTWARE AUTOCAD PERSON, 2018

REV.	REV. DATE	REVISION & JOB NO.	BY	CHK.	APP.

NOT TO BE USED
FOR CONSTRUCTION

DRAWN	DATE	APPROVED	DATE
DRFT. CK.	DATE	SCALE	NONE
ENGR. CK.	DATE	JOB NO.	4000370

KANSAS CITY POWER & LIGHT
 TYPICAL SUBSTATION (161)
 TYPICAL 161KV TUBULAR STEEL STRUCTURES
 KCPL STANDARDS
 DETAILS

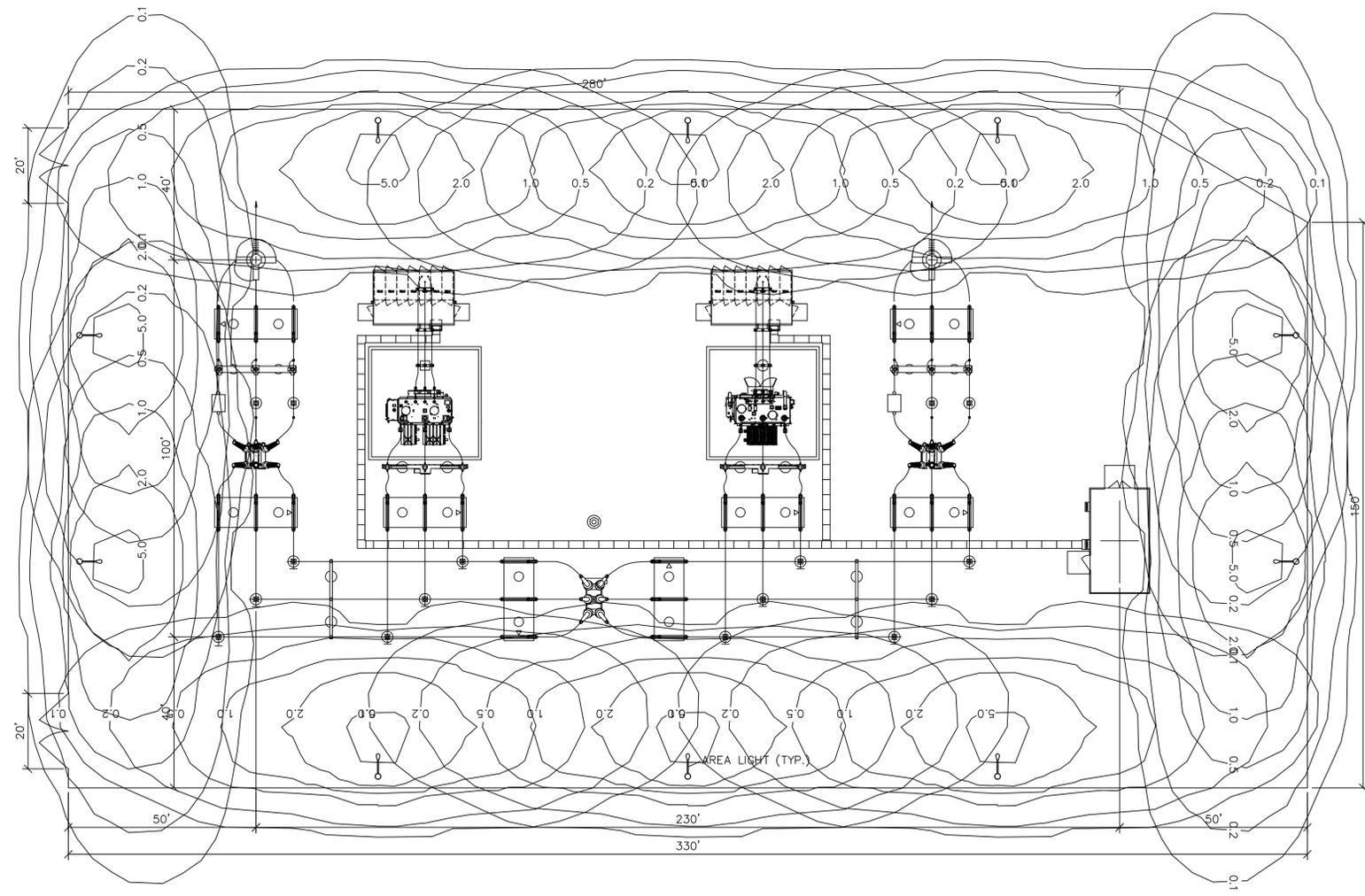
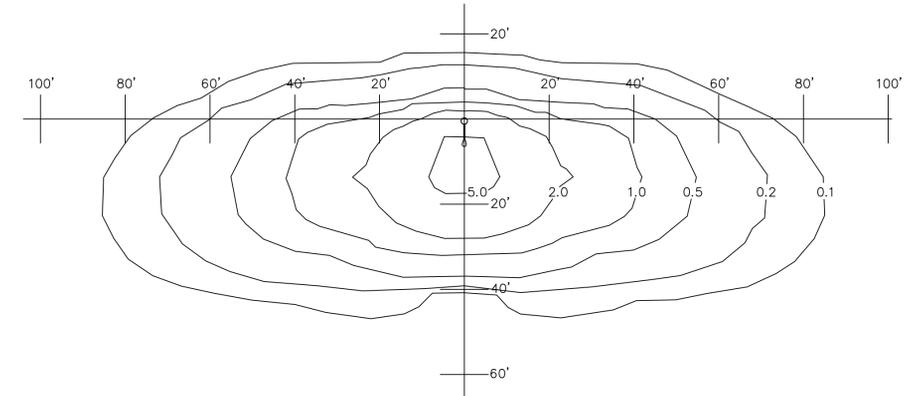
KANSAS CITY
 POWER & LIGHT COMPANY
 100/161/D071

"TYPICAL"

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NOTES:

- G.E. EVOLVE LED FLAT CUTOFF STREETLIGHT (TYPE ERL1) WILL BE INSTALLED ALONG THE PERIMETER OF THE SUBSTATION SECURITY FENCE AT AN MAXIMUM ELEVATION OF 18' ABOVE GRADE. PHOTOMETRICS FOR EACH INDIVIDUAL LIGHT FIXTURE, INCLUDING ESTIMATED LUMENS IS AS FOLLOWS:



NOT TO BE USED
FOR CONSTRUCTION

DRAWN	DATE	APPROVED	DATE
DRAFT. CK.	DATE	SCALE	1" = 20'
ENGR. CK.	DATE	JOB NO.	42000370

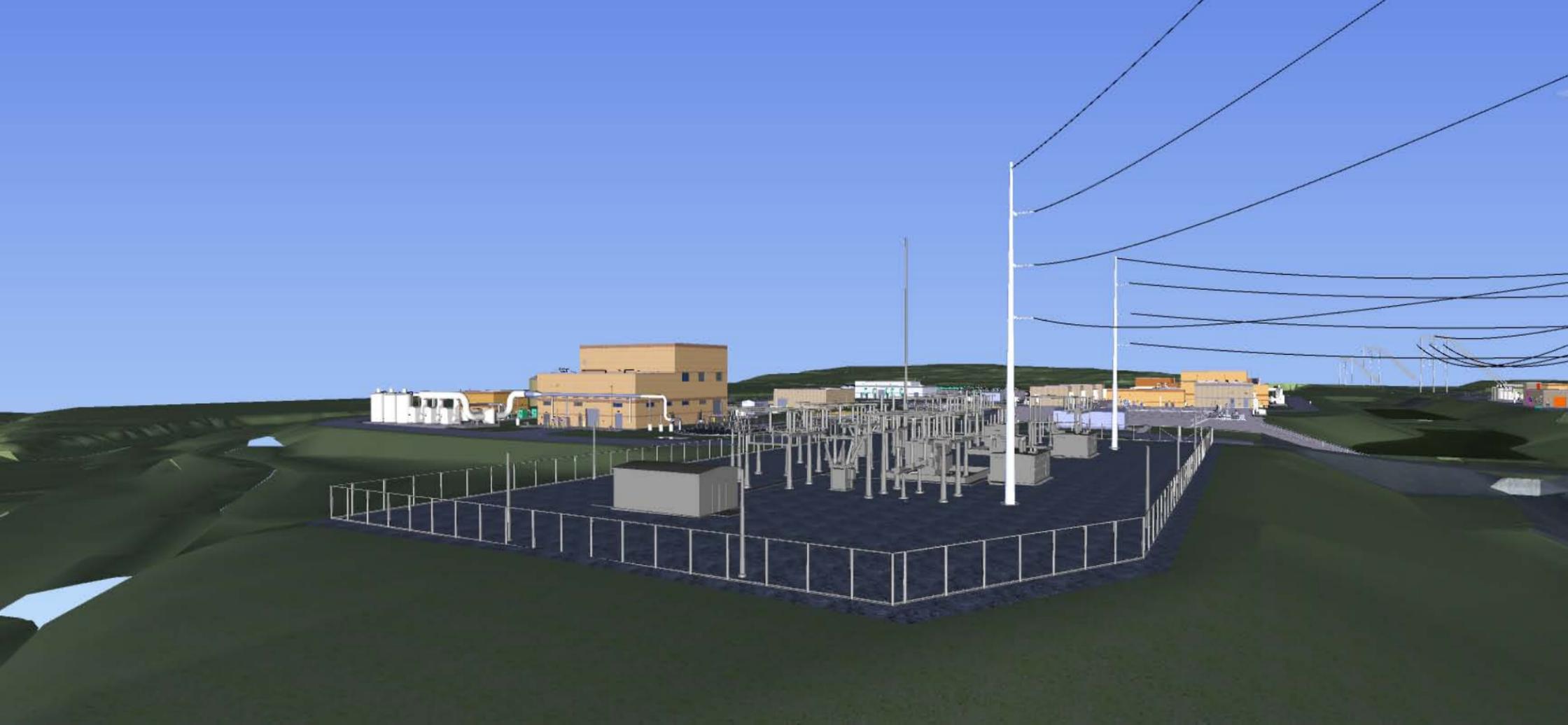
KANSAS CITY POWER & LIGHT
TYPICAL 161KV SUBSTATION (161)
SUBSTATION LIGHTING AND
PHOTOMETRIC
PLAN

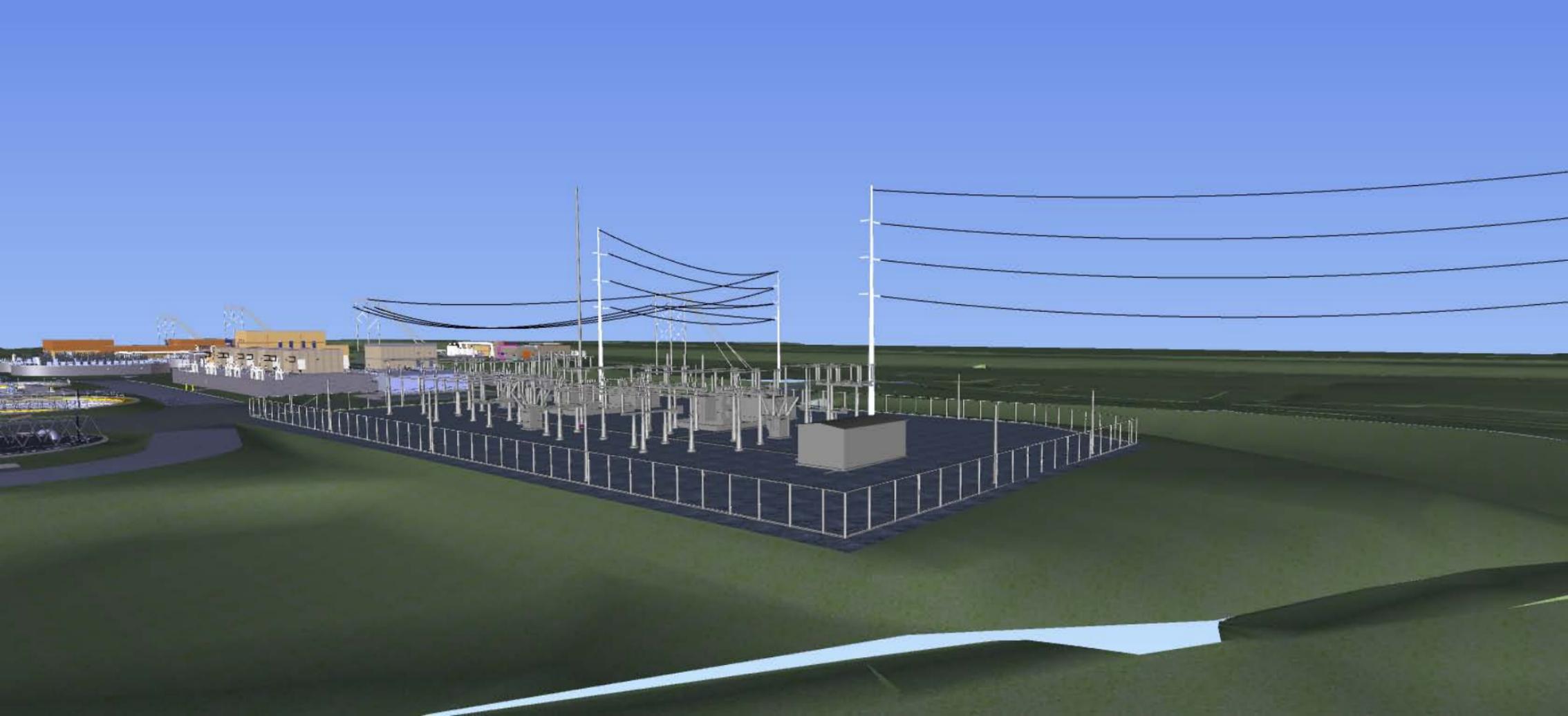
”PRELIMINARY”

