

**City of Leawood  
Planning Commission Agenda  
November 27, 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 October 23, 2018

**CONSENT AGENDA:**

CASE 117-18 – BI-STATE CENTENNIAL PARK – CENTRAL STATES BEVERAGE – FENCE – Request for approval of a Revised Final Plan, located east of Kenneth Road and north of 143<sup>rd</sup> Street

CASE 129-18 – TUSCANY RESERVE VILLAGE, 6th PLAT – Request for approval of a Revised Final Plat, located north of 137<sup>th</sup> Street and west of Chadwick Street

**NEW BUSINESS:**

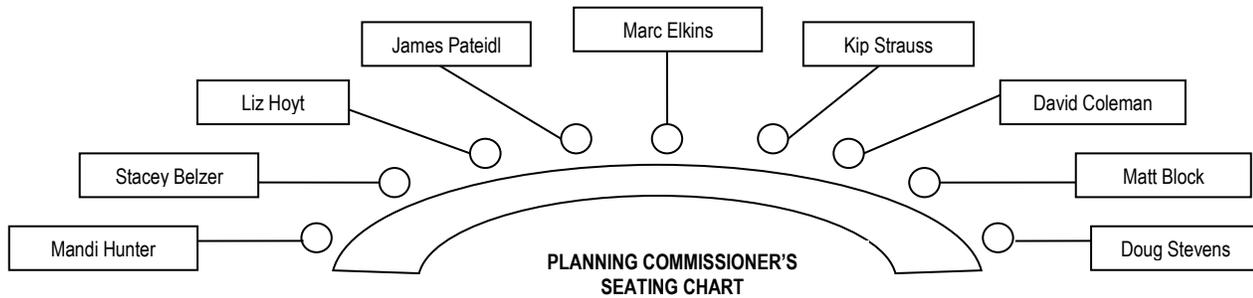
CASE 128-18 – LEAWOOD PRESBYTERIAN – RED DOOR RENOVATION – Request for approval of Revised Final Plan, located south of 83<sup>rd</sup> Street and east of Cherokee Lane

CASE 130-18 – STATE LINE NORTH OFFICE BUILDING – Request for approval of a Preliminary Plan, Final Plan, Preliminary Plat, and Final Plat, located south of 127<sup>th</sup> Street and west of State Line Road. **\*\*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  
October 23, 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, Pateidl, Elkins, Strauss, Coleman, Block, and Stevens. Absent: Hoyt,

**APPROVAL OF THE AGENDA**

Chairman Elkins: If staff has no revisions or additions, I would entertain a motion.

**A motion to approve the agenda was made by Strauss; seconded by Belzer. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

**APPROVAL OF MINUTES:** Approval of the minutes from the September 25, 2018 Planning Commission meeting.

Comm. Coleman: On Page 1, it refers to Chairman Elkins instead of Pateidl on two different lines.

**A motion to approve the revised minutes from the September 25, 2018 Planning Commission meeting was made by Coleman; seconded by Stevens. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

**CONSENT AGENDA:**

Chairman Elkins: Is there anyone who wishes to hear an in-depth presentation of Case 118-18? If not, I would entertain a motion.

CASE 118-18 – NALL VALLEY SHOPS – BURG & BARREL PATIO – Request for approval of a Final Plan, located north of 151<sup>st</sup> Street and east of Nall Avenue.

**A motion to approve the Consent Agenda was made by Stevens; seconded by Strauss. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

**NEW BUSINESS:**

CASE 114-18 – TOWN CENTER PLAZA – LOT 4 REDEVELOPMENT – Request for approval of a Preliminary Plan, Final Plan, and Final Plat, located north of 119<sup>th</sup> Street and east of Nall Avenue. **PUBLIC HEARING.**

**Staff Presentation:**

City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: This is Case 114-18 – Town Center Plaza – Lot 4 Redevelopment – Request for approval of a Preliminary Plan, Final Plan, and Final Plat. There are slight changes to be made in the stipulations before you tonight. The first is No. 19. The date of the Public Works memo should read October 18<sup>th</sup>, not October 19<sup>th</sup>. In No. 26, it should read “site triangles,” not “sign triangles.”

The property is located north of 119<sup>th</sup> Street and east of Nall Avenue within Town Center Plaza. The applicant is requesting approval of a Preliminary Plan, Final Plan, and Final Plat to construct two new buildings, totaling 9,363 square feet and to split the existing lot into two separate lots in the location of the existing On the Border restaurant. The most westward multi-tenant building will be 5,725 square feet and will house a multiple-tenant space. The most eastward restaurant building will be 3,638 square feet and will house a single-tenant restaurant. The multi-tenant building will be 23’6” tall at its tallest point and will be constructed of brick and stone along the back, along with black standing-seam awnings and black metal canopies above the doors. An architectural wire feature is proposed along the south and east sides of the proposed building to provide a material change of the façade to create four sides of architecture. The restaurant building will be 25’ tall at its highest point and will be constructed of Metro Brick in two different shades of grey. Along the north, south, and east elevations, a diagonal pattern is created, using a color and material change, separated by a metal inset to help create architectural interest along all sides of the proposed building. Parking spaces are proposed along the east side of the restaurant building along with a 65’ long, 15’ wide outdoor patio along the north side of the building. Although no signage is proposed with this application because it is done at a separate time, the applicant has shown the locations of proposed monument signs. Per the Leawood Development Ordinance (LDO), a monument sign may be used in lieu of a wall or canopy sign and may only be allowed by Governing Body after recommendation by the Planning Commission. Staff included in stipulation No. 12 for the applicant to provide demarcated crosswalks along both northern entrances into the project area and to match the demarcation of the surrounding area. The project meets our regulations per the LDO, and staff recommends approval of Case 114-18 with the stipulations listed in the report.

Chairman Elkins: Thank you. Are there questions for staff?

Comm. Strauss: Can you talk about the proposed grease trap? I just haven’t come across that in other plans for restaurants that we’ve had.

Mr. Sanchez: I’m not really sure how they work; although, we did put them along the south side of the building on the northeastern part so that it would be easier for them to be taken care of by maintenance so as not to disturb any landscaping surrounding it.

Comm. Strauss: There would be landscaping? It wouldn't be visible from any of the streets? Maybe the applicant could address it. Are they covered?

Mr. Klein: It should be at grade. Almost all restaurants have a grease trap associated with them. Originally, they had it a little farther to the west. When they pump it out, it won't make a mess of the sidewalk.

Comm. Strauss: Did this proposal have bike racks?

Mr. Sanchez: Three bicycle racks are proposed on the east side of the restaurant building. You should have a cut sheet of what the bike racks look like.

Comm. Strauss: I assume the lighting in the outdoor patio area meets the LDO requirements.

Mr. Sanchez: Yes; we worked with the applicant. The LDO states that as long as the source of illumination is not seen, it is allowed. They are proposing a frosted glass to help filter the source of the illumination.

Chairman Elkins: Thank you. Are there any other questions for staff? Seeing none, I would invite the applicant to step forward.

**Applicant Presentation:**

David Olsson, 3501 W. 147<sup>th</sup> Street, Leawood, appeared before the Planning Commission and made the following comments:

Mr. Olsson: I'm representing both the ownership entity, OTB Town Center, LLC, and Shake Shack in the presentation tonight. You probably noticed that OTB has closed. We're excited to bring this well-timed redevelopment proposal before you. We have read the stipulations and agree with them. We are ready to move forward. We had our Interact Meeting and had nothing but positive comments. I'd like to start with just a brief overview of the overall development. It's a complete demolition of the existing building and site amenities. All the paving, landscaping, and most of the utilities are being demolished. We are placing buildings closer to 119<sup>th</sup> Street with a very generous landscape setback. Our overall Site Plan also includes removing one of the existing entrances to Town Center. We are removing some of the older tired trees and replacing the entire landscape theme with new landscaping and new irrigation. I would also point out that Ricky mentioned the crosswalks provided along Town Center Drive, connecting to the Arhaus sidewalks provided along Town Center Drive and also providing pedestrian connection from the 119<sup>th</sup> sidewalk into our site so that you've got completely integrated pedestrian access.

We have identified a nice palette that we believe is extremely complementary to the existing facilities, specifically Arhaus and The Container Store. We picked our stone materials and some of our highlight colors from those buildings and also tried to complement very respectfully the Town Center development interior. The Shake Shack

building rendering is very representative of their character that they're portraying. They're a national retailer. You've probably seen them down at the Plaza, their first location in Kansas. You should be very proud that they've identified this location to place their first Kansas store. With those highlights, we have members of the ownership entity here as well as folks from Olsson and Associates to answer any questions you may have.

Chairman Elkins: Thank you. Questions for Mr. Olsson?

Comm. Coleman: Obviously, Shake Shack is going into Building 2. Do you have any tenants for Building 1 yet?

Mr. Olsson: We are not prepared tonight to disclose those, but they are national retailers and another good addition to the development.

Comm. Coleman: In terms of the scope of the project and the timeline, how long will it take to demolish On the Border and get Shake Shack up and running?