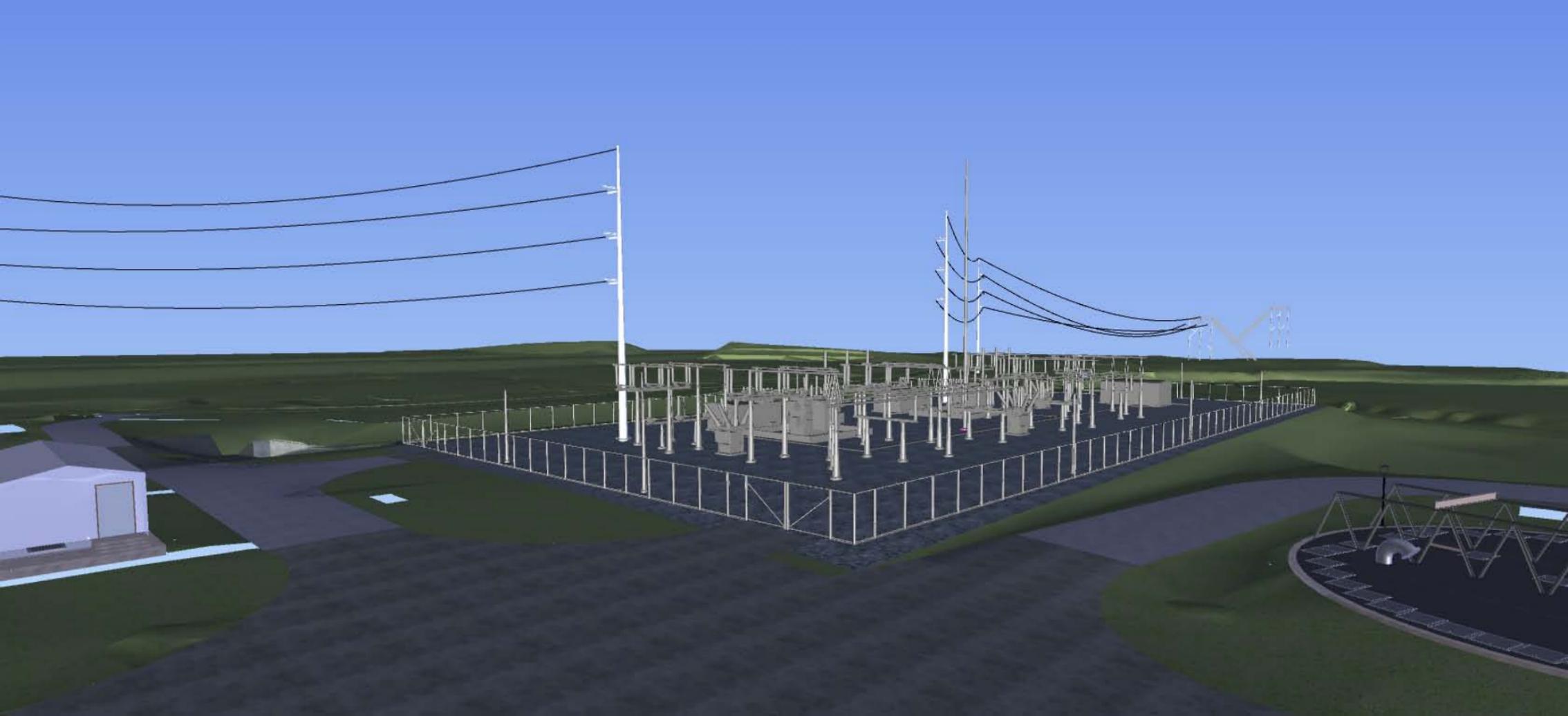
KANSAS CITY
POWER & LIGHT COMPANY
DWG. NO. 100/161/D010

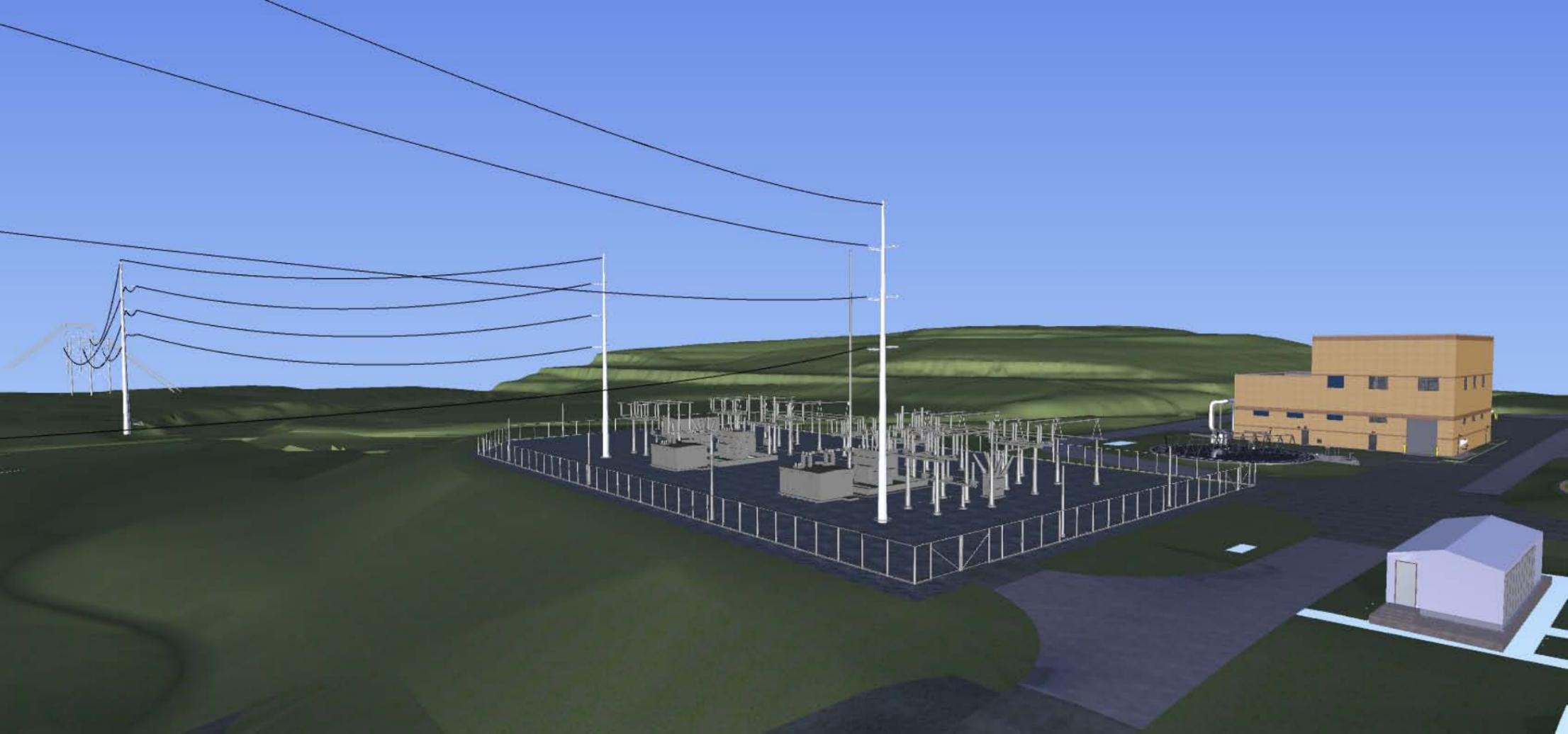
100/161/D010
 REVISION # JOB NO.
 BY CK APP.
 REV. DATE
 USER NAME: BOARDWRIGHT, ERIN SOFTWARE: AUTOCAD VERSION: 2008
 SHEET LIST EDITED: 4/27/2016 8:08 AM
 DRAWN BY: 633103771.DWG

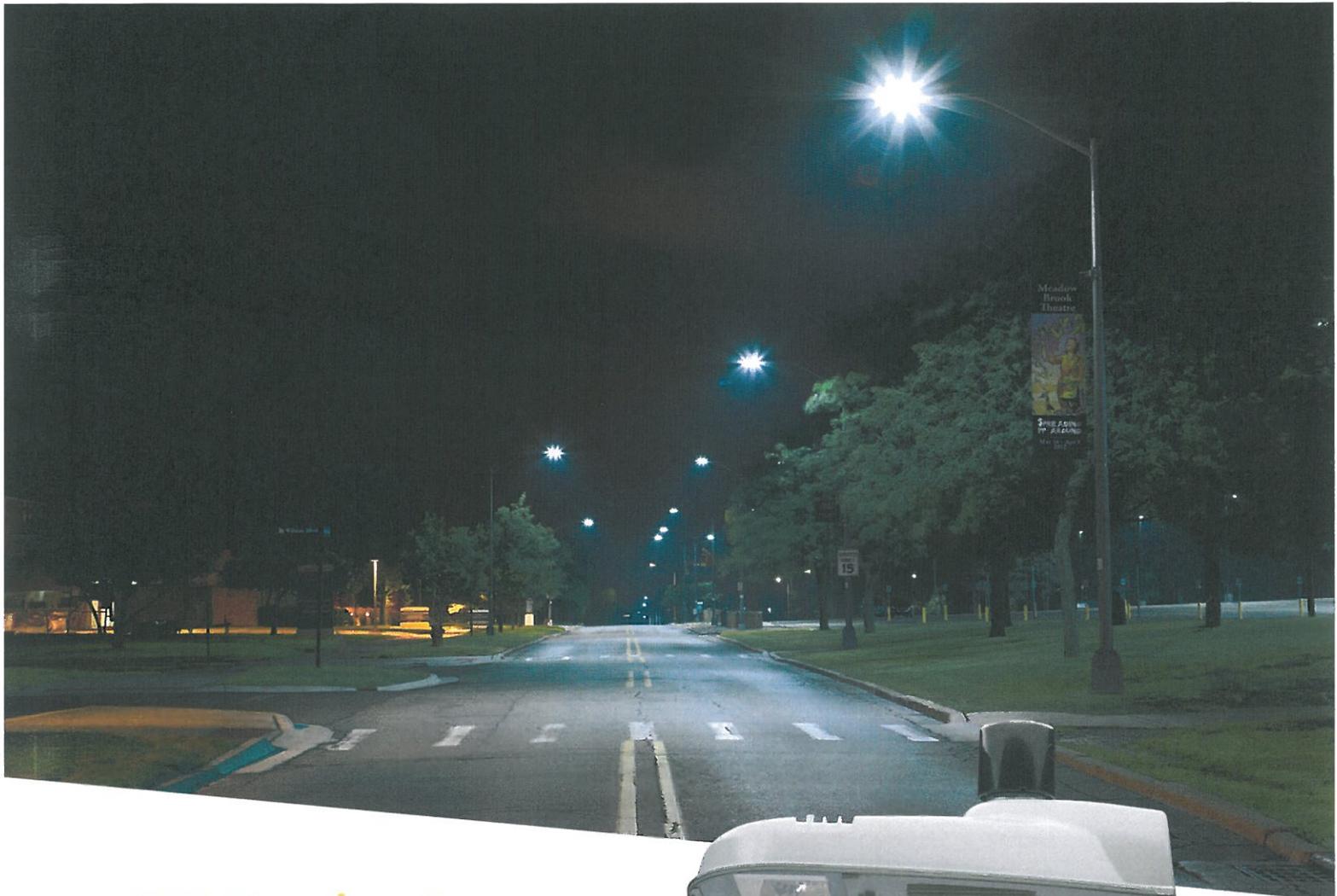
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GE Evolve™
LED Roadway Lighting
ERL1-ERLH-ERL2



current
powered by GE



GE Evolve™ LED Roadway Lighting ERL1-ERLH-ERL2



The **Evolve** LED Roadway Luminaire is optimized for customers requiring a LED solution for local, collector and major roadways. GE's unique reflective optics are designed to optimize application efficiency and minimize glare. The modern design incorporates the heat sink directly into the unit for heat transfer to prolong LED life. This reliable unit has a 100,000 hour design life, significantly reducing maintenance needs and expense over the life of the fixture. This efficient solution lowers energy consumption compared to a traditional HID fixture for additional operating cost savings.

Features:

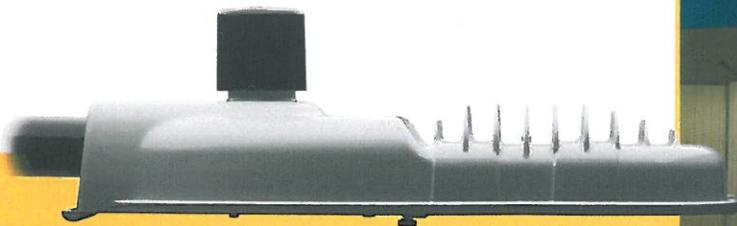
- Optimized roadway photometric distributions
- **Evolve™** light engine consisting of reflective technology designed to optimize application efficiency and minimize glare
- 70 CRI at 2700K, 3000K and 4000K typical.
- -40°C to 50°C UL Ambient Typical.
- ULOR = 0 (zero uplight)
- Designed & Assembled in USA

Applications:

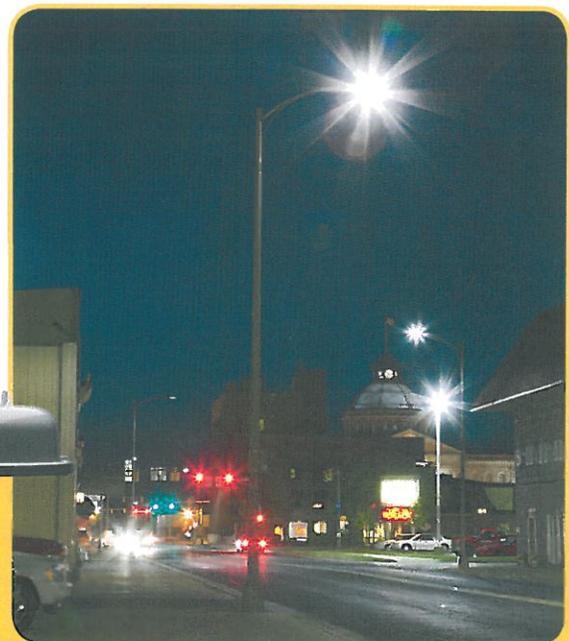
- Local Roadways
- Collector Roadways
- Major Roadway/Streets



Compatible with **LightGrid™** Outdoor Wireless Control System

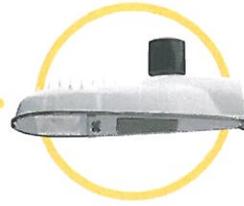


To learn more about GE Evolve LED Roadway Lighting, go to: www.currentbyge.com



GE Evolve™ LED Roadway Lighting

ERL1-ERLH-ERL2



Project name _____
Date _____
Type _____

Typical Specifications: ERL1-ERLH-ERL2

LED & Optical

- **Output Range:** 1900 – 30000 lm
- **Photometric Options:** Type II Narrow, Type II Wide, Type III, Type IV
- **System Efficacy:** 100 - 145 LPW
- **CCT:** 2700K, 3000K, 4000K; High brightness LEDs @ 70 CRI

Lumen Maintenance Tables

Projected Lxx per IES TM-21 at 25°C for reference:

ERL1 LUMEN OUTPUT CODES	LXX(10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
02,03,04,05,06	L96	L95	L91
07,08,09	L95	L91	L84
10	L89	L80	L64

ERLH LUMEN OUTPUT CODES	LXX(10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
10, 11	L97	L96	L94
13, 14	L95	L93	L88
15, 16	L94	L91	L85

ERL2 LUMEN OUTPUT CODES	LXX(10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
16, 18, 19, 21, 23	L96	L94	L91
25, 27, 28	L95	L93	L88
30	L95	L93	L87

Note: Projected Lxx based on LM80 (10,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Electrical

- **Input Voltage:** 120-277 volt and 347-480 volt
- **Input Frequency:** 50/60Hz
- **Power Factor (PF)*:** >90%
- **Total Harmonic Distortion (THD)*:** <20%

*Power factor and THD tolerance exceptions: ERL1 "02" Lumen output: PF and THD within tolerances above only at 120 volt. ERL1 "03" Lumen output: @120 volt PF~0.89, @ 480 volt THD~26% ERL1 "04" Lumen output: @480 volt THD~22%

Ratings

- **Surge Protection:** per ANSI C136.2-2015: (Driver Internal):
 - 6kV/3kA "Basic: (120 Strikes)" - Standard on ERL1 (02-06)
 - 10kV/5kA "Enhanced: (40 Strikes)" - Standard on ERL1 (07 - 10), ERLH, ERL2
- **(Additional Separate Secondary SPD)**
 - 10kV/5kA "Enhanced: (40 Strikes)" - Option "R"
 - 20kV/10kA "Elevated" (40 Strikes) - Option "T"
- **Safety:** UL/cUL Listed. UL 1598 listed, suitable for wet locations (UL) (cUL)
- **Environmental:** Compliant with the materials restrictions of RoHS
- **EMI:** Title 47 CFR Part 15 Class A
- **Vibration:** 3G per ANSI C136.31-2010
- LM-79 testing in accordance with IESNA Standards
- Std. Optical enclosure rated per ANSI C136.25-2009:
 - ERL1/ERLH/ERL2 = IP65, Optional: IP66

Operating Temperature:

PRODUCT ID	LUMEN OUTPUT	AMBIENT READING
ERL1	02-10	-40°C to 50°C
ERLH	10-11, 13	-40°C to 50°C
ERLH	14-16	-40°C to 45°C
ERL2	16-28	-40°C to 50°C
ERL2	30	-40°C to 45°C

Delayed start may be experienced < -35°C

Construction & Finish

- **Housing:**
 - Die Cast Enclosure
 - Casting-integral heat sink for maximum heat transfer
- **Lensing:** Impact resistant tempered glass, standard
- **Paint:** Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
 - Standard Colors: Dark Bronze, Black, & Gray
 - RAL & custom colors available
 - Optional coastal finish available.
- **Weight:** 12.4lbs (5.6kg) – 24lbs (10.9kg)

Warranty

- **System Warranty:** 5 Year Standard, 10 Year Optional

Controls

- **Dimming:**
 - Standard: 0-10V; Optional: DALI (120-277V Only)
- **Sensors:**
 - Photo electric sensors (PE) available.
- LightGrid™ compatible

Mounting

- Slipfitter with +/- 5 degree of adjustment for leveling.
- Integral die cast mounting pipe stop.
- Adjustable for 1.25 in. or 2 in. mounting pipe.

Suggested HID Replacement Lumen Levels

- ~4,000–5,000 lumens to replace 100W HPS Cobra-head
- ~7,000–8,800 lumens to replace 150W HPS Cobra-head
- ~8,500–11,500 lumens to replace 200W HPS Cobra-head
- ~11,500–14,000 lumens to replace 250W HPS Cobra-head
- ~21,000–30,000 lumens to replace 400W HPS Cobra-head

Note: Actual replacement lumens may vary based upon mounting height, pole spacing, design criteria, etc.

PREVIOUS	DESCRIPTION	CURRENT	DESCRIPTION
A1, B1	Extra Narrow/Narrow Asymmetric	A3	Type II Narrow
C1, E1	Asymmetric Short/Medium	B3	Type II Wide
D1, G1	Asymmetric Forward/Extra Wide	C3	Type III
F1	Asymmetric Wide	D3	Type IV
		E3	Type II Enhanced Back Light

**The information above is designed to provide a guideline to select the correct luminaire for a roadway application. The best and most accurate way to ensure the proper design is do a lighting layout Utilizing AGI.

GE Evolve™

LED Roadway Lighting

ERL1-ERLH-ERL2



Project name _____
 Date _____
 Type _____

ERL1 1 09 B3 40 A GRAY A

PROD. ID	VOLTAGE	LUMEN OUTPUT	DISTRIBUTION*	CCT	CONTROLS	COLOR	OPTIONS
E = Evolve R = Roadway L = Local 1 = Single Module	0 = 120-277V* 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480 D = 347 H = 347-480* * Not available with Fusing. Must choose a discrete voltage with F option.	02* 03< 04< 05< 06 07 08 09 10 See Table *120V only, not compatible with 0-10V dimming. < See Note Under Controls Column	A3 = Type II Narrow B3 = Type II Wide C3 = Type III D3 = Type IV E3 = Type II Enhanced Back Light See Table *Nominal IES Type classing subject to typical variation, individual units may differ.	27 = 2700K <> 30 = 3000K 40 = 4000K <> Select 2700K or 3000K CCT for IES approved units.	A = ANSI C136.41 41 7-pin D = ANSI C136.41 7-pin with Shunting Cap E = ANSI C136.41 7-pin with non-Dimming PE Control.* *PE Control Only available for 120-277V or 480V Discrete. Not available for 347-480V or 347V Discrete. < If dimming the 03 - 05 lumen output using a control supplied from a source other than GE call 1-888-694-3533, then select Option 2 at the prompt for assistance. NOTE: Dimming controls wired for 0-10V standard unless DALI option "U" requested.	GRAY = Gray BLCK = Black DKBZ = Dark Bronze	A = 4 Bolt Slipfitter † F = Fusing G = Internal Bubble Level I = IP65 Optical L = Tool-Less Entry R = Secondary 10Kv/5KA SPD U = DALI Programmable +^ X = Single Package # Y = Coastal Finish * XXX = Special Options † Contact manufacturer for Lead-Time. # "X" option provides single pack box per fixture. Std Packaging = 20 units per Magna pak container. * Recommended for installations within 750 ft. from the coast. Contact Factory for Lead-Time. + Compatible with LightGrid 2.0 nodes. ^ Not available in 347V, 480V or 347-480V for Lumen Output Levels 07, 08, 09, and 10.

LUMEN OUTPUT	DISTRIBUTION	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE		BUG RATING			IES FILE NUMBER							
		4000K	3000K	2700K	120-277V	347-480V	4000K	3000K	2700K	120-277V		347-480V		2700K			
02	A3	2000	1500	1900	14	N/A	B1-U0-G1	B1-U0-G1	B1-U0-G1	ERL1_02A340_120VIES	N/A	ERL1_02A330_120VIES	N/A	ERL1_02A327_120VIES	N/A		
	B3						B1-U0-G1	B1-U0-G1	ERL1_02B340_120VIES	N/A	ERL1_02B330_120VIES	N/A	ERL1_02B327_120VIES	N/A			
	C3						B1-U0-G1	B1-U0-G1	ERL1_02C340_120VIES	N/A	ERL1_02C330_120VIES	N/A	ERL1_02C327_120VIES	N/A			
	D3						B0-U0-G1	B0-U0-G1	ERL1_02D340_120VIES	N/A	ERL1_02D330_120VIES	N/A	ERL1_02D327_120VIES	N/A			
	E3						B1-U0-G1	B1-U0-G1	ERL1_02E340_120VIES	N/A	ERL1_02E330_120VIES	N/A	ERL1_02E327_120VIES	N/A			
03	A3	3000	2900	2800	22	26	B1-U0-G1	B1-U0-G1	B1-U0-G1	ERL1_03A340_120VIES	ERL1_03A340_347-480VIES	ERL1_03A330_120VIES	ERL1_03A330_347-480VIES	ERL1_03A327_120VIES	ERL1_03A327_347-480VIES		
	B3						B1-U0-G1	B1-U0-G1	ERL1_03B340_120VIES	ERL1_03B340_347-480VIES	ERL1_03B330_120VIES	ERL1_03B330_347-480VIES	ERL1_03B327_120VIES	ERL1_03B327_347-480VIES			
	C3						B1-U0-G1	B1-U0-G1	ERL1_03C340_120VIES	ERL1_03C340_347-480VIES	ERL1_03C330_120VIES	ERL1_03C330_347-480VIES	ERL1_03C327_120VIES	ERL1_03C327_347-480VIES			
	D3						B1-U0-G1	B1-U0-G1	ERL1_03D340_120VIES	ERL1_03D340_347-480VIES	ERL1_03D330_120VIES	ERL1_03D330_347-480VIES	ERL1_03D327_120VIES	ERL1_03D327_347-480VIES			
	E3						B1-U0-G1	B1-U0-G1	ERL1_03E340_120VIES	ERL1_03E340_347-480VIES	ERL1_03E330_120VIES	ERL1_03E330_347-480VIES	ERL1_03E327_120VIES	ERL1_03E327_347-480VIES			
04	A3	4000	3900	3800	31	34	B1-U0-G1	B1-U0-G1	B1-U0-G1	ERL1_04A340_120VIES	ERL1_04A340_347-480VIES	ERL1_04A330_120VIES	ERL1_04A330_347-480VIES	ERL1_04A327_120VIES	ERL1_04A327_347-480VIES		
	B3						B1-U0-G1	B1-U0-G1	ERL1_04B340_120VIES	ERL1_04B340_347-480VIES	ERL1_04B330_120VIES	ERL1_04B330_347-480VIES	ERL1_04B327_120VIES	ERL1_04B327_347-480VIES			
	C3						B1-U0-G1	B1-U0-G1	ERL1_04C340_120VIES	ERL1_04C340_347-480VIES	ERL1_04C330_120VIES	ERL1_04C330_347-480VIES	ERL1_04C327_120VIES	ERL1_04C327_347-480VIES			
	D3						B1-U0-G1	B1-U0-G1	ERL1_04D340_120VIES	ERL1_04D340_347-480VIES	ERL1_04D330_120VIES	ERL1_04D330_347-480VIES	ERL1_04D327_120VIES	ERL1_04D327_347-480VIES			
	E3						B1-U0-G1	B1-U0-G1	ERL1_04E340_120VIES	ERL1_04E340_347-480VIES	ERL1_04E330_120VIES	ERL1_04E330_347-480VIES	ERL1_04E327_120VIES	ERL1_04E327_347-480VIES			
05	A3	5000	4900	4700	39	43	B1-U0-G1	B1-U0-G1	B1-U0-G1	ERL1_05A340_120VIES	ERL1_05A340_347-480VIES	ERL1_05A330_120VIES	ERL1_05A330_347-480VIES	ERL1_05A327_120VIES	ERL1_05A327_347-480VIES		
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	C3						B1-U0-G2	B1-U0-G2	ERL1_05C340_120VIES	ERL1_05C340_347-480VIES	ERL1_05C330_120VIES	ERL1_05C330_347-480VIES	ERL1_05C327_120VIES	ERL1_05C327_347-480VIES			
	D3						B1-U0-G1	B1-U0-G1	ERL1_05D340_120VIES	ERL1_05D340_347-480VIES	ERL1_05D330_120VIES	ERL1_05D330_347-480VIES	ERL1_05D327_120VIES	ERL1_05D327_347-480VIES			
	E3						B2-U0-G2	B1-U0-G1	B1-U0-G1	ERL1_05E340_120VIES	ERL1_05E340_347-480VIES	ERL1_05E330_120VIES	ERL1_05E330_347-480VIES	ERL1_05E327_120VIES	ERL1_05E327_347-480VIES		
06	A3	6000	5800	5700	47	52	B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_06A340_120VIES	ERL1_06A340_347-480VIES	ERL1_06A330_120VIES	ERL1_06A330_347-480VIES	ERL1_06A327_120VIES	ERL1_06A327_347-480VIES		
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	C3						B1-U0-G2	B1-U0-G2	ERL1_06C340_120VIES	ERL1_06C340_347-480VIES	ERL1_06C330_120VIES	ERL1_06C330_347-480VIES	ERL1_06C327_120VIES	ERL1_06C327_347-480VIES			
	D3						B1-U0-G2	B1-U0-G2	ERL1_06D340_120VIES	ERL1_06D340_347-480VIES	ERL1_06D330_120VIES	ERL1_06D330_347-480VIES	ERL1_06D327_120VIES	ERL1_06D327_347-480VIES			
	E3						B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_06E340_120VIES	ERL1_06E340_347-480VIES	ERL1_06E330_120VIES	ERL1_06E330_347-480VIES	ERL1_06E327_120VIES	ERL1_06E327_347-480VIES		
07	A3	7000	6800	6600	58	B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_07A340_120VIES	ERL1_07A340_347-480VIES	ERL1_07A330_120VIES	ERL1_07A330_347-480VIES	ERL1_07A327_120VIES	ERL1_07A327_347-480VIES			
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	C3					B1-U0-G2	B1-U0-G2	ERL1_07C340_120VIES	ERL1_07C340_347-480VIES	ERL1_07C330_120VIES	ERL1_07C330_347-480VIES	ERL1_07C327_120VIES	ERL1_07C327_347-480VIES				
	D3					B1-U0-G2	B1-U0-G2	ERL1_07D340_120VIES	ERL1_07D340_347-480VIES	ERL1_07D330_120VIES	ERL1_07D330_347-480VIES	ERL1_07D327_120VIES	ERL1_07D327_347-480VIES				
	E3					B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_07E340_120VIES	ERL1_07E340_347-480VIES	ERL1_07E330_120VIES	ERL1_07E330_347-480VIES	ERL1_07E327_120VIES	ERL1_07E327_347-480VIES			
08	A3	8000	7800	7600	71	B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_08A340_120VIES	ERL1_08A340_347-480VIES	ERL1_08A330_120VIES	ERL1_08A330_347-480VIES	ERL1_08A327_120VIES	ERL1_08A327_347-480VIES			
	B3					B1-U0-G2	B1-U0-G2	ERL1_08B340_120VIES	ERL1_08B340_347-480VIES	ERL1_08B330_120VIES	ERL1_08B330_347-480VIES	ERL1_08B327_120VIES	ERL1_08B327_347-480VIES				
	C3					B1-U0-G2	B1-U0-G2	ERL1_08C340_120VIES	ERL1_08C340_347-480VIES	ERL1_08C330_120VIES	ERL1_08C330_347-480VIES	ERL1_08C327_120VIES	ERL1_08C327_347-480VIES				
	D3					B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_08D340_120VIES	ERL1_08D340_347-480VIES	ERL1_08D330_120VIES	ERL1_08D330_347-480VIES	ERL1_08D327_120VIES	ERL1_08D327_347-480VIES			
	E3					B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_08E340_120VIES	ERL1_08E340_347-480VIES	ERL1_08E330_120VIES	ERL1_08E330_347-480VIES	ERL1_08E327_120VIES	ERL1_08E327_347-480VIES			
09	A3	9000	8600	8500	84	B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_09A340_120VIES	ERL1_09A340_347-480VIES	ERL1_09A330_120VIES	ERL1_09A330_347-480VIES	ERL1_09A327_120VIES	ERL1_09A327_347-480VIES			
	B3					B2-U0-G2	B2-U0-G2	ERL1_09B340_120VIES	ERL1_09B340_347-480VIES	ERL1_09B330_120VIES	ERL1_09B330_347-480VIES	ERL1_09B327_120VIES	ERL1_09B327_347-480VIES				
	C3					B2-U0-G2	B1-U0-G2	B1-U0-G2	ERL1_09C340_120VIES	ERL1_09C340_347-480VIES	ERL1_09C330_120VIES	ERL1_09C330_347-480VIES	ERL1_09C327_120VIES	ERL1_09C327_347-480VIES			
	D3					B1-U0-G2	B1-U0-G2	B1-U0-G2	ERL1_09D340_120VIES	ERL1_09D340_347-480VIES	ERL1_09D330_120VIES	ERL1_09D330_347-480VIES	ERL1_09D327_120VIES	ERL1_09D327_347-480VIES			
	E3					B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_09E340_120VIES	ERL1_09E340_347-480VIES	ERL1_09E330_120VIES	ERL1_09E330_347-480VIES	ERL1_09E327_120VIES	ERL1_09E327_347-480VIES			
10	A3	9600	9600	9250	97	B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_10A340_120VIES	ERL1_10A340_347-480VIES	ERL1_10A330_120VIES	ERL1_10A330_347-480VIES	ERL1_10A327_120VIES	ERL1_10A327_347-480VIES			
	B3					B2-U0-G2	B2-U0-G2	ERL1_10B340_120VIES	ERL1_10B340_347-480VIES	ERL1_10B330_120VIES	ERL1_10B330_347-480VIES	ERL1_10B327_120VIES	ERL1_10B327_347-480VIES				
	C3					B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_10C340_120VIES	ERL1_10C340_347-480VIES	ERL1_10C330_120VIES	ERL1_10C330_347-480VIES	ERL1_10C327_120VIES	ERL1_10C327_347-480VIES			
	D3					B1-U0-G2	B1-U0-G2	B1-U0-G2	ERL1_10D340_120VIES	ERL1_10D340_347-480VIES	ERL1_10D330_120VIES	ERL1_10D330_347-480VIES	ERL1_10D327_120VIES	ERL1_10D327_347-480VIES			
	E3					B2-U0-G2	B2-U0-G2	B2-U0-G2	ERL1_10E340_120VIES	ERL1_10E340_347-480VIES	ERL1_10E330_120VIES	ERL1_10E330_347-480VIES	ERL1_10E327_120VIES	ERL1_10E327_347-480VIES			

TOMAHAWK CREEK WWTF FINAL FLOODPLAIN STUDY

PREPARED FOR



19 DECEMBER 2017

12/19/17



B&V PROJECT 185289

5 SUMMARY AND CONCLUSION

In summary, a hydraulic analysis has been performed for the final design of the site improvements to the THC WWTF and it has been determined that the project will result in a No-Rise Condition. All the results presented within this report are based upon the final design. The proposed fill within the floodway has been mitigated with the overflow channel. The site has been elevated approximately 2 Ft above the BFE and all structures, electrical equipment, and mechanical equipment will be protected from the 500-year elevation.

A No-Rise Certification and floodplain development permit have been submitted along with this study. Since a no-rise condition is achieved by the proposed improvements, a CLOMR is not required. Upon completion of project construction, a LOMR will be obtained from FEMA to update the current effective floodplain and floodway limits.

City of Leawood Planning Commission Staff Report

MEETING DATE: September 25, 2018

REPORT WRITTEN: September 19, 2018

THE BARSTOW SCHOOL – LEAWOOD CAMPUS – REQUEST FOR APPROVAL OF A PRELIMINARY PLAN AND SPECIAL USE PERMIT – Located north of 123rd Street and west of State Line Road – Case 107-18 **PUBLIC HEARING**

STAFF RECOMMENDATION:

Staff recommends approval of Case 107-18, The Barstow School – request for a Preliminary Plan and Special Use Permit, with the stipulations outlined in the staff report.

APPLICANT:

- The applicant is Ellen Pantaenius with Husch Blackwell LLP.
- The property is owned by Hy-Vee, Inc.
- The engineer is Rachael Reis with Olsson Associates.
- The architect is Shelli Ulmer with Hollis & Miller.
- The landscape architect is Brad Sonner with Olsson Associates.

REQUEST:

- The applicant is requesting approval of a Preliminary Plan and Special Use Permit for a Private Elementary/Middle/High School for Barstow School, located in Leawood Plaza Tract 2, a 4.8 acre tract. The applicant is proposing adaptive reuse of the existing 63,370 sq.ft. supermarket currently owned by Hy-Vee, including minor modifications to the building exterior. Barstow School has the property under contract to purchase.
- The Barstow School is a co-educational school where students in preschool through twelfth grade develop in a challenging educational community. The proposed Leawood campus will be used as an ancillary campus for 50-150 students and 10-15 teachers; students will be shuttled to/from the existing Barstow School located near 115th Terrace and State Line Road. Shuttles will run three to four trips per day.
- The Barstow School is proposing a daycare consisting of two infant rooms, with a maximum of 18 infants, and three toddler rooms, for a maximum of 30 toddlers. The children will be dropped off between 7 a.m. – 7 p.m., with no set time for drop-off and pick-up. Per the Leawood Development Ordinance, a Special Use Permit is required for a daycare. The applicant can apply for a Special Use Permit at the time of Final Development Plan.

ZONING:

- The property is currently zoned SD-NCR (Planned Neighborhood Retail).

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Retail.

SURROUNDING ZONING:

- North To the north of the property is additional retail space within Leawood Plaza, and single family residential within the Pembroke Court subdivision, zoned RP-4 (Planning Cluster Residential, under a previous version of the Leawood Development Ordinance).
- East To the east of the Leawood Plaza development is State Line Road and the City of Kansas City, Mo.
- South Directly to the south is additional retail space within Leawood Plaza and the single family residential subdivision of Foxborough, zoned RP-1 (Planned Single Family Residential).
- West To the west of the property is the single family residential subdivision, Pembroke Court, zoned RP-4 under a previous version of the Leawood Development Ordinance.

LOCATION:



SITE PLAN COMMENTS:

- The current tract is 4.82 acres of platted land along the west side of State Line Road and north of 123rd Street. The tract is the centrally located within Leawood Plaza and has frontage on Pembroke Lane, but does not have frontage along State Line Road. The building was the previous location of a Hy-Vee grocery store and is currently vacant.
- The building consists of 63,370 sq.ft The applicant does not propose to change the square footage of the structure or the configuration of the building.
- The applicant does not propose changes to the existing parking lot.

- The building is mainly rectangular in nature with a flat roof. A smaller extension of the building is located north of the primary structure, but is located on another Tract of land and is not proposed to be used as part of the school, and is not part of this application.
- The existing tract consists of a of large parking lot east of the building with access to the front entrance, and a drive aisle on the west side of the building, providing access to an additional 34 parking spaces and the building’s service area.
- Pedestrian access points into the site are from Pembroke Lane and State Line Road. These pedestrian connections exist with the current site and will be maintained with the new school building.
- No playground equipment is proposed with this application.

TRAFFIC:

- A traffic circulation plan was provided, demonstrating the proposed drop-off process for buses and vehicles.
- The site can be accessed directly from the private drive within Leawood Plaza and Pembroke Lane. The applicant proposes that traffic entering from State Line Road will turn onto the private drive and circle the parking lot counter clockwise beginning at the southeast corner of the site. Vehicles entering from the north side of Leawood Plaza will travel south, directly to the front door.
- The applicant submitted a traffic memo to the Public Works Department.

INTERACT:

- An Interact meeting was held on Wednesday, August 29th. A summary of the meeting and sign-in sheet are attached.

PARKING:

- Leawood Plaza utilizes a shared parking agreement between all businesses within the development.
- Section 16-4-5.4(B) of the Leawood Development Ordinance notes parking requirements for a school as 1 per teacher and staff member of the school. The applicant is providing more parking than required for a school use, but will utilize the increased amount of parking for additional needs for events outside regular school hours. Staff is supportive of the parking proposed by the applicant.
- The number of existing and proposed parking spaces within Leawood Plaza are as follows:

	<u>Required @ 3.5-4.5/1,000 sq.ft. of Commercial</u>	<u>Existing/Proposed</u>	<u>Tract</u>
Building 1 - Retail	42-54	51	Tract 1
Building 2 - Retail	24-31	43	Tract 1
Building 3 - School	38-49	51	Tract 1
Building 4 - Retail	22-28	39	Tract 1
Building 5 - School	136*	181	Tract 2
Building 6 - Retail	56-72	81	Tract 1
Building 7 - Retail	25-32	60	Tract 1
Total	426-548	506	--

*Note: Building 5 (proposed school) parking is calculated based on school administration needs and exceeds the parking requirements for a school, as stated in the Leawood Development Ordinance. Parking totals include ADA (American’s with Disabilities Act) parking spaces

ELEVATIONS:

- The existing structure is 23'-2" tall at the building parapet.
- The existing structure consists primarily of red brick with stucco infill along the front colonnade. The applicant proposes to remove the stucco infill and replace it with a storefront window system and three sets of doorways on the south side of the main entrance. The three doorways provide access to/from the day care portion of the building.
- The existing front doors of the building face the north and the south, and are accessed from the front colonnade. The applicant proposes to relocate the main doors to the east side of the building, facing the main parking lot.
- The applicant proposes to remove and replace the worn metal fascia on the front of the building and on the porte-cochere with new metal fascia to match the existing.
- No work will be done to the south and west sides of the building.
- The existing trash enclosure on the west side of the building will remain as existing.

SIGNAGE:

- No signage is proposed with this application. The Leawood Plaza development has approved sign criteria. Signage is approved administratively through a separate application.