Mr. Olsson: I'm always asked when it will be finished, and I will always ask when I can start. We're trying to get through the approvals as quickly as possible. We are ready to literally start demolition today. We understand that's not feasible, but we do plan to start demolition right around January 1<sup>st</sup>. We'll deliver building pads hopefully before April, and business will open roughly six months thereafter.

Chairman Elkins: Other questions for Mr. Olsson? Thank you. Because of the nature of this application, we'll have a Public Hearing. You will have an opportunity to respond if necessary.

### **Public Hearing**

Lou Ambrose, Houlihan's Restaurant Company, appeared before the Planning Commission and made the following comments:

Mr. Ambrose: I oversee The Bristol here in Leawood and a couple other brands. My question is about the number of parking spaces that will be required for the multiple tenants. Is there enough parking for Shake Shack based on the volume of business? If there isn't, where would the additional parking for employees and guests be?

Chairman Elkins: Thank you. Mr. Olsson, do you or anyone on your team care to respond to the question on parking?

Mr. Olsson: Just going from memory, the parking provides about ten parking spaced per 1,000. Building No. 2 will provide five per 1,000 for the retail building, and it will leave almost 20 per 1,000 for the restaurant use. I think that's a pretty healthy parking ratio.

Chairman Elkins: Does that meet with the guidelines in our LDO?

Mr. Olsson: Oh, absolutely.

Mr. Sanchez: Per the LDO, in SD-CR, it is 3.5-4.5 parking spaces per 1,000 square feet on the retail side of it. On the restaurant side, it is one space per two seats. They meet this requirement.

Chairman Elkins: Are there other comments from the public?

Mr. Ambrose: How many guests are going to be seated in the restaurant? How many guests order to go, which will take up a parking spot?

Chairman Elkins: I'm sure that will be an estimate, but we'll ask Mr. Olsson if he can respond.

Mr. Olsson: Honestly, I don't have the percentage of takeout versus seating. I'm estimating 20 stalls per 1,000 square feet. Most retailers in our industry never ask for more than 15. I'm very comfortable that we've got adequate parking.

Chairman Elkins: Additional comments from the public? If not, I would entertain a motion to close the Public Hearing.

**A motion to close the Public Hearing was made by Pateidl; seconded by Belzer. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

Chairman Elkins: Mr. Olsson, do you have anything to add in light of the questions asked during the Public Hearing?

Mr. Olsson: I don't have any with respect to the Public Hearing, but I would like to speak to the grease trap question. Johnson County Wastewater has an extremely rigorous review approval process. A grease trap is all below grade. It is a 1,500-gallon concrete box with two manhole lids. The lids are virtually all that is visible.

Chairman Elkins: That takes us to a discussion. Any comments from commissioners?

Comm. Strauss: I'm thrilled that the building didn't sit vacant very long. We have what looks like a great proposal in front of us. We heard one concern at the Public Hearing on parking. I would think employees would park north of the building and not east. I can understand the concerns of Houlihan's, but in addition to the site, there is excess parking to the north. I'm comfortable with that.

Mr. Sanchez: Staff would like to add a stipulation to require the northern sidewalk to connect all the way to Rosewood Street.

Chairman Elkins: That would be an additional stipulation?

Mr. Coleman: It can just be added to No. 12.

Chairman Elkins: Mr. Olsson, does that raise any concern to you or your clients?

Mr. Olsson: That is totally acceptable.

Chairman Elkins: Is there a motion?

**A motion to recommend approval of CASE 114-18 – TOWN CENTER PLAZA – LOT 4 REDEVELOPMENT – Request for approval of a Preliminary Plan, Final Plan, and Final Plat, located north of 119<sup>th</sup> Street and east of Nall Avenue – with enclosed stipulations, including the modification of No. 12 to include the requirement to extend the northern sidewalk to Rosewood Street – was made by Belzer; seconded by Pateidl. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

CASE 115-18 – RANCH MART NORTH SHOPPING CENTER – REDEVELOPMENT – Request for approval of a Rezoning, Preliminary Plan, Preliminary Plat, and Special Use Permit, located north of 95<sup>th</sup> Street and east of Mission Road. **PUBLIC HEARING**

**Staff Presentation:**

City Planner Jessica Schuller made the following presentation:

Ms. Schuller: This is Case 115-18 – Ranch Mart North Shopping Center – Redevelopment – Request for approval of a Rezoning, Preliminary Plan, Preliminary Plan, and Special Use Permit for a pharmacy drive-through. Ranch Mart North is generally located east of Mission Road and north of 95<sup>th</sup>. Before I proceed, I do have a correction to make to stipulations as well. No. 17 should be removed, as it is a duplicate of No. 21. No. 34 should be changed to read, “. . . 1-33.” On No. 24, the date of the memo should read October 18<sup>th</sup> rather than October 19<sup>th</sup>.

The applicant proposes to rezone the entire Ranch Mart North development into two zoning districts. The main retail center, the bank, and McDonald’s will be zoned SD-CR (Planned General Retail). The Care Now, the cemetery, and associated parking will be zoned SD-NCR2 (Planned Neighborhood Retail 2). The applicant proposes to redevelop the entire parking lot of the center, consisting of a mill and overlay and updating the parking lot islands, landscaping, and lighting. Additional islands are proposed just north of the McDonald’s parking lot for improved circulation through that area. The applicant proposes to eliminate one of the existing driveways on 95<sup>th</sup> Street between the McDonald’s entrance and the stoplight to the east. The applicant is proposing 5’ sidewalks along 95<sup>th</sup> Street and Mission Road as well as connections from the main center to the perimeter sidewalks. The applicant proposes street trees, shrubs, and 3’ parking lot screening walls along 95<sup>th</sup> Street. Along Mission Road, the applicant is proposing a 3’ screen wall and shrubs but does not propose street trees due to a number of utilities within the right-of-way. However, staff is recommending that the applicant would plant street trees along Mission as well, working with staff to avoid conflicts with utilities at the time of Final Plan. There is also a portion of the McDonald’s parking lot frontage that is not screened by the 3’ wall as required by the LDO. Staff recommends

that this be added where necessary by making adjustments to parking lot curbs where needed to make it fit. The applicant proposes updating the facades and the roofs of the main retail center. The materials generally consist of grey-tone brick and tile accented with natural wood tones on the awnings and some metal screens as accents as well. The applicant is proposing a pharmacy drive-through in approximately the same location as the existing grocery store pickup location. The applicant is proposing to demolish a portion of the main retail center for use as a pedestrian plaza area on the eastern side of the building. The plaza space would include landscaping, seating, and lighting. An architectural gateway features proposed on the southern façade entrance to the plaza area to serve as an entry gateway. In the northeast corner of the center where the previous bowling alley was located, the applicant is proposing to demolish that portion of the building and construct a two-story, 27,597 sq. ft. office and retail building. The proposed building will have a second-story balcony that overlooks the plaza space. The overall square footage of the Ranch Mart development is actually decreasing from 221,552 square feet to 217,366 square feet. The existing structures of McDonald's, the bank, and the Care Now buildings will remain; although, their parking areas and sidewalks will be updated.

Ranch Mart was originally developed prior to the adoption of our current ordinance, so a number of the setbacks on the site do not comply with today's LDO, but they are considered legal, nonconforming. The applicant, however, is not increasing the nonconformity anywhere on the site, so it is still in compliance with the ordinance. The approval of this plan will include two deviations: one to the interior parking setback and one to the interior building setback, which will go down to 0'. Staff recommends approval of Case 115-18 with the stipulations outlined in the Staff Report.

Chairman Elkins: Thank you. Questions for staff?

Comm. Pateidl: I'm curious about the legal, nonconforming position we've taken on a number of the existing improvements. Yet, there is a section on Page 5 entitled Requested Deviations, which deal with the interior structure setback and the interior parking setback. The existing is 0, and deviations cannot be requested. What is the difference on these two items that they are not considered grandfathered or legal, nonconforming to begin with?

Mr. Klein: The deviations have to be specifically listed in the LDO. The particular deviation with regard to zero-line setback for the parking and buildings is specifically listed in the Deviations section in Article 3 of the LDO. The other elements that are legal, nonconforming are existing, and there is not a deviation offered by the LDO. It is a recognition that the building is there, and the only other way to do it would be to tear down part of the building. The LDO allows legal, nonconforming as long as they were constructed legally at the time they were put in place and that they don't increase the nonconformity. In this case, the majority actually decrease the nonconformity. They can't do anything about the buildings because they would have to be moved, but for some of the parking setbacks, they are reducing in nonconformity and increasing the parking setback or open space.

Comm. Pateidl: Does that mean that the deviations, as requested, are basically a given as far as the project is concerned?

Mr. Klein: It is always up to the Planning Commission and City Council. The two deviations that they are requesting are very common within commercial developments. If there is a property line running between, rather than requiring the parking lot to be broken up with a 10' buffer between them to create a 10' parking setback, it makes more sense to allow the zero-line setback. Property lines also go through buildings. Park Place has a lot of them with a common wall, which is a zero-line setback as well.

Comm. Block: I see that McDonald's is currently zoned Agriculture. How does that get missed? What does that mean?

Ms. Schuller: It means that there wasn't a formal zoning ordinance on that as we have embarked on the project to make sure we have an ordinance on everything. At the time it came in, it was never formally included, so it is being included now to correct that.