LANDSCAPING:

- The site contains existing landscaping, consisting of a combination of deciduous and evergreen shrubs and bushes.
- The west side of the building is currently screened from the adjacent residential neighborhood with a berm accented with evergreen and deciduous trees. The applicant is proposing an additional nine ornamental trees along the existing berm to provide additional screening for the adjacent residential neighborhood.

GOLDEN FACTOR CRITERIA:

The character of the neighborhood:

The area is characterized by an arterial street to the east (State Line Road), a collector street (123rd Street) and adjacent retail development (Leawood Plaza) along with the single family subdivision of Foxborough to the south, Pembroke Lane (collector street) and the single family residential subdivision of Pembroke Court to the west and north. West of Pembroke Court is Leawood Elementary School and Leawood Middle School, part of the Blue Valley School District. East of State Line Road is single family residential within the city of Kansas City, MO.

The zoning and uses of properties nearby:

North	To the north of the property is additional retail space within Leawood Plaza, and single family residential within the Pembroke Court subdivision, zoned RP-4 (Planned Cluster Residential) under a previous version of the Leawood Development Ordinance.
East	The property to the east of State Line Road is located within and under the zoning jurisdiction of the City of Kansas City, Missouri.
South	Directly to the south is additional retail space within Leawood Plaza and the single family residential subdivision of Foxborough, zoned RP-1 (Planned Single Family Residential).
West	To the west of the property is the single family residential subdivision, Pembroke Court, zoned RP-4 under a previous version of the Leawood Development Ordinance.

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

The site is surrounded by accessible roadways with adequate capacity to accommodate the proposed use. Single family residential subdivisions surround the property on all sides. The zoning of the property ensures compatibility with surrounding neighborhoods. Additionally, a school facility is an approved use within the SD-NCR district with the issuance of a Special Use Permit.

The time for which the property has been vacant:

Leawood Plaza was platted in 1986 and a Hy-Vee grocery store was constructed on Tract 2 of the site in 1987. Hy-Vee occupied the site until 2014. The site has been vacant for four years.

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

Although the site is suitable for a school, stipulations are necessary to make certain that the project meets City ordinances and 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, safety or welfare; however, a hardship to the applicant and community could be imposed. The school serves the private school educational needs for the surrounding community and provides necessary space to Barstow School, who is outgrowing current facilities. Denial of the application would result in prolonged vacancy of the current property, thereby potentially imposing safety concerns and unsightly conditions on the surrounding community. Denial of the application would also result in longer school commutes and the loss of a potential educational facility within the area.

The recommendation of the permanent staff:

Staff is recommending approval of the case with the stated stipulations.

Conformance of the requested change to the adopted master plan of the City of Leawood:

The proposed application complies with the Comprehensive Plan with a Special Use Permit. The Comprehensive Plan designates this site as Retail Use, which matches the current use of the property. The Leawood Development Ordinance allows for school uses (public or private, elementary, middle or high school) within all districts in Leawood, except for Business Park, with the issuance of a Special Use Permit.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve Case 107-18, The Barstow School – request for a Preliminary Plan and Special Use Permit, with the following stipulations:

1. The project is limited to the adaptive reuse of the existing 63,370 sq.ft., 1-story supermarket for use as the Barstow School within the SD-NCR zoning district, on 4.8 acres.
2. A Special Use Permit for a school shall be issued to The Barstow School.
3. At the time of Final Plan for the school, a Special Use Permit shall be required for the daycare use.
4. The term of the Special Use Permit shall be limited to twenty years from the date of Governing Body approval.
5. All new power lines, utility lines, etc. are required to be placed underground. This must be done prior to final occupancy of any building within the project.

6. 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.
7. 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.
8. In accordance with the Leawood Development Ordinance, 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.
9. 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.
10. 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 utility being screened.
11. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
12. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo on file with the City of Leawood Department of Community Development, prior to issuance of a building permit.
13. The applicant shall obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo on file with the City of Leawood Department of Community Development, prior to issuance of a building permit.
14. Per the Leawood Development Ordinance, at the time of Final Plan all pedestrian crosswalks shall be demarcated from the adjacent street pavement.
15. A sign permit from the Department of Community Development shall be obtained prior to installation of any signs.
16. All landscaped areas shall be irrigated.
17. Per the Leawood Development Ordinance, all landscaped areas shall have a minimum of 60% of living material.
18. The size of all plant material shall meet all requirements of the Leawood Development Ordinance.
19. 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.
20. An erosion control plan for both temporary and permanent measures to be taken during and after construction shall be required at the time of application for building permit.
21. Lighting plans, photometric studies and specific light fixtures that meet the requirements of the Leawood Development Ordinance shall be provided at the time of Final Plan.
22. Materials boards shall be submitted at the time of Final Plan.
23. A cross access/parking easement for the entire development shall be recorded with the Johnson County Registrar of Deeds prior to final certificate of occupancy.

24. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
25. Special school events or programs shall conclude prior to 11 p.m. Events extending beyond 11 p.m. shall require a Temporary Use Permit.
26. The conditions and stipulations of the preliminary plan approval remain in full force and effect except to the extent expressly modified herein.
27. 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.
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.



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax

MEMORANDUM

Date: September 20, 2018

To: Richard Coleman, Director of Community Development

From: David Ley, P.E., Director of Public Works 

Re: Barstow School
Case Number: 107-18

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 Study:
 - a) The developer provided a Memo with Trip Generation Comparisons using the previous and proposed land uses. Based on the Study there will be a reduction of 176 trips in the AM Peak Hour and a reduction of 539 in the PM Peak Hour
- 2) Storm Water Study:
 - a) The developer is not making site changes therefore a Storm Water Study is not required.

If you have any questions, please call me at (913) 663-9131.

Copy: Project File
PW Book

PW-1

Jessica Schuller

From: Gene Hunter
Sent: Tuesday, September 18, 2018 12:10 PM
To: Jessica Schuller
Subject: RE: Plans - Barstow School

The Fire Dept. has no objection to this site plan.

Gene Hunter, Leawood Fire Marshal

Barstow INTERACT Meeting Summary
8/29/2018 – 6pm
12130 State Line Road
Leawood, KS 66209

Meeting Questions & Answers

- Where will cars/traffic enter?
 - Primarily via State Line Road
- Ownership? Are you buying the whole center?
 - Just the Hy-Vee building itself
- When does work start and when will it be complete?
 - Work will begin upon contract close. Hoping November timeframe. Likely to work in phases. Roof priority, systems, maintenance. Could be complete as early as June 2019 or could go until end of 2019.
- Early childhood drop off – Where & How?
 - Likely via porte cochere in front of building
- (Impact of added greenspace) – What will number of parking spaces be (before, after)?
 - Approximately 30 spaces would be removed.
 - The plan provides for 136 total surface parking stalls, which will be more than adequate for Barstow’s proposed use.
- Is redoing complex parking lot part of a master plan?
 - No, not to our knowledge
- What is the current zoning status?
 - No zoning change requested. We are in the process of seeking approval for a Special Use Permit (SUP) for education use.
- What percent of building will be used for Early Childhood Development?
 - A quarter to a third, but could be a little as 20%.
- Any consideration for Tornado shelters given planned use of more glass?
 - Additional bathrooms will be added and likely to be boxed internal structures that can act as internal high wind shelters.
- How will traffic flow for the early childhood drop off and pick up?
 - Hollis-Miller factoring traffic, timing, projections and logistics [note that traffic flow has been addressed in Barstow’s response to the City of Leawood’s initial response letter].
- What age group is served in early childhood development?
 - 6 weeks to 3-years old, or until they are ready for Preschool.
- Will there be frequent service deliveries (large trucks) on site and how do you plan to address who should and should not be there?
 - Do not anticipate frequent service deliveries.
 - In order to deter unauthorized people from accessing the site, we will have full time, on-site security presence, cameras, etc.
- Will our favorite US Mail drop remain in place?

- Yes, most likely to stay and be accessible via right-of-way.
- Are there plans for any further public entrance off of State Line Road?
 - No.
- Are there plans for a stop light on the north end of the Leawood Plaza?
 - No, not to our knowledge,
- Is JE Dunn doing the construction?
 - Not necessarily. They helped with the initial building inspection. We will likely take construction to bid.
- What are the next steps?
 - City of Leawood Planning Commission Meeting – 9/25/18
 - City Council of Leawood Meeting – 10/15/18
- Is there a time limit on the SUP? How long is it for?
 - Subject to time limit pursuant to the City’s development ordinance.
- Will there be Summer programs and/or programs available to neighbors?
 - Absolutely part of the equation. Similar to Summer @ Barstow programming
- Will there be other shops, businesses, transportation lines as a result of this?
 - Likely to follow, but not aware of anything imminent.
- Will there be a summer Robotics camp?
 - Yes.
- Will there be pedestrian access like a raised crosswalk?
 - Potentially with the greenspace but not necessarily outside the center.
- Are the shopping centers (buildings) to the north and south of former Hy-Vee owned by the same person?
 - Yes.
- What about the truck traffic in the back of the building?
 - There will be some, but not nearly as often as when it was an operating grocery store.
 - Meals likely to be prepared on site as there is a kitchen in place.
- What about evening programs?
 - These will be limited- and would likely end no later than 7:30pm.
- Is the deal with Hy-Vee itself done?
 - It is contingent upon SUP and preliminary Plan approval by the City.
- Has the building been inspected?
 - Completed. We know we need a new roof, however, there are no major structural issues.
- Will there be the opportunity for public comments at the City Meeting?
 - Yes, that is our understanding

Final Discussion

- Clarification was made to distinguish between a SUP and zoning change and it was made clear that we are seeking a SUP and a preliminary development plan.
- Several attendees voiced their enthusiastic support of this project. No attendees were opposed.

- In fact, one attendee suggested a vote amongst attendees. A vote was conducted with unanimous support (in favor) and not a single attendee opposed to the project.
- **Interact Meeting concluded.**

	Name	Address	Subdivision	Phone	Email
1	LINDA JOSLIN	12224 SAGAMORE	Pembroke		lcjoslin@aol.com
2	BILL ROYER	12224 SAGAMORE	PEMPROKE		— NA NO
3	MIKE PRICE	12120 SAGAMORE	PEMBROKE		MIKEPRICEATY@YAHOO.COM
4	Gerald & Virginia Jones	1100 W 122nd St	Verona Hills		ghjones@prodigy-net
5	Dan Adler	12123 Sagamore	Pembroke		dan@dadigital.com
6	Michael Morris	12104 Sagamore	P.C.	913-579-9533	
7	KIT & CATHERINE SMITH	12420 SAGAMORE	IRYSE		XXXXXXXXXXXX
8	Mike Bond			3166517959	mybond@wmorris.net
9	Dan Dixon	12101 Sagamore	Pembroke	913-515-0313	ddixon@kc.rr.com
10	David & Bev Lewis	12130 Sagamore Tr	Penbrook	913-649-6651	clavid-lewis@kc.rr.com
11	Kevin Jeffries	2919 W. 124th Tr	Hunters Ridge	913-645-8237	kevinj@kevinjffries.us
12	Wanda & Jeff Welch	1009 W. Sautz Fe Tr		816-942-3365	janeanwelch@yahoo.com
13	Kim Warrick	12226 Sagamore	Pembroke	913-327-5573	
14	Jeff Bell	8657 Linden Pl. ^{KCMO}		816-769-5996	jeffbell@cdllcs.com
15	Laurie & Tyler Minx	1004 W. Sautz Fe Trl. ⁶⁴¹⁴⁵	Verona Hills	816-721-3934	tylerminx@gmail.com
16	Mark Arensterg	8427 Ensky Pl. Leawood #1		816-556-1107	Mark.Arensterg@cdllcs.com
17	HARRY + DONNA EUSTON	12413 CAMBRIDGE CIR. LEA.	FOXBOROUGH	913-488-6318	DONNAEUSTON@AOL.COM
18	Mary E. Devine	12207 Sagamore Rd	Pembroke	913-244-0465	m-devine@kc.rr.com
19	Zac Nichols	12220 State Line Rd	Leawood Plaza	816-285-4614	Zac@daltorackgroup.com
20					

Jessica Schuller

From: Donna Euston <donnaeuston@aol.com>
Sent: Wednesday, August 29, 2018 7:04 PM
To: Planning and Development General Email
Subject: Barstow School

My husband and I attended the preliminary meeting this evening regarding the Barstow School Expansion. We live in the Foxborough subdivision and feel this would be a wonderful addition to the area.

The other local residents in attendance were in overwhelming support, also.

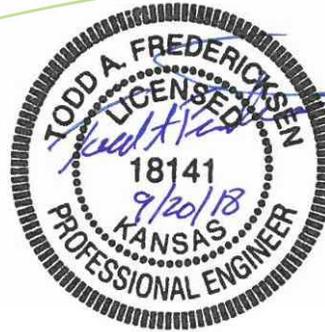
We encourage the city council to approve this proposal for a special use permit.

Sincerely,

Donna and Larry Euston

Sent from my iPad

MEMO



<input type="checkbox"/>	Overnight
<input type="checkbox"/>	Regular Mail
<input type="checkbox"/>	Hand Delivery
<input checked="" type="checkbox"/>	Other: <u>E-mail</u>

TO: David Ley, City of Leawood
FROM: Todd Fredericksen, PE, PTOE
 Tom Fulton, Technical Leader
RE: Leawood Plaza Redevelopment (Barstow School)
DATE: September 20, 2018
PROJECT #: A18-2079

Per your request, this memorandum addresses the redevelopment of a portion of the existing Leawood Plaza located in the northwest quadrant of State Line Road and 123rd Street. The site is currently zoned for 58,946 square feet of retail and a 63,370 square foot supermarket. The retail component of the development is proposed to remain. The supermarket component, which is currently vacant, is proposed to be renovated to a 48-student daycare and a 50-student middle school/high school use. The renovated building will be used by *The Barstow School* as a day care center for young students and as a secondary learning space for the middle/high school students. Based on information provided by the school, trips to and from the building are expected to be low, around 3-4 busses will transport students over from the main campus and 3-4 staff members will park at the newly renovated building. This memorandum will compare the number of trips generated by the existing and proposed land uses, utilizing data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition). The existing retail portion of the development is not proposed to change; thus, it was not included in this trip generation comparison.

Supermarket (LU 850) land use was used to determine the trips generated by the existing building. To determine trips associated with the redevelopment, the *Middle School/Junior High School (LU 522)* and *Day Care Center (LU 565)* land uses were chosen due to the similar land use descriptions to the expected use and because the uses offer more conservative trip generation estimates.

Table 1 illustrates the comparison between the existing development and the proposed land uses.

Table 1: Land Use Comparison

Land Use	Original Land Use	Proposed Land Use
Supermarket	63,370 SF	-
Middle School/Junior High School	-	50 Students
Day Care Center	-	48 Students

Table 2 illustrates the previous and proposed land use trip generation rates for daily, AM, and PM peak hour periods and compares the difference for each.

Table 2: Daily Trip Generation Comparison

Daily Comparison				AM Peak Hour Comparison				PM Peak Hour Comparison			
Existing Land Use (Supermarket)				Existing Land Use (Supermarket)				Existing Land Use (Supermarket)			
	Enter	Exit	Total		Enter	Exit	Total		Enter	Exit	Total
Total	3,384	3,383	6,767	Total	146	97	243	Total	299	287	586
Proposed Land Use (School/ Day Care)				Proposed Land Use (School/ Day Care)				Proposed Land Use (School/ Day Care)			
	Enter	Exit	Total		Enter	Exit	Total		Enter	Exit	Total
Total	153	151	304	Total	37	30	67	Total	23	24	47
Difference				Difference				Difference			
Total	-3,231	-3,232	-6,463	Total	-109	-67	-176	Total	-276	-263	-539

Based upon the comparisons provided in **Table 2**, the proposed land uses are expected to generate approximately 6,463 less daily trips during a typical weekday, 176 less AM peak hour trips, and 539 less trips during PM peak hour than the previous land use. The ITE Trip Generation rates for each of the land uses are **Attached**. The proposed land use is expected to result in an overall decrease in the number of daily and peak hour trips when compared to the existing land use.

We hope that we have provided adequate information for your request. If you have additional questions, please contact us at 913.381.1170.

Trip Generation A - Existing Land Use

Daily Trip Generation

ITE Code/Page	Land Use	Size		Trip Gen. Avg. Rate/Eq.	Daily Trips	Trip Distribution		Daily Trips	
						Enter	Exit	Enter	Exit
850	Supermarket	63,370	Sq.Ft.	Average	6,767	50%	50%	3,384	3,383
Total					6,767			3,384	3,383

AM Peak Hour Trip Generation

ITE Code/Page	Land Use	Size		Trip Gen. Avg. Rate/Eq.	AM Peak Hour Trips	Trip Distribution		AM Peak Hour Trips	
						Enter	Exit	Enter	Exit
850	Supermarket	63,370	Sq.Ft.	Average	243	60%	40%	146	97
Total					243			146	97

PM Peak Hour Trip Generation

ITE Code/Page	Land Use	Size		Trip Gen. Avg. Rate/Eq.	PM Peak Hour Trips	Trip Distribution		PM Peak Hour Trips	
						Enter	Exit	Enter	Exit
850	Supermarket	63,370	Sq.Ft.	Average	586	51%	49%	299	287
Total					586			299	287

Trip Generation B - Proposed Land Use

Daily Trip Generation

ITE Code/Page	Land Use	Size	Unit	Trip Gen. Avg. Rate/Eq.	Daily Trips	Trip Distribution		Daily Trips	
						Enter	Exit	Enter	Exit
522	Middle School/Junior High School	50	Students	Average	107	50%	50%	54	53
565	Day Care Center	48	Students	Average	197	50%	50%	99	98
Total					304			153	151

AM Peak Hour Trip Generation

ITE Code/Page	Land Use	Size	Unit	Trip Gen. Avg. Rate/Eq.	AM Peak Hour Trips	Trip Distribution		Peak Hour Trips	
						Enter	Exit	Enter	Exit
522	Middle School/Junior High School	50	Students	Average	29	54%	46%	16	13
565	Day Care Center	48	Students	Average	38	53%	47%	21	17
Total					67			37	30

PM Peak Hour Trip Generation

ITE Code/Page	Land Use	Size	Unit	Trip Gen. Avg. Rate/Eq.	PM Peak Hour Trips	Trip Distribution		Peak Hour Trips	
						Enter	Exit	Enter	Exit
522	Middle School/Junior High School	50	Students	Average	9	49%	51%	5	4
565	Day Care Center	48	Students	Average	38	47%	53%	18	20
Total					47			23	24

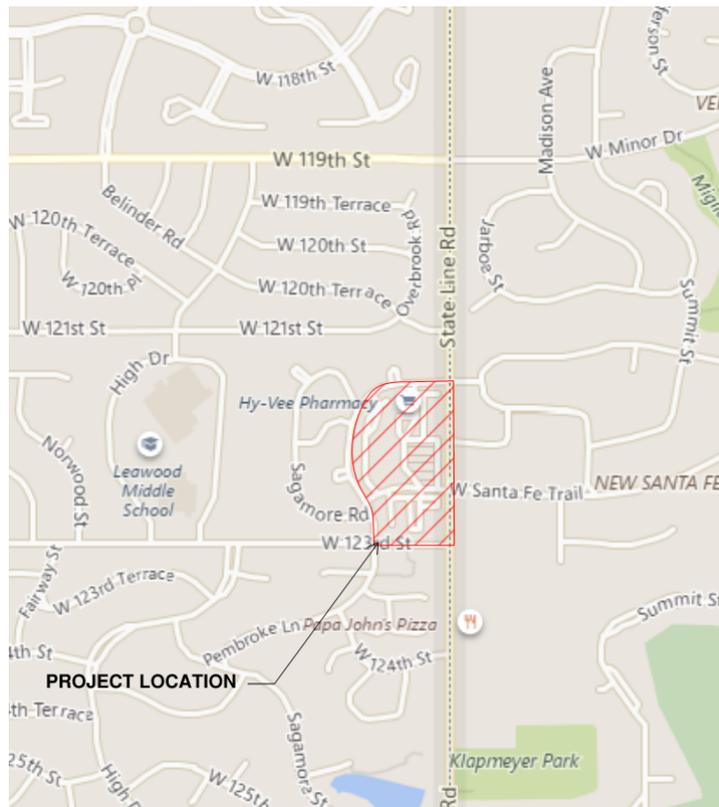
STORMWATER DRAINAGE STUDY

BARSTOW SCHOOL AT LEAWOOD PLAZA

LEAWOOD, KANSAS

PREPARED FOR:
BARSTOW SCHOOL
SHANE FOSTER
11511 STATE LINE ROAD
KANSAS CITY, MO 64114

PREPARED BY:
ROBBY STEFFENS, P.E.
OLSSON ASSOCIATES
7301 W. 133RD STREET, SUITE 200
OVERLAND PARK, KS 66213
PH: 913.381.1170



AUGUST 21, 2018
OA #: 014-1699



**BARSTOW SCHOOL AT LEAWOOD PLAZA
123RD STREET & STATE LINE ROAD**

Stormwater Report

TABLE OF CONTENTS

GENERAL INFORMATION..... 2

 PROJECT LOCATION AND DESCRIPTION 2

 STUDY PURPOSE..... 2

 FEMA FLOOD CLASSIFICATION 2

 SOILS DESCRIPTIONS 2-3

METHODOLOGY..... 3

 GENERAL CRITERIA AND REFERENCES 3

HYDROLOGIC/HYDRAULIC ANALYSES 4

 EXISTING CONDITIONS ANALYSIS 4

 PROPOSED CONDITIONS ANALYSIS..... 4

STORMWATER TREATMENT REQUIREMENTS 4

 BMP ANALYSIS 4

CONCLUSIONS AND RECOMMENDATIONS 5

TABLES

- Table 1 – Soil Classifications
- Table 2 – Existing Peak Flows
- Table 3 – Proposed Peak Flows

APPENDICES

- Appendix A: Figures
- Appendix B: FEMA Flood Classification Firmette/ Soils Report
- Appendix C: Supporting Information & Calculations

BARSTOW SCHOOL AT LEAWOOD PLAZA 123RD STREET & STATE LINE ROAD

Stormwater Report

GENERAL INFORMATION

This stormwater management study is being submitted on behalf of Barstow School for the redevelopment of an existing building into a school at the NW corner of State Line Rd. & W. Santa Fe Trail in Leawood, Kansas. This stormwater report will address the entire Leawood Plaza, however the proposed development only includes the redevelopment of the previous Hy-Vee building and parking lot into a Barstow school

Project Location and Description

The proposed site lies within Lot 2 of Leawood Plaza plat; the north ½ of Fractional Section 23, Township 13 South, Range 25 East, in Johnson County, Leawood, Kansas and includes approximately 13.62 acres. The site is located at the northwest corner of the intersection of 123rd Street and State Line Rd. and is bounded by Pembroke Ln. to the west and north, State Line Road to the east and 123rd Street to the south. (See Figure 1 in Appendix A for Site Plan). Generally the site is surrounded by residential property.

Study Purpose

The purpose of this study is to explain that the proposed improvements for Barstow School located within Leawood Plaza are in conformance with the City of Leawood Ordinances and Procedures. This document adopts the Standard Specifications and Design Criteria, "Division V – Design Criteria, Section 5600 - Storm Drainage Systems and Facilities" of the American Public Works Association, Kansas City Metropolitan Chapter (APWA) adopted February 16, 2011 and the Mid-America Regional Council, Manual of Best Management Practices For Stormwater Quality October 2012, referred to hereafter as "2012 MARC BMP Manual". This study will analyze the post-development peak stormwater discharges from the site to ensure there are no adverse impacts on downstream receiving stormwater systems or properties and discuss best management practices to improve storm water quality. The study will also review existing flood plain information.

FEMA Flood Classification

The Barstow School Redevelopment site is located within "Zone X – Area of Minimal Flood Hazard" according to FIRM Map 20091C0070G (see FEMA Firmette, Appendix B).

Soils Descriptions

Soil classifications were obtained from the Natural Resource Conservation Service's website by utilizing the Web Soil Survey feature. The site soil composition and classification can be viewed in the chart below. These soil properties are not expected to change as a result of development.

**BARSTOW SCHOOL AT LEAWOOD PLAZA
123RD STREET & STATE LINE ROAD**

Stormwater Report

Table 1: Soil Classifications

Soil Description	Hydrologic Soil Group	Percentage of Project Site
Polo silt loam	C	1.6%
Arisburg silt loam	C	3.4%
Oska-Martin silty clay loam	D	12.2%
Grundy silt loam	D	38.6%
Chillicothe silt loam	D	44.2%

A more detailed printout from the online Web Soil Survey is included in Appendix C.

METHODOLOGY

General Criteria and References

This report was prepared in accordance with the provisions of Leawood development guidelines. The analytical and design criteria used in the study conform to those outlined in the Leawood City Ordinances and the Standard Specifications and Design Criteria, "Division V – Design Criteria, Section 5600 - Storm Drainage Systems and Facilities" of the American Public Works Association; Kansas City Metropolitan Chapter (APWA) adopted February 16, 2011. Based on these criteria, the Preliminary Development Plan and proposed impervious areas from both phases were evaluated using the Rational Method. Rational Method values were weighted based on standard impervious and open space classifications from the 2012 MARC BMP Manual.

Stormwater discharges from the site for the existing and proposed watersheds were evaluated using the Rational Method for the 1, 10, and 100-year storm events. Existing times of concentration were determined using Inlet Time and Travel Time equations found in section 5602.7 of APWA Section 5600. A minimum inlet time of five minutes was used when calculated times were under five minutes. Proposed times of concentration were calculated in the same manner.

BARSTOW SCHOOL AT LEAWOOD PLAZA 123RD STREET & STATE LINE ROAD

Stormwater Report

HYDROLOGIC/HYDRAULIC ANALYSES

Existing Conditions Analysis

The existing site consists of a building and associated parking lot that generally drains into private storm sewer then flows to the north entering a public storm system located at Pembroke Ln. & State Line Rd. The existing weighted runoff coefficient for the site is found to be 0.73 using percent impervious area of the existing site. (See Appendix C for Hydrographs). Pre-development flows are summarized in Table 2.

Table 2: Existing Peak Flows

	WEIGHTED RUNOFF COEFFICIENT	IMPERVIOUS AREA (AC)	2-YR STORM (CFS)	10-YR STORM (CFS)	100-YR STORM (CFS)
Leawood Plaza	0.73	9.41	53.78	73.1	102.6

Proposed Conditions Analysis

The proposed site has modifications only associated with the redevelopment for the Barstow School, parcel of land which decreases impervious area. The weighted runoff coefficient value for proposed conditions was found to be 0.69 using percent impervious area of the site with proposed improvements. (See Appendix C for Hydrographs). Post-development flows are summarized in Table 3.

Table 3: Proposed Peak Flows

	WEIGHTED C VALUE	IMPERVIOUS AREA (AC)	1-YR STORM (CFS)	10-YR STORM (CFS)	100-YR STORM (CFS)
PARKINGLOT	0.69	9.16	50.8	69.1	97.0

STORMWATER TREATMENT REQUIREMENTS

BMP Analysis

Per section 4.0 of the 2012 MARC BMP Manual, the property does not meet the definition of a development as stated in APWA 5601.3 and therefore no mitigation is required for this site

**BARSTOW SCHOOL AT LEAWOOD PLAZA
123RD STREET & STATE LINE ROAD**

Stormwater Report

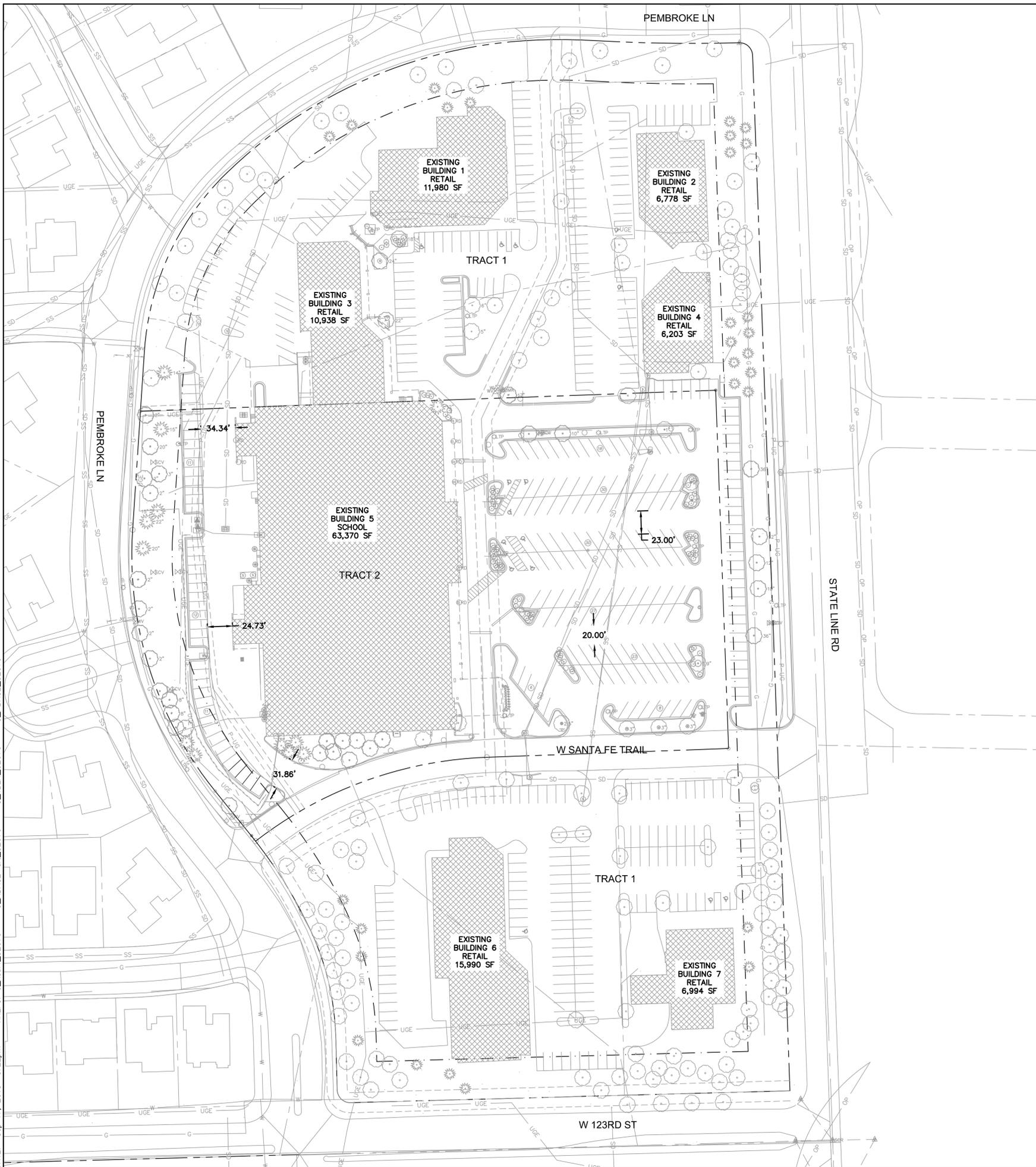
CONCLUSIONS AND RECOMMENDATIONS

The proposed developments will cause no additional stormwater runoff for the project site. Proposed conditions stormwater runoff will be less than the existing conditions, therefore no stormwater mitigation is required for the site.

Based on the information provided herein we request your approval of this storm drainage study for Barstow School at Leawood Plaza. If you have any questions or comments or need additional information, please do not hesitate to contact me at (913) 381-1170

ROBBY STEFFENS
OLSSON ASSOCIATES

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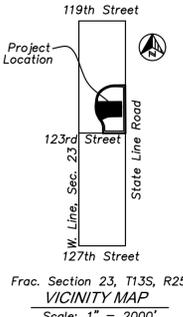
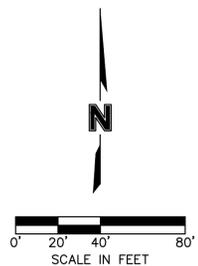
BUILDING & SITE DATA						
BUILDING #	USE	BUILDING SQ. FT.	PARKING REQUIRED	PARKING PROVIDED	HANDICAP PARKING PROVIDED	TOTAL SURFACE PARKING PROVIDED
BUILDING 1	RETAIL	11,980 S.F.	3.5 TO (4.5)/1,000 SF 42 STALLS (54 STALLS)	48	3	51
BUILDING 2	RETAIL	6,778 S.F.	3.5 TO (4.5)/1,000 SF 24 STALLS (31 STALLS)	42	1	43
BUILDING 3	RETAIL	10,938 S.F.	3.5 TO (4.5)/1,000 SF 38 STALLS (49 STALLS)	51	0	51
BUILDING 4	RETAIL	6,203 S.F.	3.5 TO (4.5)/1,000 SF 22 STALLS (28 STALLS)	38	1	39
BUILDING 5	SCHOOL	63,370 S.F.	** 181 STALLS	174	7	181
BUILDING 6	RETAIL	15,990 S.F.	3.5 TO (4.5)/1,000 SF 56 STALLS (72 STALLS)	80	1	81
BUILDING 7	RETAIL	6,994 S.F.	3.5 TO (4.5)/1,000 SF 25 STALLS (32 STALLS)	58	2	60
TOTAL		121,713 S.F.	426 (548)	491	15	*506

GROSS ACREAGE: 13.25 AC.+/- OR 577,487 S.F.
 PERVIOUS AREA = 169,106 S.F.
 IMPERVIOUS AREA = 419,234 S.F.
 EXISTING ZONING: SD-NCR PLANNED NEIGHBORHOOD RETAIL
 PROPOSED ZONING: SD-NCR PLANNED NEIGHBORHOOD RETAIL

* CROSS PARKING ALLOWED
 ** PARKING COUNT BASED ON SCHOOL ADMINISTRATIONS NEEDS

LEGEND	
	PROPERTY LINE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS SERVICE
	EXISTING CABLE TELEVISION
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER SAWCUT LINE
	CONSTRUCT CONCRETE CURB & GUTTER
	INSTALL CONCRETE SIDEWALK/ PAVING
	INSTALL LIGHT DUTY ASPHALT PAVEMENT

PROPERTY DESCRIPTION
 Tract 1 and 2, Leawood Plaza, a subdivision in the City of Leawood, Johnson County, Kansas.