Comm. Block: The labeling doesn't have any implications as to how they are assessed real estate taxes to this point?

Ms. Schuller: I am not aware of that.

Mr. Klein: That is the county.

Comm. Coleman: Can you just specifically show us on the map what is being demolished? I know it is the east side. I know Seasonal Concepts was over there. I just want to get the dividing line.

Ms. Schuller: (*Referring to plan*) Everything on the north side of the alley is being taken out with this going in. Additionally, the tenant space just east of Dunkin Donuts is being taken out to provide the pedestrian space. The corner space is the proposed restaurant use.

Comm. Coleman: The building you pointed to will remain?

Ms. Schuller: Correct.

Comm. Strauss: With respect to McDonald's and the egress out of the northwest access point, this site seems very similar to the McDonald's at 119<sup>th</sup> and Roe. At that location, they have modified it to be an ingress only with an egress farther to the east. The concern is that people exiting there could get stuck behind a queue or pull out when someone is pulling in to Ranch Mart. It just seems like a high accident location that we rectified at 119<sup>th</sup> and Roe. Was that considered here?

Mr. Ley: We worked quite a bit with the developer on this, trying to figure out the access to the Mc Donald's. Currently, it is pretty wide open. We tried to limit it. This was the best way to keep the vehicles from driving through parking lots. If vehicles head

northbound to exit, they would end up having to drive through more parking lot with more pedestrians. We felt that, if they had to wait to make a left, they would just queue up on McDonald's property. We didn't think that was as big of an issue.

Comm. Strauss: It seems like it could be just like 119<sup>th</sup> and Roe, where it is an entrance, and the eastern access point was the exit. Vehicles would turn left and pass 4-5 parking spaces to the north. It just seems like a safety hazard that has been rectified in one place but is still present here. I agree that the whole Site Plan has really improved traffic circulation and pedestrian circulation except for that one location.

Mr. Ley: We can continue to look at that when they come back for the Final Plan.

Comm. Strauss: My other question is related to pedestrian movement. Again, there are some great enhancements. The one concern seems like there is no pedestrian sidewalk or demarcated space along the north side of the property. To walk from the Irish Pub to the new office building, a pedestrian would walk through the parking lot. Is that correct?

Mr. Klein: There is a gap there. There is a service driveway with the loading dock as well. It was tough to be able to transition through that.

Comm. Strauss: There is some retail close to the loading dock, I realize. I just wonder if you could get a path to allow people to not walk within the traffic stream.

Mr. Klein: We can certainly work with the applicant when they come back with a Final Plan.

Comm. Pateidl: It was alluded to earlier with regard to the curb trees along Mission Road and the utility easement. To my recollection within the last 2-3 years, there has been some major utility work done along that particular strip. Can you tell us what utilities are there and the likelihood of trees not creating a problem inside that easement?

Mr. Ley: I believe most of the utilities are overhead in that location, including KCP&L, AT&T, and Time Warner. We have not received a utility plan for burying those power lines.

Comm. Pateidl: Sewer and water along in there was where they had a huge project that lasted forever. I don't see where there will be room for trees along Mission Road. I also have a question about moving the wall to the west side of the sidewalk. Could you expand on your reasoning behind that?

Mr. Ley: Staff proposed to have the retaining wall on the west side of the sidewalk, and then they could raise the grade. There would be filling on top of the existing ground, and that would give them room to plant trees in that area. Plus, it would provide more of a physical barrier between Mission Road and the sidewalk.

Comm. Pateidl: To plant trees, it would have to be lifted by 5'.

Mr. Ley: The east end would be raised up 2'-3'.

Comm. Pateidl: I guess that is grading we would have to see on some elevations. I'm just looking at the practicality, but I would also like to know what the reasoning is for moving it from the east to the west side.

Mr. Ley: If the retaining wall goes on the east side, it would need a handrail because there would be a 2' drop adjacent to the sidewalk because of the grade difference between Mission Road and the parking lot.

Comm. Pateidl: It is for grading purposes.

Mr. Ley: The retaining wall is, yes.

Comm. Pateidl: Does that create more difficulty as far as the placement of street trees? I see the wall is now adjacent to Mission Road.

Mr. Ley: There would be approximately 8.5'-10' between back of curb on Mission Road to the retaining wall.

Comm. Pateidl: There certainly isn't now.

Mr. Ley: With the new plan, there would be.

Comm. Pateidl: The new plan will give up that much of the parking area?

Mr. Ley: They are reconfiguring the parking lot. Currently, there is one parking bay against the building, two parking bays, and then a parking bay against Mission Road. They are only going to have three of those parking bays. They're bringing the curb in to the east. On Mission Road, we moved the curb and gutter over 2.5' to the west this past summer. We measured from back of curb to the building. That is how we came out with 8.5'. We are pretty confident they will be able to get that 8.5'-10'.

Comm. Pateidl: We've belonged to Nativity Parish for 14 years, and my kids went to school there. In all that time, I would never walk on the sidewalk along Mission Road because of the traffic that was on it. From what's being said or what I could understand from the plans, I didn't realize that you were bringing in the parking lot that far. Are they deeding some of that land to the city for right-of-way?

Mr. Coleman: Just the sidewalk easement. By making these changes, it will create green space and a place to plant the trees. It will greatly improve the whole visual aspect of that area.

Comm. Pateidl: The other part I read is that these barrier walls for sight barrier have to be incorporated with greenery, and there are talks about putting a hedge of shrubs

adjacent to that wall. If we move that wall to the west side, what does that do to that whole concept of the greenery? Does it even allow for it to be practically be part of this deal?

Mr. Coleman: You would have 8'-10' of green space for the trees and for foundation plantings along the wall on the west side. The view from Mission would be a green strip with trees, not the sidewalk.

Comm. Pateidl: So, you see the room for the shrubbery and the trees to the west of the wall even though the wall is moving to the west of the sidewalk?

Mr. Coleman: Correct.

Chairman Elkins: Other questions for staff? I would invite the applicant to step forward.

**Applicant Presentation:**

Curtis Petersen, Polsinelli Law Firm, 6201 College Blvd., appeared before the Planning Commission and made the following comments:

Mr. Petersen: I'm representing Ranch Mart North, LLC and several related entities that own pieces of the center. Our architect is Chris Hafner with Davidson a&e. Lynn Corsi and Tripp Ross are here as well. Usually, we have to draw straws for who on the development team is coming. Not every project is created the same. This is something that has great nostalgia for many of us who grew up here. We get excited when we talk about Ranch Mart. We think we finally landed on something compelling and real. With that, I would say that this shopping center has been here for almost 60 years. The thought is to create something that is not only going to have nostalgia for the next 50 years but also something that we will all be very proud of. Chris will walk through the plan. I will come back at the end with a few tweaks and suggested revisions to a few stipulations. Both of us will be available to answer questions.

Chris Hafner, Davidson Architecture and Engineering, 4301 Indian Creek Parkway, Overland Park, appeared before the Planning Commission and made the following comments:

Mr. Hafner: *(Refers to presentation throughout)* Thank you for the time. We're excited to be here. I'm going to walk through our plan and put a little flavor and color on what we've provided. The Site Plan calls out the two zoning areas, building use, parking lot, and analysis. The section added to Sheet A1.0, Detail 3 really shows Mission Road to the west side of our shopping center. It describes some of those utilities. I share the same concern about street trees being planted along there. The aerial shows the existing shopping center and a line that shows the work happening over and above. The building that attaches to Price Chopper will be removed. The building will be set back at least 125' from the residential neighbors. The building will have some potential restaurant use and office use, looking down into that plaza we're all excited about. We were tasked with pedestrian safety, vehicular safety, and movement through the site. In the parking lot,

there are not many islands or dedicated drive lanes through the site. We wanted to increase throat depth where we could, make the intersections a little more accident-free coming off Mission and 95<sup>th</sup> Street, and get pedestrians into the site and move them safely from any of the streets to the shopping center. I appreciate staff's time and continued support and communication to help us work through some of those items. At one time, the parking was one-way, angled parking. We've changed it to 90-degree parking. We've done analysis with our client to understand how to increase the amount of parking we can provide on that west side. We are obviously tight between Mission Road and the existing building. We found that this change increases the ability to park there. The same can be said about the south face of Price Chopper. We have gotten rid of that secondary access road, for lack of a better term, that ran north of 95<sup>th</sup> from McDonald's down to the Care Now building in front of the cemetery. We have created islands and increased throat depth to bring those cars to a safer point to exit and move through the site. We also got rid of the drive in front of the old cemetery, which adds to green space in that area. In the area where Seasonal Concepts used to be and where our current tenant is now is some sort of visual break that is really important to us and the existing building. We are demolishing a portion of the retail center to get views back into what we consider to be a really exciting part of the site. It all is, but this pedestrian plaza is really exciting for us. A lot of programming ideas are floating around the management company about what we could do in that space with events. Moving east, right now, the parking lot is a big sea of asphalt. We are trying to define lanes, define parking spaces, and work around the existing bank building and Care Now building. We are trying to provide as much 90-degree normalized drive lane opportunities on this site as possible. We worked with staff on pedestrian connectivity and provided connectivity both east and west and north and south on this site. I will point out that we have the drive-through. Currently, there is an antiquated grocery pickup area with a huge canopy. It sticks out into the drive and makes the drive loop south around it. We worked with Price Chopper, who is looking at renovation because of the shopping center getting redone. This will become a pharmacy. We had shorter stacking and were able to get the five in there. That is tied to the Special Use Permit for this being repurposed into something that will be used. We have grocery pickup, but it is more of a mobile setup happening just to the east of the front entry where we have ADA spaces as well. We have been working with the Price Chopper team pretty closely about how all of that works. Important to note, along our north property line, the existing parking is actually farther north than it is shown in this plan. We were able to pull down and consolidate some of that to create a little more buffer along that north line. We push out on the east side and the northeast corner, but we still stay within the LDO setback requirements. We have new lighting with 18' high LED lighting. It will make it safe, and our photometric studies indicate we won't have light spillage into the residential neighborhood. We had an Interact Meeting on October 11<sup>th</sup>. It was well attended, and we got positive feedback. I did not hear one negative comment about the project or the redevelopment.