OLSSON ASSOCIATES

7201 West 132nd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL: 913.381.1170
 FAX: 913.381.1174
 www.olssonassociates.com

BY

REVISIONS DESCRIPTION

REV. NO.	DATE	DESCRIPTION

SITE PLAN
 PRELIMINARY DEVELOPMENT PLAN
 THE BARSTOW SCHOOL
 123RD ST AND STATE LINE RD

2018

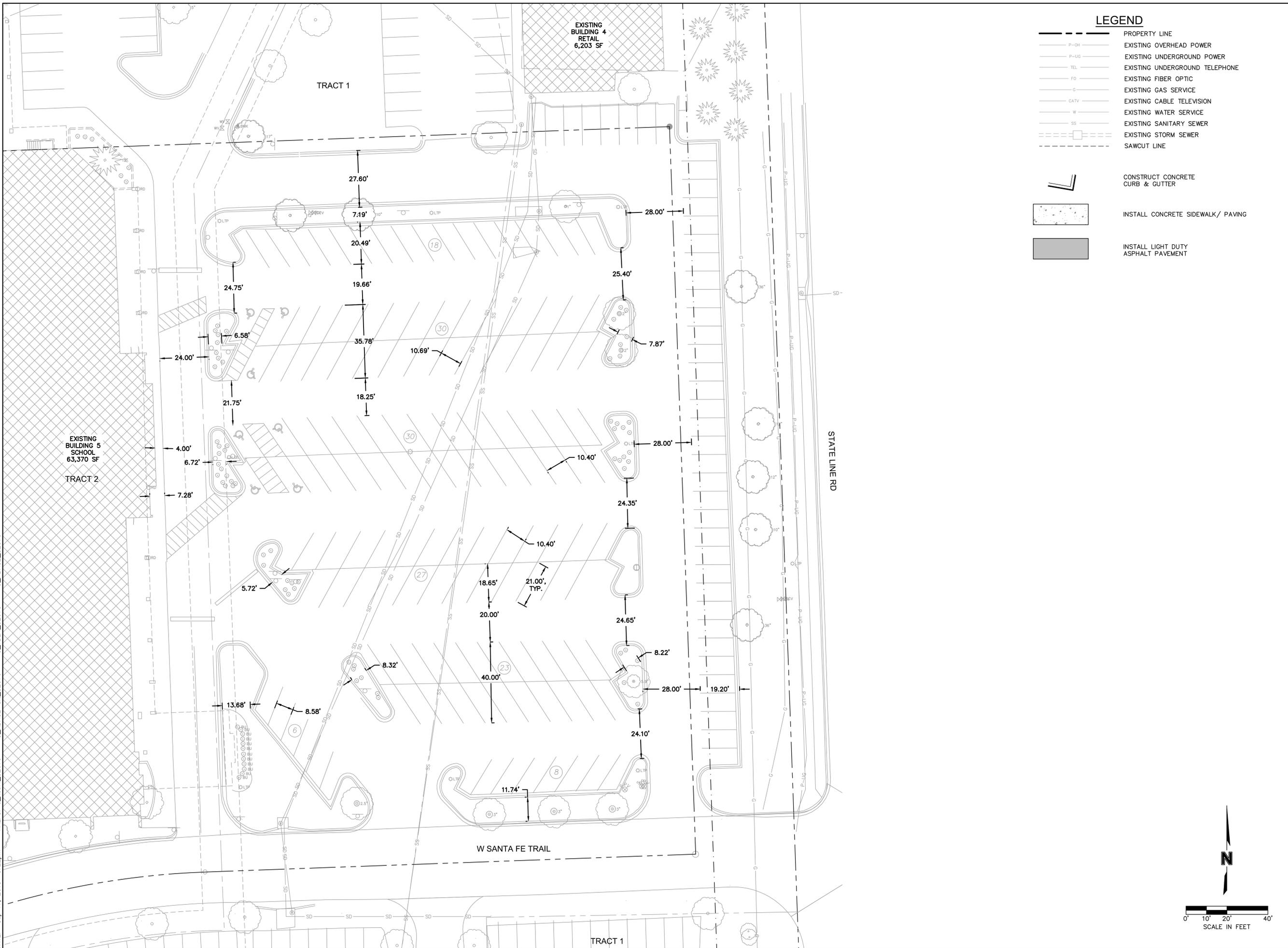
drawn by: SG
 checked by: BK
 approved by: BS
 QA/QC by: MP
 project no.: A18-2079
 drawing no.: C_SIT_82079.DWG
 date: 09.07.18

Frac. Section 23, T13S, R25E
 VICINITY MAP
 Scale: 1" = 2000'

SHEET
 C2

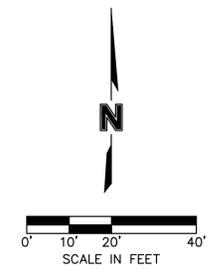
LEAWOOD, KS

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 DATE: Sep 17, 2018 3:22pm XREFS: C:\BASE-01-82079 C:\BASE-01-82079 C:\BLK_82079 C:\BASE_82079



LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING GAS SERVICE
- EXISTING CABLE TELEVISION
- EXISTING WATER SERVICE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- SAWCUT LINE
- CONSTRUCT CONCRETE CURB & GUTTER
- INSTALL CONCRETE SIDEWALK/ PAVING
- INSTALL LIGHT DUTY ASPHALT PAVEMENT



7301 West 132nd Street, Suite 200
Overland Park, KS 66213-4750
TEL: 913.381.1170
FAX: 913.381.1174
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

DIMENSION PLAN
PRELIMINARY DEVELOPMENT PLAN

THE BARSTOW SCHOOL
123RD ST AND STATE LINE RD

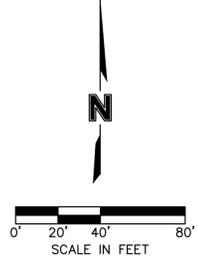
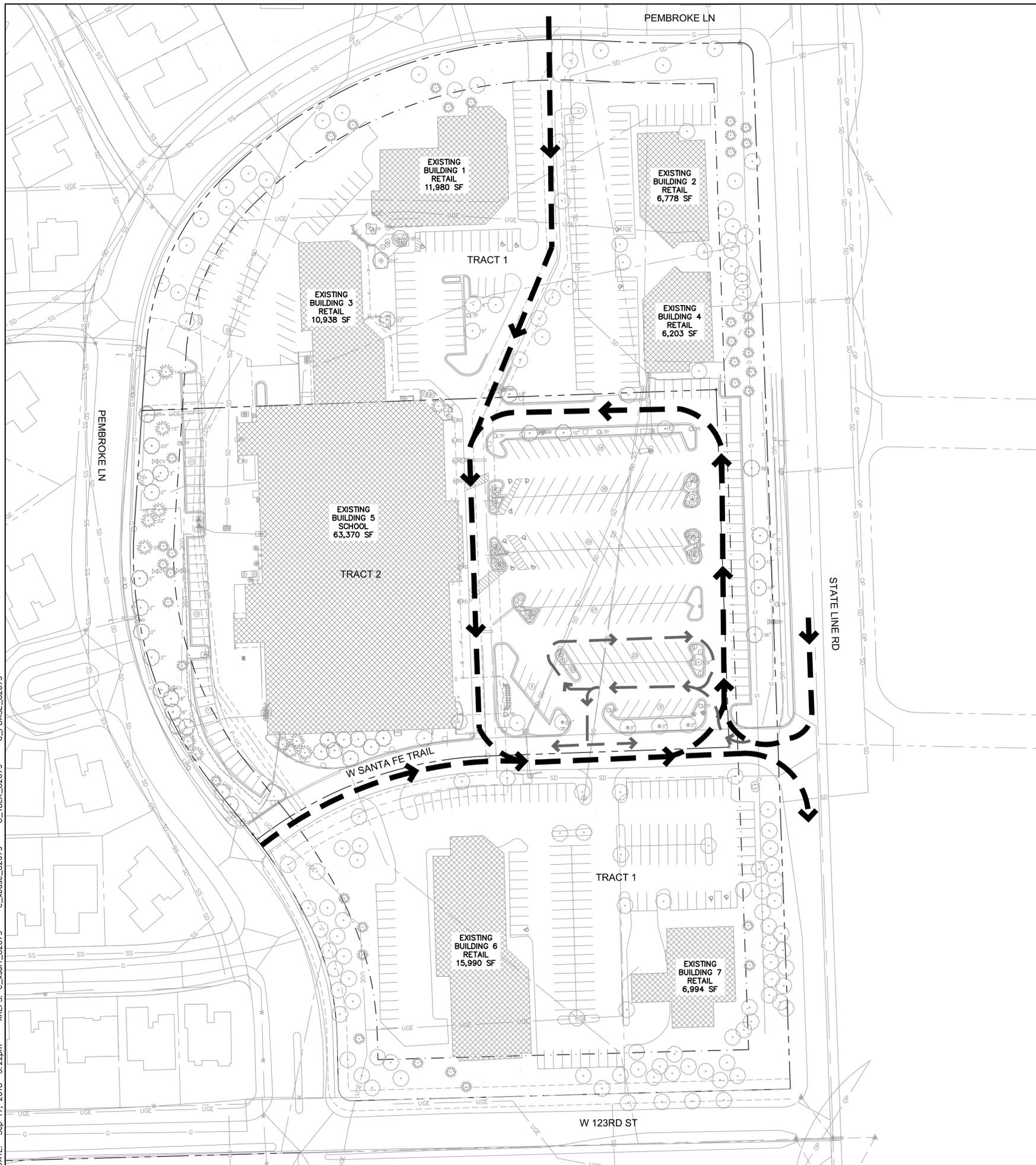
LEAWOOD, KS

2018

drawn by: SG
checked by: BK
approved by: BS
QA/QC by: MP
project no.: A18-2079
drawing no.: C_SIT_82079.DWG
date: 09.07.18

SHEET
C3

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LEGEND

	PROPERTY LINE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS SERVICE
	EXISTING CABLE TELEVISION
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	SAWCUT LINE
	CONSTRUCT CONCRETE CURB & GUTTER
	TRAFFIC CIRCULATION
	PRE SCHOOL LOOP

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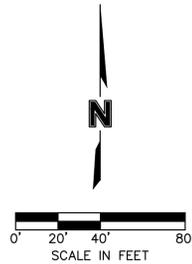
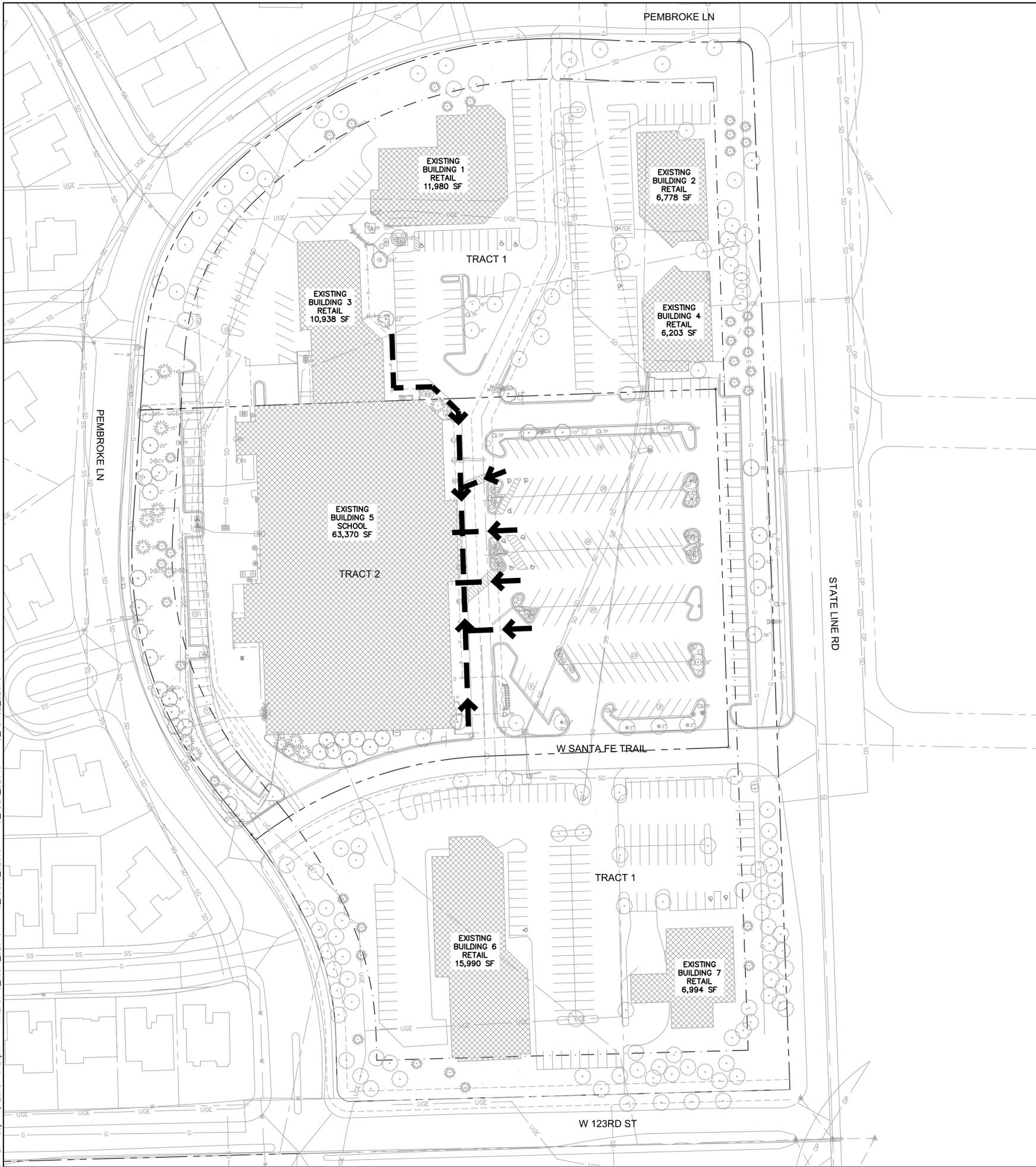
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

TRAFFIC CIRCULATION
 PRELIMINARY DEVELOPMENT PLAN
 THE BARSTOW SCHOOL
 123RD ST AND STATE LINE RD
 LEAWOOD, KS
 2018

drawn by: SG
 checked by: BK
 approved by: BS
 QA/QC by: MP
 project no.: A18-2079
 drawing no.: C_TRN_82079.DWG
 date: 09.07.18

SHEET
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LEGEND	
	PROPERTY LINE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS SERVICE
	EXISTING CABLE TELEVISION
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	SAWCUT LINE
	CONSTRUCT CONCRETE CURB & GUTTER
	PEDESTRIAN CIRCULATION

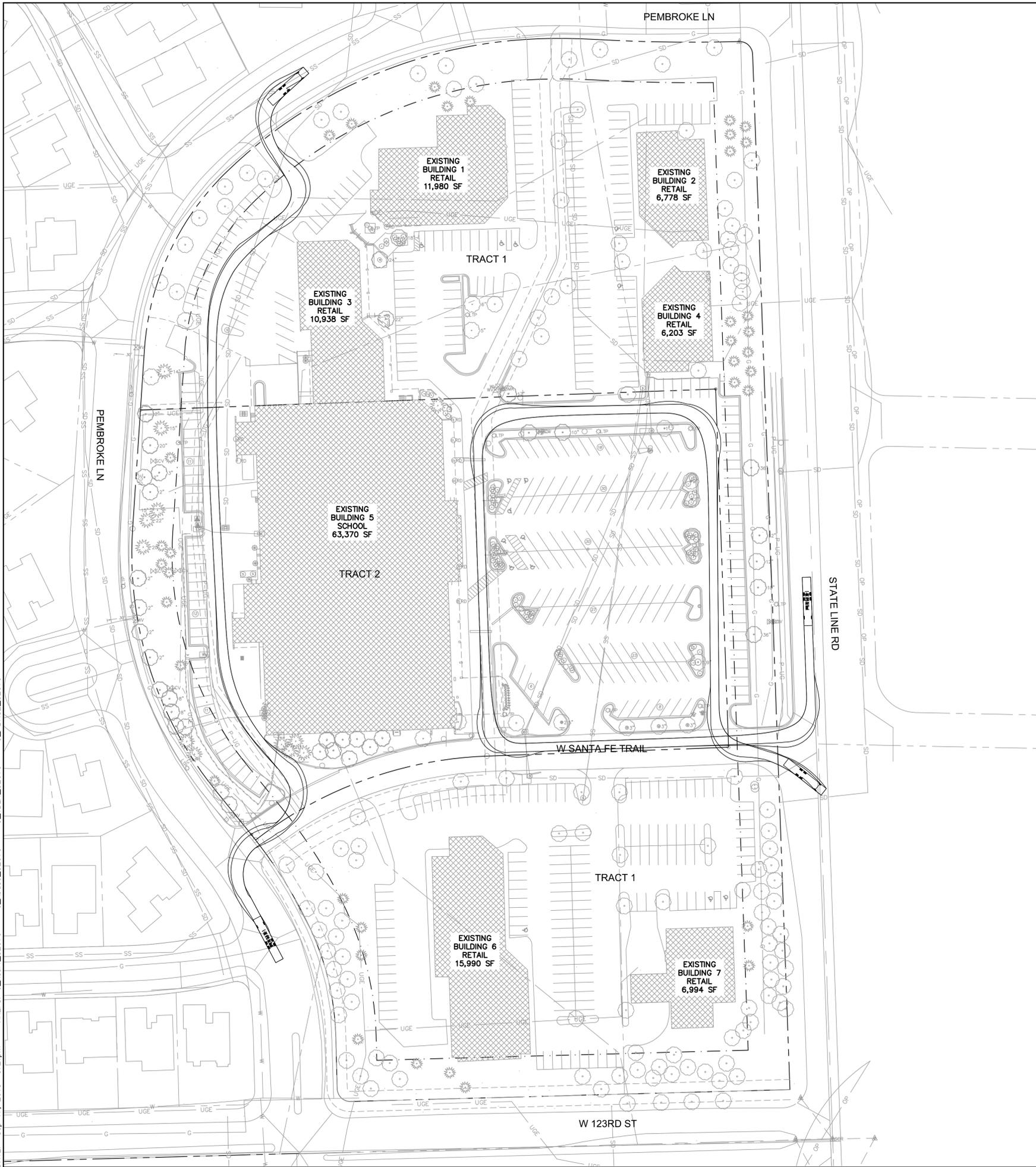
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PEDESTRIAN CIRCULATION PRELIMINARY DEVELOPMENT PLAN		2018
THE BARSTOW SCHOOL 123RD ST AND STATE LINE RD		
LEAWOOD, KS		
drawn by: SG	checked by: BK	
approved by: BS	QA/QC by: MP	
project no.: A18-2079	drawing no.: C_TRN_82079.DWG	
date: 09.07.18		

SHEET
C6

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LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING GAS SERVICE
- EXISTING CABLE TELEVISION
- EXISTING WATER SERVICE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- SAWCUT LINE

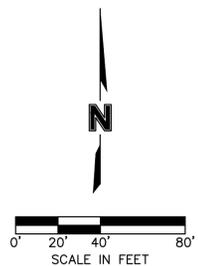
CONSTRUCT CONCRETE CURB & GUTTER

INSTALL CONCRETE SIDEWALK/ PAVING

INSTALL LIGHT DUTY ASPHALT PAVEMENT

FIRE TRUCK TEMPLATE

F-ONE HP95 Mid Mount
 Overall Length 47.75ft
 Overall Width 8.45ft
 Overall Body Height 11.00ft
 Min Body Ground Clearance 1.38ft
 Track Width 6.00ft
 Lock-to-lock time 45.00