We have what we like to call a paradigm shift from what Ranch Mart North looks like currently. You recognize the long eaves, overhangs, and shake roofs. The design concept was to really leave the outer limits of the tenant space where they are currently, except the new building, and just work from the façade of that building out with new and exciting architecture. It has a lot of clean lines and interesting materials that all meet the

LDO requirements. We worked closely with Price Chopper. They have bought in on the elevation we have for their section of the building. They're excited about the renovation. We have a lot of other tenants that are doing the same thing with your blessing tonight. We are keeping building heights normalized. The view on the east side shows the Seasonal Concepts and the two-story restaurant/office building, which is what is visible from the east parking lot. The north elevation goes around the Price Chopper loading area. I recall a comment about pedestrian connectivity on the north side. The challenge is we need a large field of asphalt for maneuverability for loading and unloading for the anchor tenant of the shopping center. We reviewed that, and our preference would be to keep pedestrian traffic away from that section because of all the deliveries they get.

We have a general material list and color palette. We're keeping it fairly tonal. We don't want to date the center with a lot of bright colors that might be popular now. We're in this for the long haul. We're doing a significant upgrade to materials to try to make it stand the test of time.

Off 95<sup>th</sup>, we are trying to create a visual pathway back to our new building as well as the pedestrian pathways. We continue to refine our elevations with our client every week. I'd love to hear feedback on the architecture and Site Plan. I have a couple other exhibits as well. We did a site rendering for our Interact Meeting to give a better understanding of the green space, which we are increasing. We would like to talk about Mission Road. I'm not opposed to trees. I love trees and love to put them in projects. My challenge is not a horizontal issue with the space from Mission Road to our new curb line; it is the number of things that happen underground. We have been working with KCP&L on burying the overhead power lines as part of the project. We are working with them on locations of switch gears, sectionalizers, and transformers along 95<sup>th</sup> and Mission as well as on our site. At the end of the day, whatever is above, we are trying to get below. I want to make sure we have a conversation about it so we're all on the same page. Again, my main issue is the number of utilities underground. It is really tight and cluttered for any type of tree, let alone shade trees with the root diameter required for sustainable growth along that frontage. My hope was that we could put in decorative walls and landscaping at the pedestrian level and let our trees that we're putting within the parking lot and great architecture be visually impactful from Mission without trying to put trees in a spot that could have long-term impacts on utilities. We are doing it along 95<sup>th</sup>, so it is not a total refusal; it is just a tight space with a lot of things happening underground.

Staff asked for one of the parking stalls to be removed from the north and south sides of our west parking. That side of the site is heavily used, which is great. Currently, I have a parking stall running straight in from the drive lane. I haven't had a chance to share this with staff yet, and I apologize for that. I looked at moving those over and giving ourselves a little buffer so if a car did park in that location, it would have the ability to back out and not be up against the curb. Our request would be to shift everything over instead of losing the two stalls. We have enough island room east of there but give more room to allow that movement to happen.

Currently, the break in the Seasonal Concept happens with an existing tenant. We continue to explore the right location based on tenant leases. The break still provides great visual impact to visitors of the shopping center to the building we have back in the plaza as well as the plaza itself.

One other comment that came up was the trash enclosure. We originally had them located in the northeast corner of our site as a consolidated trash location. Staff was quick to point out that it needed to be architecturally integrated into buildings. We were able to take the grouping of trash enclosures and get them put on the north side of the Price Chopper building and some of our other buildings over there. I couldn't get them all to fit, though. I integrated one into the columns of the teller canopy. Our approach was to be able to extend off the masonry that matches the bank building and provide a trash enclosure in that location. We looked at a lot of other locations around the bank building to try to do this. The north side is covered completely with required exits, windows, and condensing units on either side that are screened in masonry. We didn't have an opportunity to put those there. Based on our restaurant user and trying to tie it in architecturally to this building was our solution.

I wanted to point out those three alternatives and show you some color of the project. With that, I might let Mr. Petersen come back up and talk to the stipulations, and then we can answer questions.

Chairman Elkins: Thank you. We'll do it a little differently. Before Mr. Petersen steps up, I'll give the commission the opportunity to ask you questions about your presentation.

Comm. Belzer: Are there current tenants in the part that is going to be demolished – the indoor baseball facility? Is that still there?

Mr. Hafner: It is still there. I would love to have our management team be able to talk to that more. Their plan would not be an indoor baseball facility in the new Mixed-Use building. I could have someone else speak to the tenants and lease.

Comm. Belzer: Driving through that center can be very challenging, and I like what you're proposing with the throughways and taking out all the angled parking. I like the way you've streamlined and made it easier to navigate the center. Is Ranch Mart North a part of the Ranch Mart on the other side of 95<sup>th</sup> Street?

Mr. Hafner: I will also let them answer that.

Chairman Elkins: We'll give Mr. Petersen a chance to answer those. Additional questions?

Comm. Belzer: I don't know if this is the right time, but do you have tenants secured for the new spaces that you are proposing?

Mr. Hafner: We are working closely with tenant relocation, new tenants, especially at the east end of the old Seasonal Concepts building with the restaurant. I've done a permanent-level plan for the space next to it for a new tenant as well. We are actively marketing the building on the northeast. Tentatively, we laid the parking count out for two restaurants. One would be in the southeast corner; one would be in the southwest corner. They would spill out into the plaza with maybe a small retail use to the north of

that and then an office tenant ideally taking the floor plate of that second floor. We're not marketing that right now, though.

Comm. Hunter: I live in northern Leawood, so I am excited about a proposed redevelopment of this part of Ranch Mart. In talking about the parking by O'Neill's, it looks like there is a significant number of spots that have been removed. Is there enough for those tenants?

Mr. Hafner: There are. Actually, 90-degree parking is more efficient than angled parking. We did that analysis, and this number increases the spots, even with eliminating a row.

Comm. Hunter: The exit from the parking lot by O'Neill's is a busy sidewalk area with kids from school. We just talked about putting up a wall. Are there issues with visibility?

Mr. Coleman: The wall would not obstruct the traffic triangles. It will actually be safer for the kids because it will protect them from the traffic.

Mr. Hafner: We have a line drawn. I would assume that is a low fence with some landscaping to break it up. I don't think we want to put one long, 3' wall along that frontage. We want to break it up visually. I want to be careful that I make a claim that the wall will stop an accident or stop something from happening. That is not the goal of this wall; it is more of a visual break from the parking field to the public way. We looked at the site distance triangles and kept them pulled back from that. There is a good, clear line of sight. I share your same concerns.

Comm. Hunter: On the east side of the parking lot, does this affect the neighbors?

Ms. Schuller: The setbacks along that side are the same as well as the vegetation screening the homes.

Mr. Hafner: We would just be consolidating the site lighting and things like that and bringing it to a more normal pole height.

Comm. Stevens: Mr. Hafner, to clarify because it is a stipulation of the removed parking on the corner and you showed a diagram how you are improving that, are you doing the same to the south corner?

Mr. Hafner: Yes, it was done for both.

Comm. Stevens: So, both would cover that stipulation.

Mr. Hafner: If acceptable, yes.

Chairman Elkins: Other questions? If not, Mr. Petersen, you have the floor.

Mr. Petersen: Commissioner Belzer asked about ownership. Ranch Mart North and South are different legal entities but the same family.

Comm. Belzer: I was just wondering if the architectural treatment would be similar to what is across the street on 95<sup>th</sup>.

Mr. Petersen: I am not an architect, but I would call it complementary but not matching. I hope to talk about some conforming clarifications we would put before you for your consideration. On behalf of the applicant, we would say stipulation Nos 1-33 are acceptable to the applicant with the following adjustment: No. 4 is the stipulation that addresses utilities along Mission Road. The stipulation says that they must be buried prior to final occupancy. We would like to change that to, “. . . final occupancy of any portion of the new construction.” Since we have current tenants, we don’t want any confusion of the record that somehow, existing tenants can’t be there.

Chairman Elkins: Would staff care to respond to the proposed change?

Mr. Klein: The final occupancy is with regard to the improvements they’re doing on the center. It wouldn’t keep existing tenants from being there; however, before they get final occupancy for any of the portions they are changing, the stipulation would go into effect. The only concern with limiting it to just the two-story building is if that building got put off, the burial of the power lines could be put off along with that. We are looking for the power lines to get dropped as the development gets improved.

Mr. Petersen: We would respectfully say we would like to leave it how we put it because the city will still have all the leverage to be sure that the utilities are buried partly because of the public-private partnership that will take place. Also, just knowing that, during the time of this construction project, as we are working on the façade, we can’t be in a position where we can’t rent tenant spaces. We could have a tenant that leaves and could have a national tenant that wants to go in. If we have to bury the utilities before we could put that tenant in, we could lose a great tenant. We would ask for your consideration of the language we put on the table.

Mr. Coleman: I agree with Mark’s interpretation of this. We would be concerned that they are buried during the construction of the project and that the lines would generally be one of the first things of the project. It might be something that is taken up later. I would recommend leaving it as it is now, and if there is a Memorandum of Understanding with Governing Body on this issue, they could address that.

Chairman Elkins: We’ll come back to commission questions after you go through these. Let’s move on to your next point.

Mr. Petersen: Sure thing. Stipulation No. 9 talks about trash enclosures. Chris showed how we tried to comply with the code. It was built into the overhang structure of the bank. For the functional reasons, he discussed about how we felt it was best for the restaurant and best for the bank. As a team, we discussed that we knew it would look nice

because we're bringing in a great restaurant tenant with a patio that overlooks this direction. We know it will have to look excellent. For these functional, pragmatic reasons, we would ask that the last line of No. 9, which reads, "At the time of Final Plan, the applicant shall relocate the proposed trash enclosure at the bank," be struck. We hope that you could find a way to support our design.

Mr. Klein: Staff would be more comfortable leaving it as it is because it gives us a bit more flexibility at the time of Final Plan. We have always required the trash enclosures to be attached directly to the buildings so they can be maintained a little better. It also allows them to be more visually integrated into the design as opposed to just being stuck on the end of the building. Staff would prefer that it remain as is.

Chairman Elkins: I guess I'm not sure how this gives any more flexibility than if it were not in there. You still have the flexibility to change it at the time of Final Plan.

Mr. Klein: We are just concerned that, if it is taken out, the applicant will come and say that they already have it approved at that location.

Chairman Elkins: Don't they have the same risk that you will come back at the time of Final Plan application?

Mr. Klein: This is a requirement of the LDO, so there is not a deviation to it. We would be looking to ensure that the criterion is met.

Chairman Elkins: Is their proposal not attached to the bank building?

Mr. Klein: I believe it is on the end. It might be attached to the pillars themselves, but it is not integrated in with the building architecturally.

Mr. Coleman: They said themselves that there is no trash enclosure at the bank currently. These enclosures that are freestanding are for the restaurant. There are no trash enclosures provided for the new building that is going to have those restaurants. That is where these should be located. We would be glad to work with them between now and Final Plan to locate those.

Mr. Petersen: With all due respect, we'd like to deal with this now because when we kick things further down the road, there is less flexibility. We feel it is not that complicated. As a point of clarification on what this trash enclosure is used for, this would be used for the restaurant. It became a functional problem. We're not going to put it in our beautiful pedestrian area. The bank does not currently have a trash enclosure. They traipse across to a dumpster on the north side. We have walked around this entire site, and we believe that, aesthetically and functionally, this is the best way to do it. Speaking to the code, it says that it shall be architecturally attached to the individual buildings. I know from experience both in this city and other cities, when we talk about the structure with masonry columns and footings in the ground, it is treated as part of the building, and we are attaching to that.

Chairman Elkins: In your view, you would be attached to the building.

Mr. Petersen: Absolutely.

Chairman Elkins: Let's go to your third stipulation.

Mr. Petersen: Because of the utility infrastructure you saw on the ground, we would suggest that, instead of having the sentence in Stipulation No. 18 that refers to following the LDO's requirements on street trees along both 95<sup>th</sup> and Mission, the new language says that we will follow the code provisions with respect to 95<sup>th</sup> Street; however, when it comes to Mission Road, because we truly believe it would be a mistake to try to jam trees into that beehive of utility infrastructure, we would like to ask you to restate the stipulation to require us to allocate all those required trees along Mission Road to other parts of the project. That is what we have done in the plan. We think we're going to have a great site on Mission.

Mr. Coleman: Some of those utilities they are showing in that location have not been placed yet. Those utilities can be moved over underneath the sidewalk or closer to the curb. I worked on planting trees all over, and we have planted trees on 12<sup>th</sup> Street downtown, where there are more utilities than there are here and underground vaults. We have been able to get trees in successfully. I think we could work with the utility companies and the applicant to get them adjusted so the trees could be planted there. The roots of the trees are not going down 10'. Most tree roots are in the first 3' of the ground.

Mr. Petersen: I don't want to be overly repetitive. I know we talked to KCP&L, and they had a strong preference that we not do this. I think the argument is pretty intuitive. Whether we can try to do it is not the question; the question is if this is pragmatic for trees that are going to grow for 20-30 years. I'm not an arborist, but whether you're talking about ornamental or shade trees, they have a significant root infrastructure, which is why the utility company is concerned.

Chairman Elkins: Does the utility right-of-way cover not only where the proposed trees will go but also where the sidewalk is?

Mr. Petersen: What I don't know for sure is whether or not we're dedicating the full 5' or some of the sidewalk or all of the sidewalk. There will be placement for it.

Chairman Elkins: Do you want to go to your fourth stipulation?

Mr. Petersen: Yes, sir. I'm going to mention No. 21 just because it's on the page. Staff said this was a duplicate, and we agree with that. The final suggestion has to do with No. 23, speaking to the two stalls on the west side. We would like to remove this stipulation. Because of Chris's design to bump it out on the west side of the parking lot, we think those are functional parking spaces. We would ask that you allow us to keep those.

Mr. Ley: We're fine with removing those. It gives them room to put a tree in those locations.

Chairman Elkins: Thank you. Anything else, Mr. Petersen?

Mr. Petersen: Sometimes, it is tempting to defer architectural discussion to Final Plan, but similar to a previous plan that we talked about, it can be hard on a design team and the owner's time and resources. You have been able to hear Chris present about elevations. We would love to hear about that as we move forward with the city in a public-private partnership. We invite you to offer comments.

Chairman Elkins: Thank you. Questions for Mr. Petersen?

Comm. Strauss: Staff said we could address some things during Final Plan. I'd like to hear your thoughts on someone working in the office building and wants to go to O'Neill's. How do they safely get over there?

Mr. Olsson: If you're working in that new building, you're going to walk through this exciting new public plaza that we have. We have a sidewalk system that runs the entire length of the building and is covered all the way to that point. When it is raining or snowing, you are under cover for the vast majority of that walk over to O'Neill's.

Comm. Strauss: I think people look for the shortest distance between two points. You talked about how you pulled the parking south, creating a sidewalk up there to have people get across the development.

Mr. Hafner: I understand your point. I try to keep pedestrian traffic from commercial development away from some of those things if we can, if we can accommodate it other directions. I think your point is well taken between the retail and the connection. I think we could work on a crosswalk to make that happen. I don't think getting patrons and people across the drive, along the residential property and the school, and back down is a path that people would take more than being part of the active environment with loading docks and trucks.

Comm. Strauss: The other question was about the McDonald's circulation.

Mr. Hafner: I had a conference call with McDonald's corporate, working through this Site Plan. There are positives and negatives to the plan for them. Right now, they have a dedicated entrance off 95<sup>th</sup> Street. Consolidating that was a discussion and a concern. I think we tried to do our best everywhere we could to increase throat depth and safety. It's a huge thing. How do we slow people down? We're using speed tables and crosswalks. I think we can continue to refine, but I don't know if we're going to be able to essentially make that a one-way access based on the user inflow and how this site works. I understand the McDonald's at 119<sup>th</sup> and Roe and how that works. This one is just slightly different in how it operates. We're still working through some of the operational challenges McDonald's has with this layout. We're going to continue to refine that plan.

Mr. Petersen: Just to add context, the reason we're having these conversations is any change that is happening here is happening as a cooperative group. What Chris is implying is that so far, everyone has been cooperative, but anything that, we couldn't be sure that would be supported.

Chairman Elkins: Commissioner Belzer, have you gotten your questions answered, or do you care to put them back to the applicant?

Comm. Belzer: I'm curious what tenants you've secured for the new structures.

Mr. Petersen: You're going to get the ever-exciting answer that is sincere. At this point, there's nothing I can share because of confidentiality. I think you'll be happy with what this huge remake will do to the offerings to the public.

Mr. Hafner: You asked about ownership and architectural style. This isn't the same. I like Ranch Mart South. This is a big paradigm shift from the architecture of Ranch Mart South. It retained the big overhangs, shake roofs, and craftsman style. This is much more modern, much different materiality. I would put this more in the architecture style of Apple and Crate & Barrel at 119<sup>th</sup> and Roe.

Mr. Petersen: Just like Camelot is not the same at One Nineteen. They are complementary but not the same.

Chairman Elkins: Any other questions for the applicant?