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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

FIRE TRUCK CIRCULATION
 PRELIMINARY DEVELOPMENT PLAN

THE BARSTOW SCHOOL
 123RD ST AND STATE LINE RD

LEAWOOD, KS

drawn by: SG
 checked by: BK
 approved by: BS
 QA/QC by: MP
 project no.: A18-2079
 drawing no.: C_TRN_82079.DWG
 date: 09.07.18

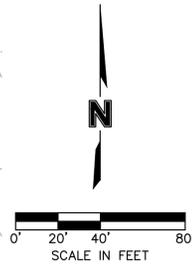
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LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE
- ⊗ EXISTING EVERGREEN TREE
- PROPOSED 2.5" CALIPER DECIDUOUS TREE
- ⊗ PROPOSED 1.5" ORNAMENTAL TREE



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

LANDSCAPE PLAN PRELIMINARY DEVELOPMENT PLAN	2018
THE BARSTOW SCHOOL 123RD ST AND STATE LINE RD	
LEAWOOD, KS	

drawn by: SG
 checked by: BK
 approved by: BS
 QA/QC by: MP
 project no.: A18-2079
 drawing no.: C_LSC_82079.DWG
 date: 09.07.18



MASTER KEYNOTE LEGEND

holis+ miller architects

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Barstow School - Kansas Campus
 Barstow School
 12200 State Line Road
 Leawood, KS 66209

Special Use Permit

REVISIONS:

#	Description	Date

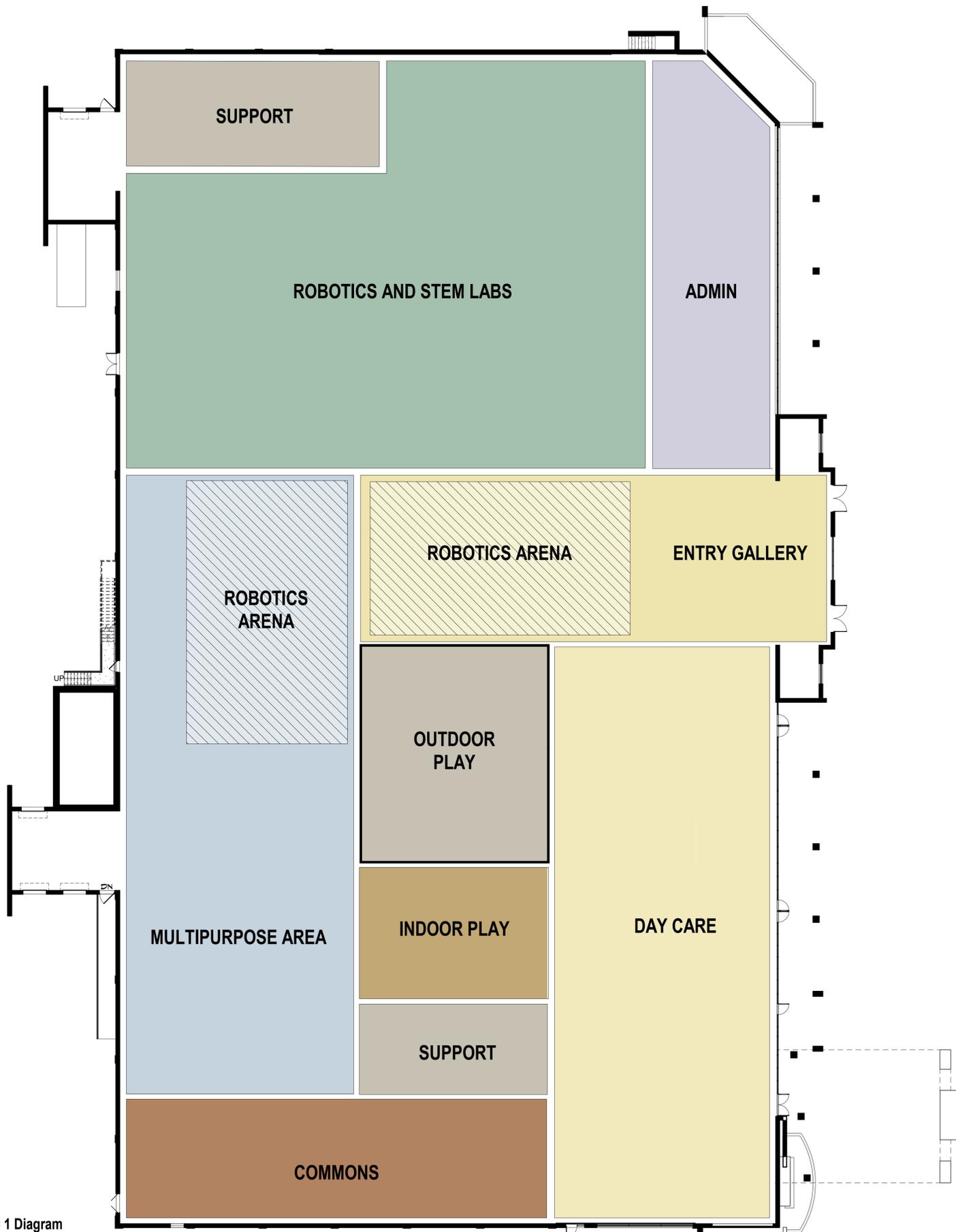
JOB NO: 18066
 DRAWN BY: JR
 CHECKED BY: Checker
 DATE: 08.29.2018

A201

9/6/2018 4:08:15 PM

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Level 1 Diagram

MASTER KEYNOTE LEGEND

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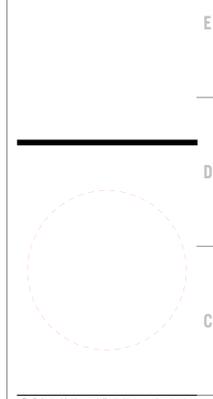
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 123.456.7890 fax

Barstow School - Kansas Campus
Barstow School
 12200 State Line Road
 Leawood, KS 66209

Special Use Permit

REVISIONS:

#	Description	Date



The Professional Architect seal affixed to this sheet applies only to the drawings and notes shown on this sheet. All drawings, specifications or other documents not included on this sheet shall be as indicated on the drawings, specifications or other documents, and the architect's seal, signature and stamp are not a representation of the architect, and the architect's seal, signature and stamp are not a representation of the architect's seal, signature or stamp on drawings not included on this sheet.

JOB NO: 18066
 DRAWN BY: Author
 CHECKED BY: Checker
 DATE: 08.21.2018

A101

1 2 3 4 5 6 7 8 9 10 11 12 13 14

Memo

To: City of Leawood Planning Commission
From: Mark A. Klein, Planning Official
CC: Richard Coleman, Director of Community Development
Date of Meeting: September 25, 2018
Date of Memo: September 19, 2018
Re: Case 97-18, Leawood Development Ordinance Amendment to Section 16-9-26(a)
Automated Bank Teller – Ancillary to Bank or Financial Service. ****PUBLIC HEARING****

Case 97-18 proposes to add a definition for “Automated Bank Teller – Ancillary to Bank or Financial Service” to address Automated Bank Tellers that are approved as part of a Final Plan for a bank or financial service, and located on the same lot as those businesses. This definition includes Automated Bank Tellers that are integrated within an exterior wall of a building, or located within a drive-thru. The definition for Automated Bank Teller – Ancillary to Bank or Financial Service is as follows.

Automated Bank Teller – Ancillary to Bank or Financial Service – An automated bank teller machine, either free-standing or integrated into a wall of a building, that is ancillary to, and located on the same lot, as the primary use of a Bank or Financial Service.

This application is being proposed in conjunction with Cases 98-18, which proposes to add a definition for an “Automated Bank Teller – Non-Ancillary In-wall” and case 99-18, which will add both of these uses to the Table of Uses.

Currently the Leawood Development Ordinance does not differentiate between Automated Bank Tellers that are approved as part of a Final Plan for a bank or financial service, and Automated Bank Tellers that are remote and not located on property that is the site of a bank or financial institution. It also does not list Automated Bank Teller in Section 16-2-7, Table of Uses, to define, which zoning districts in which they would be allowed.

Memo

To: City of Leawood Planning Commission
From: Mark A. Klein, Planning Official
CC: Richard Coleman, Director of Community Development
Date of Meeting: September 25, 2018
Date of Memo: September 19, 2018
Re: Case 98-18, Leawood Development Ordinance Amendment to Section 16-9-26(b)
Automated Bank Teller – Non-ancillary In-wall. ****PUBLIC HEARING****

Case 98-18 proposes to add a definition for “Automated Bank Teller – Non-ancillary In-wall” to address Automated Bank Teller Machines that are not approved as part of a bank, or financial institution, and are not located on the same lot as those businesses. The proposed definition is as follows.

Automated Bank Teller – Non-ancillary In-wall – A remote automated bank teller machine not located on the same lot as the primary use of a bank or financial institution, which is integrated into the exterior wall of a building. Such machine shall not project more than 3” from an exterior wall, and shall be wholly serviced from within the interior of a building.

This definition includes only Automated Bank Tellers that are integrated into an exterior wall of a building that does not project more than 3” from the exterior façade, and are serviced wholly from within a building. This definition does not include Automated Bank Tellers that does not meet these conditions, including free standing Automated Bank Teller Machines that are located outside.

This application is being proposed in conjunction with Cases 97-18, which proposes to add a definition for an “Automated Bank Teller – Ancillary to Bank or Financial Service” and case 99-18, which will add both of these uses to the Table of Uses.

Currently the Leawood Development Ordinance does not differentiate between Automated Bank Tellers that are approved as part of a Final Plan for a bank or financial service, and Automated Bank Tellers that are remote and not located on property that is the site of a bank or financial institution. It also does not list Automated Bank Teller in Section 16-2-7, Table of Uses, to define, which zoning districts in which they would be allowed.

Memo

To: City of Leawood Planning Commission
From: Mark A. Klein, Planning Official
CC: Richard Coleman, Director of Community Development
Date of Meeting: September 25, 2018
Date of Memo: September 19, 2018
Re: Case 99-18, Leawood Development Ordinance Amendment to Section 16-2-7, Table of Uses, pertaining to automated bank teller machines ****PUBLIC HEARING****

Case 99-18, adds the two uses discussed with cases 97-18, “Automated Bank Teller – Ancillary to Bank or Financial Service”, and 98-18, “Automated Bank Teller – Non-ancillary In-wall” to the Table of Uses to define where each type of use is permitted.

The amendment proposes to allow “Automated Bank Teller – Ancillary to Bank or Financial Service” in any district that a bank or financial service is permitted, including those with drive-thrus. This is within the SD-O (Planned Office), SD-NCR (Planned Neighborhood Retail), SD-NCR2 (Planned Neighborhood Retail 2), SD-CR (Planned General Retail), and MXD (Mixed Use Development District). These types of Automated Bank Tellers will be approved as part of a Final Plan for a bank or financial institution, on which lot they are located.

The use “Automated Bank Teller – Non-ancillary In-wall” is proposed to be limited to the SD-CR and MXD zoning districts as a Planned Use. Free-standing Automated Bank Tellers that are not part of a bank or financial service, and are not located on the same lot as those businesses is not listed, and therefore is not a permitted use.

This application is being proposed in conjunction with Case 97-18, which proposes to add a definition for an “Automated Bank Teller – Ancillary to Bank or Financial Service” and Case 98-18, which will add a definition for “Automated Bank Teller – Non-ancillary In-wall”.

Currently the Leawood Development Ordinance does not differentiate between Automated Bank Tellers that are approved as part of a Final Plan for a bank or financial service, and Automated Bank Tellers that are remote and not located on property that is the site of a bank or financial institution. The current Leawood Development Ordinance also does not list Automated Bank Teller in Section 16-2-7, Table of Uses, to define, which zoning districts in which they would be allowed.

16-2-7 TABLE OF USES

Land Uses and Development. The following Table of Uses establishes the principal uses that are permitted subject to the provisions of this Ordinance, permitted as a planned use under this Article, or permitted as a special use under this Ordinance for each zoning district. Notwithstanding the designation on the Table of Uses, any use required to be permitted as a right in a residential district by applicable federal or state law shall be so permitted.

TABLE OF USES												
(Uses)	Zoning Districts											
	AG	RP-A5	R-1	RP-1	RP-2	RP-3	RP-4	SD-O	SD-NCR	SD-NCR2	SD-CR	BP
Residential												
Apartment House (up to 12 units)							P					
Assisted Living; independent; skilled nursing	S		S	S	S	S	S	S	S	S	S	S
Group Home	S	P	P	P	P	P	P					
Single Family Attached (1-4 dwelling units)						P	P					
Nursing or Convalescent Home	S		S	S	S	S	S	S	S	S	S	S
Single Family Residential (detached)	•	P	P	P	P							
Non-Residential												
Adult Entertainment									S		S	
Agriculture	•											
Art Studio/Gallery									P	P	P	
Assembly halls, community centers, auditorium								S	S	S	S	S
Athletic Fields, (privately owned)									S	S	S	
Automated Bank Teller												
Ancillary to Bank or Financial Service								P	P	P	P	
Non-ancillary In-wall												P
Aviation fields or airports	S	S	S	S	S	S	S	S	S	S	S	S
Bank or Financial Services								P	P	P	P	
Bank or Financial Services w/ accessory drive-thru								S	P		P	
Campgrounds, picnic groves and fishing lakes	S	S	S	S	S	S	S	S	S		S	S
Cemeteries, mausoleums or crematories	S	S	S	S	S	S	S	S	S	S	S	
Churches, synagogues, other places of worship	S	S	S	S	S	S	S	S	S	S	S	
Club, Private	S	S	S	S	S	S	S	S	S		S	
Communication Tower	S							S	S	S	S	S
Convention Centers	S							S	S	S	S	S
Cultural Service								S	P	P	P	
Delivery Services (Not to include freight transfer, i.e. semi-tractor trailers)										P	P	
Day Care, Limited (1-6)	•	•	•	•	•	•	•					
Day Care, General (7-10)								S	S	S	S	S
Day Care, Commercial (11+)/Montessori School								S	S	S	S	S
Funeral Home or Mortuary								P	P		P	
Gun Clubs, Skeet Shoots, Target Ranges	S								S	S	S	S
Health Club								S	P	P	P	P
Hospital	S							S	S	S	S	S
Hotel/Motel	S							S	S		S	S
Kennel									P		P	P
*Veterinary									S		S	S

TABLE OF USES

(Uses)	Zoning Districts												
	AG	RP-A5	R-1	RP-1	RP-2	RP-3	RP-4	SD-O	SD-NCR	SD-NCR2	SD-CR	BP	
*General												S	S
*Commercial													S
Manufacturing, assembly, processing													
*Electronic equipment													P
*Medical and dental equipment													P
*Drafting and optical equipment													P
*Watches and clocks													P
*Cosmetics, drugs and pharmaceutical products													P
*Computer equipment													P
Medical Outpatient Care Facility								S		P	P		
Medical/Dental Lab									P	P	P	P	P
Medical/Dental Service								P	P	P	P	P	P
Office, General								P	P	P	P	P	P
Office, Medical								P	P	P	P	P	P
Off-Street Parking Lots	S	S	S	S	S	S	S	S	S	S	S	S	S
Parking Structures	S							S	S			S	S
Personal Services								P	P	P	P	P	P
Photography services, photo processing								S	P	P	P	P	P
Printing and Publishing													P
Public Utility Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S
Public Uses/Government Uses	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation and Entertainment, Indoor (excludes uses in retail Sales and Services)												P	
Recreation and Entertainment, Outdoor	S							S	S			S	S
Repair Service													P
Research Service													P
Research Services - Limited											S		
Reservoirs, water towers, filter beds, or water treatment plants 1	S	S	S	S	S	S	S	S	S	S	S	S	S
Retail Sales and Service													
*Appliance and Electronics Sales									P	P	P	P	P
*Auto Parts supply										P	P	P	P
*Auto sales/service (not to include used car lots separate from new auto sales)												S	
*Auto Service Centers/TBA (Tire, Battery & Accessories)												P	
*Bakery (Retail only)									P	P	P	P	
*Bar/Tavern									S			P	
*Barber/Beauty Shop									P	P	P	P	
*Bicycle Shop									P	P	P	P	
*Boat Sales/Service												S	
*Book/Stationery/Gift Shop									P	P	P	P	
*Bowling Alley/Center												P	
*Building Materials Sales, Indoor/Totally Enclosed												P	
*Business Equipment													P
*Business Services													P
*Camera Shop/Photographic Studio									P	P	P	P	
*Car Wash, Full Service/Totally Enclosed												P	
*Catalog Center												P	P
*Clothing/Accessory Store									P	P	P	P	
*Community service organization								P	P	P	P	P	
*Computer Sales and Service									P	P	P	P	P
*Construction Sales and Service, Indoor/Enclosed													P
*Convenience Store (w/o gasoline sales)									S			P	

TABLE OF USES

(Uses)	Zoning Districts											
	AG	RP-A5	R-1	RP-1	RP-2	RP-3	RP-4	SD-O	SD-NCR	SD-NCR2	SD-CR	BP
*Convenience Store (with gasoline sales)											S	
*Department Store									S		P	
*Drug Store/Health Care Supply									P	P	P	
*Drug Store with Drive Thru											S	
*Dry Cleaner/Laundry									P	P	P	S
*Dry Cleaner with Drive Thru											S	
*Flower Shop/Garden Store									P	P	P	
*Food Stores, Specialty									P	P	P	
*Furniture Upholstery/repair												P
*Furniture/Home Furnishings									P	P	P	
*Gas Station/Service Station											S	
*Gift/souvenir shop									P	P	P	
*Graphic, Industrial, Interior Design												P
*Greenhouse, commercial	S										P	P
*Grocery Store/Supermarket									P		P	
*Hardware Store									P	P	P	
*Home Accessory Shop/Boutique									P	P	P	
*Home Remodeling and Light construction Supply/Sales										P	P	P
*Laundromat									P		P	
*Medical and hospital equipment supplies												P
*Motorcycle sales and service (indoor)											P	
*Movie Rental/Sales									P	P	P	
*Movie Theater/Indoor											P	
*Music Store									P	P	P	
*Nursery sales office (wholesale or retail) flower shop, green house	S								P		P	
*Office Supply									P	P	P	
*Packaged Liquor Sales									S		S	
*Pet Shop									P		P	
*Recreational Vehicles sales/service											S	
*Restaurant, Fast Food with Drive Through											S	S
*Restaurant, Fast Food, Dine In/Carry Out									S		P	S
*Restaurant, General									P		P	
*Sewing/Fabric Store									P	P	P	
*Shoe Repair									P	P	P	
*Shopping Center, Neighborhood									P		P	
*Shopping Center, Regional									S		P	
*Sporting Goods Sales/Rental									P	P	P	
*Tailoring/Alterations									P	P	P	
*Toy/Hobby Shop									P	P	P	
*Truck sales and service (1 ton or less "light")											S	
*Vehicle and Equipment Sales and Service											S	
*Vending/game machine sales/service												P
*BIG BOX RETAIL											S	
Retail Sales with Limited Manufacturing											S	
Riding stables and tracks	S	S	S	S	S	S	S	S	S		S	S
School, Public & Private, Elementary, Middle or High	S	S	S	S	S	S	S	S	S	S	S	
School, business/secretarial										P	P	P
School, college or university	S							S	S	S	S	
School, technical/vocational												P
Studio, Television or Film								P				P
Television and amateur radio antennae exceeding district height	S	S	S	S	S	S	S	S	S	S	S	S

TABLE OF USES

• = Permitted Use
 P= Planned Use
 S= Special Use

Zoning Districts

(Uses)	AG	RP-A5	R-1	RP-1	RP-2	RP-3	RP-4	SD-O	SD-NCR	SD-NCR2	SD-CR	BP
limitations												
Towers, radio, television and microwave	S	S	S	S	S	S	S	S	S	S	S	S
Veterinarian/Animal Care	S							S	P		P	P
Warehouse												P
Wastewater treatment plant	S	S	S	S	S	S	S	S	S	S	S	S
Wholesale establishment												P
Wireless Communications Facilities & Antennae †	S	S	S	S	S	S	S	S	S	S	S	S

¹Reservoirs, water towers, filter beds or water treatment plants developed pursuant to an interlocal agreement between the applicant and the Governing Body are exempt from the Special Use Permit requirement.