Comm. Stevens: Approval of the landscape is not really part of this right now, but to go back to the stipulation that you're proposing on No. 18 with the offset of trees along Mission and increasing those 18 trees and 52 ornamental trees, to be clear, the current internal number of trees is just meeting the requirements. This would be an addition of trees in landscaped areas within the internal site?

Mr. Petersen: That is a good clarification. We anticipated this and already distributed those. The 18 and 52 trees called for on Mission Road are distributed through the rest of the site. We are going beyond code internally.

Mr. Klein: I want to make a clarification as far as landscaping with street trees. There isn't a deviation in the LDO for this. I don't believe Planning Commission or City Council has the ability to approve removal of the street trees under this process. We talked with Public Works. It is our understanding that we have this condition of street trees along frontages throughout the city. A lot of utilities are running through there as well. Additionally, they will add some dirt on top of some of these, which will make it a bit easier. I wanted to make sure everybody understands the process.

Chairman Elkins: What is the LDO reference?

Mr. Klein: It is Section 16-4-7.3(b)1.

Mr. Petersen: This is a pretty important point, I think. With respect to code interpretation, 16-3-9A is where we believe there is the ability for this body to recommend a deviation. I'll stop there, but I'm happy to go deeper if you would like.

Mr. Ley: Can I talk to that a bit? If you give this deviation, you will give this deviation to every development and every resident along the property within Leawood. There are utility lines in the right-of-way in front of everybody's property. This is something we deal with all the time. As a matter of fact, we're burying the power lines north of Ranch Mart, and KCP&L is actually boring those underneath the existing trees. AT&T and Time Warner will do the same. It is something utilities deal with all the time. We have never had pushback from the utilities with boring. It is actually required if there are street trees. As far as staff is concerned, it is not an issue that we would have concerns with the utilities. Their cross-section is not really accurate. It shows the curbs on the parking lot as the same elevation as Mission Road, and the curbs on the parking lot sit down about 1.5'. That is where we get into being able to fill on top of that area where the trees will be planted by close to 2' to give enough dirt for the trees to grow.

Comm. Pateidl: In an effort to move this along, Mark, frequently, we will see applications like this come before us where we have a stipulation that a Landscape Plan acceptable to both parties will be submitted prior to Final Plan. I don't think we are going to resolve this issue as far as the trees being there or not being there during the course of this meeting. I don't want to hold up the application. Is there a practical solution we can use with an alternate stipulation?

Mr. Klein: Typically, we would say that they have to come back with a Landscape Plan that meets the requirements of the LDO. That is what we would be looking for. With regard to Section 16-3-9(A)1, part of that is that the deviation does not violate the general purposes, goals, and objectives of this ordinance and the regulations subject to the deviation and other replicable regulations. Part of that is the whole point of having street trees is to have tree-lined streets. As David indicated, we see this all the time on different commercial developments. You can see it would make a big difference if none of them had street trees.

Mr. Petersen: We have no ulterior motive. This is not a money issue. We want it to be done well. We'd like to figure it out now, but it seems like there are factual questions that need to be nailed down. If there is some way to move it along with some acknowledgement that there may be utility conflicts and we will all work together to find out if that's true, we would be great with that.

Comm. Pateidl: I think there is a way to move this application along. Whether or not we are qualified to tell you if there is conflict with utility lines, we are qualified to interpret the rules and regulations as far as our LDO is concerned and look for alternatives to move the application along. Mark, while I appreciate you clarifying the section on the deviation, I'll ask you again if we can incorporate that standard stipulation regarding the

Landscape Plan, and then you can figure out what this is in the right forum? This is not the forum to get to the resolution for this problem?

Mr. Klein: As you said, landscaping is approved at the time of Final Plan, and they just have to meet the LDO. Typically, that is the stipulation.

Comm. Pateidl: If we struck No. 21 and incorporate the standard stipulation in its place, would that be acceptable to the planning department?

Mr. Petersen: Our point is if a deviation is ultimately needed, we are asking to look at the facts carefully outside of this body. If the deviation is justified because of conflicts, we would ask for support. If it's not, it's not.

Chairman Elkins: From what I'm reading and doing it on the fly, I think there is a valid question as to whether this would fall within the deviation under the LDO.

Mr. Petersen: I don't think you want me to argue, but I could argue right now in support and explain it. I'm only holding back out of respect.

Chairman Elkins: I appreciate that. Why don't you step back, and we'll go to the 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 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

Chairman Elkins: That takes us to discussion. I'll first entertain a discussion of the proposed plan, saving the question about the stipulation changes. Let's begin by talking about the proposed plan.

Comm. Strauss: The general comment is this is a great opportunity that Leawood has been waiting for to update the other half of Ranch Mart. We appreciate this opportunity before us.

Comm. Pateidl: I'll sum it up in one word: outstanding.

Chairman Elkins: I agree with that, and I appreciate the work that both the ownership team and design team have done. This is a challenging space. As Mr. Petersen said, we've waited a long time. This is a positive step in the right direction with respect to that particular piece of property. Let's go to the stipulations in question. I'm going to take them in order and get a decision from the commission on each of them. Then we'll go to a final motion that incorporates the decisions that are made on those. For the record, I would ask that this sheet be included in the record of tonight's proceedings (*referring to summary of stipulations being challenged provided by the applicant*). Let's start with No.

4 with reference to the burial of utilities and power lines and the condition of a final occupancy permit. The applicant has suggested that it be qualified to the new construction that is proposed here.

Comm. Strauss: The way it is currently written in our packet, could existing businesses turn over and have new occupancy? I think that is the concern of the developer.

Mr. Klein: This has to do with this particular project before you. These stipulations are attached to the improvements they are doing on this application. It doesn't mean they can't change tenants. Staff's primary concern is if you place the requirement on a specific building and the building doesn't get constructed, then they never get buried.

Comm. Strauss: They've started redevelopment, and maybe burying is one of the last tasks, but existing developments can turn over during construction.

Mr. Klein: They would be doing parking lot improvements and landscaping as part of this overall site. We would think that would be when the power lines would be dropped.

Chairman Elkins: The problem with that is that it's not what No. 4 says. It says that this must be done prior to final occupancy of any building within the project. We've already established the project includes the re-sheathing, if you will, of existing buildings. If that's the case and they lost a tenant, no other occupant could go in that space until the power lines are buried. I think there is a fair question there. I understand the city might interpret that differently and apply it differently, but based strictly on the language in here, no building in the project can be occupied until the lines are buried.

Mr. Coleman: I kind of agree with that. There is certainly some way to get this worked out. I understand they will be under construction in part of this and have a change in tenant in another part. We wouldn't want to hold that up. There's a lot to this whole project. That is why I mentioned a Memorandum of Understanding (MOU). Maybe this says something that they agree to work out an MOU prior to some date set for the burial of power lines, or we may need to get more specific about the burial of the power lines on Mission Road.

Chairman Elkins: Do you think it's reasonable that an MOU could be achieved before Governing Body considers this proposal?

Mr. Coleman: It's possible.

Chairman Elkins: Or at least before Final Plan comes before us?

Mr. Coleman: I would think so. I think we could work it out.

Mr. Petersen: That's a great point. I try not to say things that are superfluous for this body, but there is a public-private partnership that has already been discussed. There is a formal process that happens. There will be a development agreement, which I can

promise based on experience with Camelot that burial of the power lines will 100% be a condition. We are required to do this. The key part that you just triggered in my brain is that the Final Plan, which should be done per normal city process, on or about the same time as the development agreement, so there may be something to what you are getting at, which is this may be documented by the city by the time we get to Final Plan.

Mr. Coleman: I'd be okay with that.

Comm. Block: Staff is asking for any building; the applicant is asking for the last building. Why don't we just put in the second sentence, "This must be done prior to final occupancy of any new building"? It sounds like that's what staff is actually getting at.

Chairman Elkins: I think staff is concerned about the highly unlikely event that the new building is not constructed.

Comm. Block: There are two buildings, and I thought the concern was the two-story building and the back would not be constructed.

Chairman Elkins: I think it's either one. Again, I think it's very unlikely. If we can get this approved, it is going to happen.

Mr. Coleman: I think putting something in there about the MOU being developed prior to the time of Final Plan approval, it would provide for the burial of the power lines along Mission and 95<sup>th</sup>. This is our standard language, and this isn't probably a standard project.

Chairman Elkins: Mr. Pateidl, do you have some language to offer up?

Comm. Pateidl: I would modify the last sentence, "This must be done prior to the final occupancy of the new construction," which is really what the applicant is asking for, "subject to applicant and Governing Body entering into a Memorandum of Understanding on existing tenant space prior to Final Plan."

Mr. Petersen: I was thinking the MOU, which will actually be a development agreement, would be the subject of burial of the utility lines versus the existing tenant space, but I know we're on the same page.

Comm. Pateidl: I think we're pushing the edge of the envelope.

Mr. Petersen: You think we're saying the same thing?

Comm. Pateidl: No, I think what I interpret your concern is that you don't want to be restricted from doing business in the normal course of business with the existing facilities that you have. You have new construction coming in, and you're saying it will all be buried before you get to that. I don't want to get into the issue of buried utilities; I only want to get into the issue of your doing business. I'm leaving you the opportunity with

this alteration to enter into a Memorandum of Understanding regarding your ability to function as you should on the tenant space, should new tenants be required in that regard so that you're not locked out of occupancy.

Mr. Petersen: That is a great clarification. We are in agreement to keep business going. We just need to make sure the language says that. We agree.

Chairman Elkins: It sounds like we have an agreement, in principle, between staff and the applicant with respect to No. 4. At this time, I would entertain a motion with respect to the commission approving that change to Stipulation No. 4.

**A motion to amend Stipulation No. 4 to include the verbiage: "This must be done prior to the final occupancy of the new construction, subject to applicant and Governing Body entering into a Memorandum of Understanding on existing tenant space prior to Final Plan." – was made by Pateidl; seconded by Strauss. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

Chairman Elkins: The next stipulation in question deals with the trash enclosure. Comments from the commission?

Comm. Pateidl: I actually have a question for staff. I'm not sure I understood some of the earlier comments regarding this trash enclosure. Are we talking about a trash enclosure for the bank or everything else?

Mr. Klein: Currently, the bank doesn't have a trash enclosure. They originally came in with a big bank of trash enclosures along the north property line. This is, in large part, for other tenants within the development.

Comm. Pateidl: This is not an issue related to the bank itself?

Mr. Klein: The applicant might be able to clarify a bit more.

Comm. Pateidl: Let me ask in a different way. Currently, they do not have a trash enclosure, and they are not making any changes to their building. Currently, this work shouldn't impact their business at all. I would guess they would be grandfathered to not have a trash enclosure. It is not a bank issue.

Mr. Klein: Correct.

Comm. Pateidl: By any stretch of the imagination, if this is really related to the restaurants, I'm at a loss for words for explaining how I feel about forcing the issue of a trash enclosure being attached to the building of a bank. I think the alternative, whether it's a loose interpretation of the columns as part of the building, and as an accommodation to do this rather than have these enclosures on the north side next to the

residents and the balance of it, is there really a strong ground to say this proposal doesn't meet the spirit of the law as well as the letter of the law?

Mr. Klein: The interpretation is a big part of it. I know Mr. Petersen indicated it just had to be attached, but the LDO says it needs to be integrated into the design of the building. That's where we're looking for a little more than putting it on the side of the building. This is something that could be visible from 95<sup>th</sup> Street. We're not saying they can't place it somewhere else on the site that might work a bit better.

Comm. Pateidl: Where is the alternative?

Mr. Klein: There might be opportunities to have it someplace else. I know they indicated they looked at that. Maybe it would take a bit more discovery to determine if there is another spot.

Mr. Coleman: They are building a completely new building that has no trash enclosures. I would suggest that the completely new building incorporate trash enclosures with it because that's what these are for.

Comm. Pateidl: What is the objection to the modification of Stipulation No. 9 by adding the verbiage, "At the time of Final Plan, the applicant shall relocate the proposed trash enclosure at the NBKC Bank"? Isn't that what you're asking them to do?

Mr. Klein: Either relocate it or integrate it more with the building architecture.

Comm. Pateidl: You want it relocated from the column to somewhere, and that's what this modification to the stipulation says, at least in my mind.

Chairman Elkins: The applicant wants to strike that.

Mr. Petersen: If you heard me say that it wasn't for the bank, that's a key fact in the analysis. The bank doesn't have any sort of exterior trash other than walking across to the dumpster on the north property line. This is for the bank. Then also the restaurant space, which is approximate to it, needs a trash enclosure. We asked how we could meet the code, which is not free-floating trash enclosures and not aesthetically pleasing. We would be open for staff to give suggestions on design for the non-masonry part. It is anchored by a building that uses the trash enclosure as well as the building across from it.

Comm. Pateidl: I have two questions. Who has the deed to the property the bank is located on?

Mr. Petersen: We own the land; the bank owns the building. It's a ground lease.

Comm. Pateidl: Has the bank agreed to this?

Mr. Petersen: This is something we would be able to do under the agreement. I don't know if they've specifically agreed to it because this was a late design change, so probably not. I'm not worried about this because they don't even have a dumpster right now.

Comm. Pateidl: This may be a question for the architect. What do you see as an alternative for the trash enclosures for the restaurant?

Mr. Hafner: I really struggled with it because we wanted to create this pedestrian pathway from the east parking lot into our new plaza area. That's where a lot of those dumpsters sit right now. Again, we had a more consolidated location, but it was closer to the residences and was not architecturally attached. As Mr. Petersen mentioned, we walked around this building and other locations to try to find a good location for that. For the new building we're building, we relocated those to integrate them into the architecture of the north side of Price Chopper in a nook. We just ran out of room from the standpoint of the ability to put the trash enclosures up there. Then pragmatically, a restaurant user not dragging trash across the plaza to the northwest to get to those enclosures was important to us to be able to get out of their service area in the back and get across the parking lot in a short, efficient manner to be able to put it in to something here. This was my idea. I tried to put it on the north. I thought it would make more sense on the north of the bank building. There's just no space. Everything has already been occupied by exit doors or existing HVAC. I thought the columns were integral to the building. We'll make the masonry match the bank building. It won't necessarily match the architecture of what we're doing on the rest of the shopping center, but I want it to look like it's part of the bank building. That was the thought process. It wasn't going inboard of either column and just setting something in there. It's bigger than what it needs to be because I wanted to make sure we spanned from column to column and created something a little more substantial that did make it architecturally part of the building.

Comm. Pateidl: I recall at Mission Farms, there is a trash enclosure that is across the parking lot from the buildings on the north, totally enclosed, gates and all. Why wouldn't a trash enclosure of that nature be allowed on this, or would it be allowed on this?

Mr. Klein: We have had trash enclosures in the past that were shared. Part of this issue is the aesthetics of the trash enclosure. They mentioned that there were utilities on the north side of the bank. In the past, we've also had some who would enclose an enclosure that would accommodate both utilities and the trash enclosure. We're looking for something that doesn't look stuck on to the end of the building, looking like it's freestanding. We're looking for it to be more integrated with the design of the building. To Richard's point, they have a lot of buildings that are being constructed new. This is probably the easiest time to find an opportunity to move it into a different location.

Comm. Pateidl: As long as we're going to be looking at planning this, I personally have my doubts if the bank would be fine with it. I wouldn't do it if I were the bank. To have this freestanding as an alternative so we get some orderly conduct of trash control, which

is extremely important with the residents and the school, and if we've allowed this in other developments and it's been acceptable, at least have those cards still in the deck.

Mr. Klein: A lot of it is the design. You mentioned maintenance of the trash enclosure. That is a huge issue. It's part of the reason this requirement exists in the LDO. When the city allowed trash enclosures in the parking lot, they weren't maintained very well. In this particular case, the trash enclosure faces away from the bank. The bank has no visual if the gates are open or closed. The city is looking for something that is a little bit more integrated into the building so there's more of a tendency to make sure that it is maintained. Across the street from us now is a trash enclosure that many people don't realize is there. They designed it in such a way to make it look like it was integral to the design of the building.

Chairman Elkins: I want to make sure I'm tracking correctly. As I understand the LDO, freestanding trash enclosures are not permitted. Am I mistaken in that?

Mr. Klein: No, and part of what we want is to make sure it is not only attached to a column only and then is otherwise freestanding; we are looking for it to be integrated into the architecture of the building itself.

Chairman Elkins: I think I misunderstood. I thought the suggestion was, at Mission Farms, we had a freestanding trash enclosure. That's not the case, correct?

Mr. Klein: I honestly don't remember. It is possible.

Chairman Elkins: That is water under the bridge.

Comm. Strauss: How often is the trash accessed?

Mr. Petersen: For putting trash in or removing trash?

Comm. Strauss: I guess both.

Mr. Hafner: Putting trash in would be every day from a restaurant standpoint; from the bank, not so much. Removal, I would think for something that size and use, it is probably ever 2-3 days.

Comm. Strauss: Have you looked at a trash truck and its maneuverability to get between those parking spaces?

Mr. Hafner: We deal with that quite a bit. Most of the time, trash trucks are showing up at off hours for commercial delivery. We would coordinate that as well to make sure that path is clear. Again, I had a different location that didn't meet the LDO, and we are trying to be respectful of that. I do think we would work with the trash company to make sure they had proper access to those enclosures.

Comm. Strauss: Can you tell me the tradeoffs? The obvious location is back by the delivery dock where no pedestrians walk. I'm sure you considered that early on.

Mr. Hafner: We did put some of them there. Some of our new locations are just east of the retaining wall at the loading dock (*shows on the monitor*). The original consolidated trash enclosure was back with the stalls. When we met with staff, we tried to find some locations. We found the ability to put them in the locations shown on the plan. The problem is I couldn't get the number of dumpster locations in those two spots. We had a user that needed more, so that's where this location came into play. The lineal footage of all three of those locations equaled the consolidated location I originally showed.

Mr. Petersen: To state the obvious, if it was as easy as drawing another dumpster in the back, I promise we would not have wasted 30 minutes of your time.

Mr. Hafner: We're trying to do nice, four-sided architecture on the new building as well, so we want to maintain that. You can see the cemetery and the location of the trash dumpster. The view from the public way or vast majority of the parking lot would not be impacted by that location.

Comm. Strauss: Where is the front door?