† Subject to requirements of 16- 4-12.

Memo

To: City of Leawood Planning Commission
From: Mark A. Klein, Planning Official
CC: Richard Coleman, Director of Community Development
Date of Meeting: September 25, 2018
Date of Memo: September 19, 2018
Re: Case 113-18, Leawood Development Ordinance Amendment to Section 16-2-5.3, R-1 (Planned Single Family Low Density Residential District) (15,000 Sq. Feet Per Dwelling) pertaining to side yard exceptions. ****PUBLIC HEARING****

The attached Leawood Development Ordinance amendment clarifies Section 16-2-5.3(D) regarding exceptions to the required side yard setback of 15 ft. for additions to legally constructed homes within the R-1 district, which have a setback less than 15 ft. The current Leawood Development Ordinance, which was adopted in 2002, as did the previous Leawood Development Ordinance, provides for exceptions to the 15 ft. side setback if approved by the Board of Zoning Appeals. This exception is in recognition that many homes constructed within Leawood, particularly north of I-435, were built at a time when the required side yard setback was less than 15 ft. within the R-1 zoning district.

Currently the Leawood Development Ordinance allows the Board of Zoning Appeals to grant an exception to the required side yard setback for additions to existing structures, after notice and public hearing, and provided that a determination is made that such exception shall not cause adverse impact on surrounding properties and that the following conditions are met:

- a) The existing structure was legally constructed with a side setback of less than 15 feet; and
- b) In no case shall the existing structure and any proposed addition be any closer than 10 feet to the property line; and
- c) The proposed addition will be continuous and consistent with the existing side build line of the existing structure; and
- d) The proposed addition shall not cause further encroachment than that of the existing structure.

As currently written for there to be an Exception rather than a Variance to the side yard within the R-1 district, the proposed addition and existing home must be setback from the side property line by 10 ft. or more, and the addition must be continuous with the existing structure. If either the addition or the existing house has a side yard setback of less than a 10 ft., a Variance is needed.

Many legally constructed homes within the City of Leawood have a side yard setback that is less than 10 ft., and the Board of Zoning Appeals often gets applications for variances to the side yard setback for additions to these homes. This Leawood Development Ordinance amendment proposes allow the Board of Zoning

Appeals to grant side yard exceptions for additions to legally constructed homes that are setback less than 10 ft., provided that the addition does not extend beyond the existing side build line of the existing home. It also removes the requirement from the exception that the addition must be continuous with the existing structure.

In addition, the amendment proposes two other clarifications:

- a) It removes a reference to the definition of rebuild as contained in Subsection E, because Subsection E does not contain a definition of rebuild. A definition of "rebuild" is already provided within Section 16-2-5.3(D), which is the same section that is being amended with this application.
- b) It adds a reference to an existing figure (Figure B), which illustrates "midpoints" referenced in this section.

16-2-5.3 R-1 (Planned Single Family Low Density Residential District) (15,000 Sq. Feet Per Dwelling)

- A) **General Purpose and Description:** Property zoned and developed as R-1 Planned Single Family Residential shall provide for single family detached dwellings and other selected uses which are compatible with the low density residential character of this district while preserving the character of the existing neighborhoods within the district, each having their own characteristic lot size and residential architecture. Redevelopment in this District shall be subject to such additional regulations as may be necessary to preserve the unique character of the specific neighborhood. Property zoned R-1 should be those tracts that correspond to the low density land use category identified in the Comprehensive Plan.
- B) **Principal Permitted, Planned and Special Uses:** Only the uses specified as authorized in “R-1” in the Table of Uses 16-2-7 are permitted principal uses in the R-1 District. All uses and any erection, construction, relocation, or alteration of any structure or building are subject to the requirements of this District and shall further be subject to all other requirements of this Ordinance except as may be expressly exempted.
- C) **Accessory Uses:** Accessory Uses in this district are governed by 16-4-1 of this Ordinance.
- D) **Bulk Regulations:**

For purposes of this Section of this Ordinance, the following terms shall have the meanings as set forth below:

Average Single-Family Floor Area Ratio – 0.23

Base Lot Area – 15,000 sq. ft.

Base Lot Depth – The base lot depth is calculated by dividing the minimum lot area required per the bulk regulations below by the minimum lot width required per the bulk regulations below. In an R-1 district, this calculation is $15,000/100=150$.

Garage Allowance - 450 sq.ft.

Lot Depth - The lot depth is the measurement from the front property line to the rear property line. For non-rectangular lots, lot depth will be calculated by measuring the distance from the midpoint of the front lot line to both the point on the rear lot line that is closest and that which is the farthest away. The average of these two measurements will then be taken to determine the lot depth.

Lot Width -The horizontal distance between the side property lines measured at the required front yard setback line.

New – A dwelling that is constructed on a lot upon which a dwelling has never existed.

Rebuild – A dwelling that is constructed on a lot upon which a dwelling has previously existed.

Remodel – Any improvement to the exterior or interior of a dwelling that requires a building permit, including construction that increases the size of a dwelling in terms of height, length, width or total floor area.

Single Story Dwelling – A dwelling which has no habitable living space above the floor on which the main entrance is located.

Square Footage – The livable area of a dwelling excluding any basement area.

Two-Story Dwelling – A dwelling wherein there is a habitable living space above the floor on which the main entrance is located.

Requirement	Minimum Distance/Area
Front Setback:	<p>35 feet, unless the setback regulations in Section 16-2-4.5 apply. In addition, no rebuild, as defined in Subsection E below, shall be permitted to have a front setback greater than the average of the midpoints (50% of the depth) of the adjacent homes facing the same street on either side of the subject property. Midpoints will be calculated by determining the distance from the front property line to the midpoint of the dwelling along the side directly adjacent to the subject lot. See Figure B below.</p> <p>In addition, the Board of Zoning Appeals shall have the power to grant an exception to the required Front Setback for the addition of a non-enclosed front entryway to an existing structure, after notice and public hearing as provided for in Section 16-5-3, and upon a determination that such exception shall not cause adverse impact on surrounding properties and that the following conditions are met:</p> <ol style="list-style-type: none"> a) The existing structure was legally constructed and the structure meets the required front yard setback; and b) The proposed entryway addition is no larger than 75 sq. ft., and protrudes into the required setback by no more than 6 feet; and c) The proposed entryway addition will be architecturally attached to and be constructed of the same materials as the primary residence; and d) The exception is necessary to allow for the entryway improvement to be made.
Side Setback:	<p>15 feet; except that the Board of Zoning Appeals shall have the power to grant an exception to the required Side Setback for additions to existing structures, after notice and public hearing as provided for in Section 16-5-3, and upon a determination that such exception shall not cause adverse impact on surrounding properties and that the following conditions are met:</p> <ol style="list-style-type: none"> a) The existing structure was legally constructed with a Side Setback of less than 15 feet; and b) In no case shall the existing structure and any proposed addition be any closer than 10 feet to the property line; and c) The proposed addition will be continuous and consistent with shall not extend beyond the existing side build line of the existing structure; and d) The proposed addition shall not cause further encroachment than that of the existing structure.
Corner Lot Side Setback:	30 feet
Rear Setback:	<p>For lots that have a depth of 150 feet or less, 30 feet. For lots that have a depth of more than 150 feet, the rear yard setback shall be calculated using the following formula: $70\% \times (\text{Lot depth} - 150) + 30$. If the dwelling has a front setback greater than the front setback required</p>

Requirement	Minimum Distance/Area
	per these bulk regulation or the requirement contained in Section 16-2-4.5 of this Ordinance, then the rear setback shall be reduced by an amount equal to the difference between the actual front setback and the required minimum front setback; provided in no circumstance shall the rear setback be less than 30 feet.
Irregular Lot Rear Setbacks:	On lots, with an irregular rear property line, with a primary structure placed at approximately a 45 degree angle toward the street or lots of other than generally rectangular shape, the rear yard setback shall have an average distance of 30 feet. This setback shall be determined by extending the sidewalls of the structure to the rear property line and calculating the square footage within the area between the rear walls, the side extensions and the rear property line(s). This figure will then be divided by the distance between the extended sidewall lines. This will give the average depth of the area enclosed and this must be equal to or greater than 30 feet. In no case shall the structure be located less than 15 feet from any property line.
Lot Area; existing lots:	15,000 square feet per dwelling
Lot Area; new lots:*	The greater of 15,000 sq. ft. or the average (up to a maximum of 1 acre) of all lot sizes within 300 feet of any lot line. For the purposes of this calculation, only lots within the municipal boundary of the City of Leawood shall be included.
Lot Frontage:	100 feet
Minimum Lot Width:	100 feet as measured at the front setback
Height Limit:	35 feet as measured at grade at the front door, unless one of the restrictions or exceptions outlined in Subsection E below should apply.
Maximum Square Footage	The maximum square footage allowed for any single family residential structure shall be determined by the following formula: (.23 x Base Lot Area x (Lot Width/Minimum Lot Width) x (Lot Depth/Base Lot Depth))+Garage Allowance
Open Space	30% of lot area

*Lots created after the effective date of this Ordinance.

E) Restrictions on Height. The maximum height of a dwelling shall be further limited as follows:

1) Additional Restrictions.

- a. Rebuilt or Remodeled Dwellings other than those situated between two Two- Story Dwellings: The maximum height of the exterior wall at the side-yard setback shall not exceed 23 feet in height as measured from the front door elevation; provided, that for each additional foot of setback, one additional foot of height may be added up to thirty

feet. Provided, that the total height of the dwelling shall not exceed 30 feet as measured at grade at the front door.

- b. Rebuilt or Remodeled Dwellings situated between two Two-Story Dwellings: If the Rebuilt or Remodeled dwelling has two story dwellings on either side, then the maximum height of the exterior wall adjacent at the side-yard setback shall not exceed 23 feet in height as measured from the front door elevation; provided, that for each additional foot of setback, one additional foot of height may be added, provided, the subject dwelling shall not be greater than the taller of the two adjacent dwellings. If one of the adjacent dwelling received an adjustment in height as provided in Subsection F below, then such adjustment shall be subtracted from the height of the adjacent dwelling for purposes of determining the allowed height for the subject dwelling.
 - c. If the Rebuilt or Remodeled dwelling is situated on a corner lot, then the above guidelines shall apply using the dwellings on the two nearest abutting lots on either side of the subject dwelling to determine the height limit. See Figure A below.
- 2) Rebuilt or Remodeled Dwelling Height Limit Modified. In all cases, however, a rebuilt or remodeled dwelling may be built to the dimensions of the previous dwelling existing prior to the demolition or destruction. In addition, an increase in height may be granted at a rate of 1 foot for every 1 foot in side yard setback provided above the minimum side yard setback required, up to a maximum of 3 feet.
- F) Board of Zoning Appeals Authorized to Grant Exceptions. The Board of Zoning Appeals shall have the power to grant an exception to the above stated height and bulk restrictions for, rebuilt or remodeled dwellings, after notice and public hearing as provided for in Section 16-5-3, and upon a determination that such exception shall not cause adverse impact on surrounding properties, and that the following conditions are met:
- 1) Exception for Height Limit:
 - a. The additional height allowed shall not be more than 2 feet for a maximum height of 37 feet for instances where the 35 foot height limit applies and 32 feet for instances where the 30 foot height limit applies; and
 - b. The dwelling has not already received the height increase allowed in Subsection E above for additional side yard setback provided; and
 - c. The grade of the subject lot is such that applying the height limit restrictions contained in Subsection E above would cause a hardship on the applicant in light of the proposed design of the applicant's dwelling and the design of the neighboring dwellings; and
 - d. The proposed height of the, rebuilt or remodeled dwelling shall reflect the character of the other surrounding dwellings in the neighborhood.
 - 2) Exception for Maximum Square Footage:
 - a. The additional square footage allowed shall not be more than 20 percent of the maximum square footage allowed pursuant to this Ordinance; and
 - b. The proposed size of the rebuilt or remodeled dwelling shall reflect the character of the other surrounding dwellings in the neighborhood.
- G) Grade Change. The natural grade of the lot on which the, rebuilt or remodeled dwelling is to be placed shall not be vertically altered by more than 1 foot, unless the alteration is to provide

compliance with storm and waste water regulations or guidelines. Provided, such alteration to the natural grade of the lot of more than 1 foot shall not exceed the most stringent grading standard that will provide compliance with the City's storm and waste water regulations, and any such alteration shall first be approved in writing by the City Engineer.

H) Sewage Disposal: Connection to a sanitary sewer system is required.

Figure A

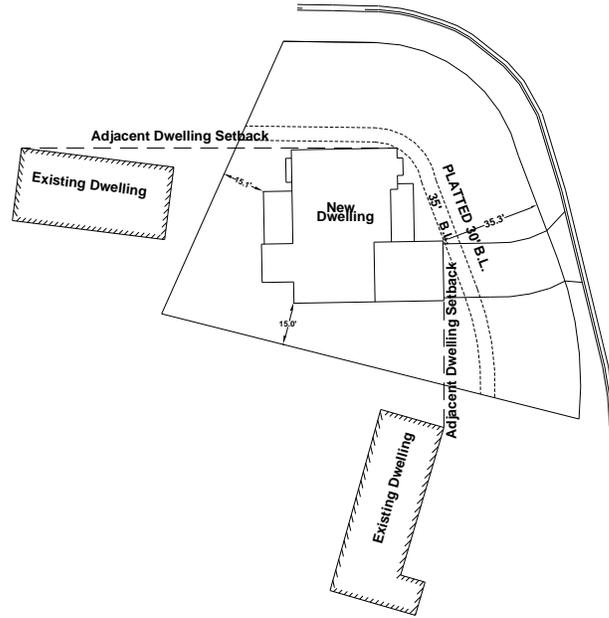
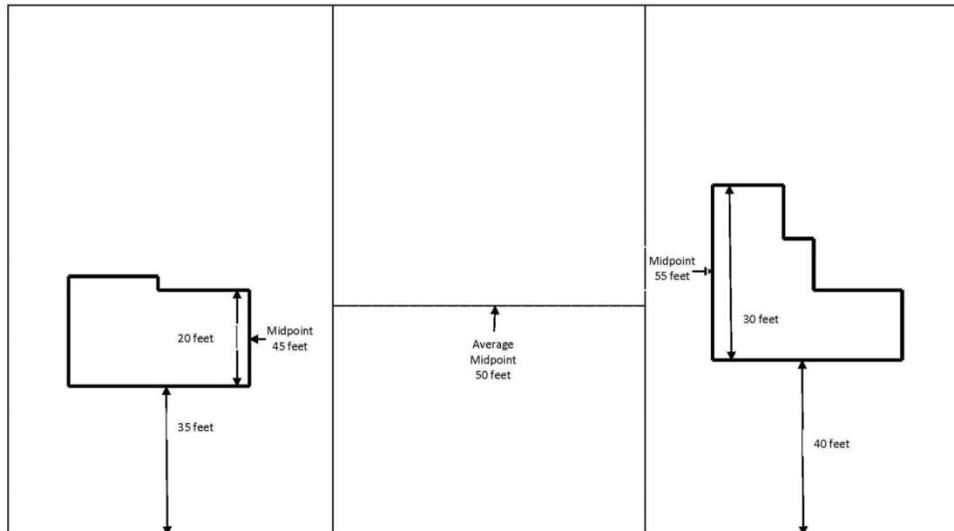


Figure B:



(Ord. 2475, 12-20-10)
 (Ord. 2478, 12-20-10)
 (Ord. 2869, 11-28-17)