Mr. Petersen: It would look out across the patio. The restaurant is never going to let this look bad.

Mr. Hafner: They look that way, and they have an outdoor patio that wraps behind the screen wall that dedicates their outdoor space.

Comm. Strauss: That seems awkward that 2-3 times a day, someone will walk out the front door with trash.

Mr. Hafner: We have a screened service area on the back of the building. It is an existing building with gas and power. We have a new building going in with an elaborate screen wall that sits off the face of that building 10' with landscaping in front of it. We've got service access. In reality, the back-of-house for this restaurant user would come out the back and not out of the front door.

Chairman Elkins: Other thoughts or comments about how we can solve this issue?

Comm. Coleman: I would just agree that it is difficult. I will say that the bank's drive-through is right next to that, and I'm sure the bank will not be happy, as their people going through the drive-through will catch the odors. Also, the people eating outside of the restaurant could be affected as well. It is a difficult situation. I don't have a solution, but I don't think the current location will work.

Comm. Pateidl: Since this is a Preliminary Plan and the architect hasn't figured out how to solve the problem, we're probably not going to figure it out tonight, either. I suggest a

modification to the last sentence of No. 9 to read, “At the time of Final Plan, the applicant shall have proposed trash enclosures that meet the provisions of the LDO.”

Chairman Elkins: How is that different than the first long sentence of paragraph 9?

Comm. Pateidl: The only difference is it says that the applicant shall relocate the proposed trash enclosures from the bank, which at this point in time presupposes that the argument over whether or not that location is a fixed part of the building is resolved. I don't believe Mr. Petersen feels that it is. I do believe Mr. Klein thinks that it is. Therefore, we're at a standstill. They are required to come back with proposed locations at Final Plan.

Chairman Elkins: Isn't that what the current language says?

Comm. Pateidl: The argument I would make is that, should Mr. Petersen win the argument as to what is a fixture of the building, that location at the bank would be acceptable under the LDO.

Chairman Elkins: The challenge is that it is, at least in part, up to us to decide who the winner of that argument is. Who else is going to make that decision? If they're at an impasse, Mark is going to have his position; Mr. Petersen is going to have his. That is what we're here for.

Comm. Pateidl: That is what we're here for in the Final Plan when it's brought to us.

Chairman Elkins: That's a fair point. Any additional thoughts? Does staff care to comment on the proposed wording?

Mr. Klein: Usually, at the time of Final Plan, the architecture is approved. There might be an opportunity for a little more exploration as far as how that can be done to meet the LDO. The applicant also indicated the architecture and hoped you would review it. He indicated that now is the time that it gets tentatively approved. We look at other things at Preliminary and look at architecture at the time of Final. I think it would be acceptable.

Mr. Petersen: I just respectfully think you accomplish your goals by deleting it because the sentence that is left says we have to meet the LDO. We'll work with the City Administrator, City Attorney, and staff. There is no motive other than to make this work. We are all on the same page. We want it to look good. If you delete the last sentence, it doesn't mean we can put it there; it means that we'll have to come back to discuss it at Final Plan. With leaving the sentence in, it is presupposing that we have to move it from this location. That is our concern. I think the city still holds the cards by deleting the last sentence. I know that's somewhat repetitive. Thank you for letting me have that closing statement.

Comm. Pateidl: I concur.

Chairman Elkins: I tend to agree with that as well; although, I think we need to confirm the language of the LDO.

Mr. Klein: “Loading dock service areas are not permitted on the street side of a building unless approved as part of the development plan. In all cases, the areas shall be screened from view with landscaping, architectural elements designed as part of the building, or structure enclosures and service elements such as loading doors shall be integrated within the building elevation design so as to minimize visual impact of such elements. Any loading docks or loading areas shall be completely screened from the public streets by a solid wall, fence, evergreen plantings. The design of the trash enclosures must be shown on the Preliminary and Final Plan.

Chairman Elkins: It really doesn't say that the trash enclosures have to be integrated.

Mr. Klein: We're looking at it as part of Enclosures. “Enclosures and service elements, such as loading doors, shall be integrated.” Although it gave loading doors as an example, we are looking at an enclosure as being part of that.

Chairman Elkins: One possibility I would suggest is to strike the last sentence as requested by Mr. Petersen, but I would add in to the third line, “. . . be architecturally attached and integrated into the individual buildings.” This makes what we are looking for clear. Thoughts from my colleagues?

Comm. Pateidl: I concur.

Comm. Strauss: I concur.

Comm. Block: That's fine, but I didn't hear him say “attached.” All I heard was “integrated.”

Chairman Elkins: I heard it the same way. That's why I'm proposing both.

Mr. Klein: You're correct.

Chairman Elkins: Does someone care to make a motion?

**A motion to modify Stipulation No. 9 to strike the last sentence: “At the time of Final Plan, the applicant shall relocate the proposed trash enclosure at the NBKC Bank” and add to the third line, “. . . be architecturally attached and integrated into the individual buildings” – was made by Strauss; seconded by Pateidl.**

Chairman Elkins: I would say for the record that, from my perspective, the fact that we are striking the last sentence should not be interpreted as an endorsement that the enclosure as proposed in the plan is something the commission is endorsing.

Comm. Belzer: I agree.

**Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

Chairman Elkins: We'll move on to the trees.

Comm. Pateidl: We took that out and said there will be a Landscape Plan in accordance with the LDO for the Final Plan.

Chairman Pateidl: How does the applicant feel about that?

Mr. Petersen: If that language is used, it settles the issue that we necessarily have to plant in what I am calling the beehive. I'm pretty sure we all agree that if there are conflicts, we need to visit the portion of the LDO that I cited. I believe a deviation could be granted. If we have more time with City Administrator and City Attorney and determine there really are ways to pragmatically plant the trees, I promise we will plant the trees. If we can get language to say that we will work on it and not just to say that the LDO stands because that would imply we have to plant no matter what, but that we go to work with then professionals of the city and utility companies to determine if this is something that is really pragmatic. Hopefully, that's a good compromise.

Chairman Elkins: Thank you. Commissioner Pateidl, could you repeat what you are proposing for Stipulation No. 17?

Comm. Pateidl: First, I would ask staff to cite what our standard stipulation is regarding Landscape Plans. We may modify that from that point.

Mr. Klein: Usually, it's, "At the time of Final Site Plan, the applicant shall provide a Landscape Plan that meets all requirements of the LDO."

Comm. Pateidl: I don't know if you want to incorporate anything more in conjunction to Mr. Petersen's request regarding the utilities and working with that or if that is broad-based enough to allow you the opportunity to take this to the proper forum.

Mr. Petersen: All we are asking is you add that it is an acknowledgement by this body that a discussion needs to happen to figure out if there are conflicts. We're asking you to acknowledge that the discussion happen and that the facts be determined.

Chairman Elkins: However we go, the Landscape Plan has to comply with the LDO.

Mr. Petersen: It could include a deviation if there are conflicts. That is why this is a bit more complicated.

Chairman Elkins: And we may have to decide that at the time of Final Plan.

Mr. Petersen: Fair enough. If there is an acknowledgement that we will determine if there are conflicts, work with staff, and show up at Final Plan to be in accordance with the LDO or ask for a deviation if we all agree that this can't pragmatically be done, it would be acceptable. I don't think there is a lot of disagreement in the room.

Comm. Pateidl: Mark, if I understand what you said earlier, this is not a matter we can grant a deviation on.

Chairman Elkins: That is where there is a disagreement between the applicant and staff.

Comm. Belzer: We wouldn't be able to acknowledge that, then.

Chairman Elkins: That's a legal issue for them to resolve. At the end of the day, the Landscape Plan has to comply with the LDO. We may have to take up in front of the commission at Final Plan if staff and the applicant can't come to an agreement, then it falls in our lap as to whether a deviation can or should be granted. I would leave the language exactly as Mark said. I think the record in front of us is sufficient to answer the question about what the commission expects in terms of the conversation between the applicant and staff going forward. Do I hear a motion to that extent?

**A motion to modify Stipulation No. 18 (which is now Stipulation No. 17 due to prior revisions) to read, "At the time of Final Site Plan, the applicant shall provide a Landscape Plan that meets all requirements of the LDO" - was made by Coleman; seconded by Belzer. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

Chairman Elkins: I think everybody agreed to the duplication issue, and that takes us to No. 23. What I thought I heard was that staff agreed to the deletion of No. 23. Do I understand that correctly?

Mr. Coleman: We didn't have an issue. They're moving it over so they can get that in there.

Chairman Elkins: What we end up with is what we have on the record for the change to Nos. 4, 9, 18, and the changes that staff incorporated at the beginning of their presentation. Now, we have 32 stipulations. Mr. Petersen, are you in agreement?

Mr. Petersen: Yes.

Comm. Strauss: I wanted to add a stipulation that we've talked about related to the safety of the egress out of McDonald's. I heard the city and the applicant say they could look at it further. I would like to add that the city and developer will continue to identify the safety concern of the northwest egress from McDonald's. I see that as a daily safety issue. I'll back down and not add anything on the north pedestrian access. I agree that is not as frequent, but the other is a daily safety concern.

Chairman Elkins: What is your expectation if staff and the applicant come back and say they conclude that the current proposal is the best they can do, which is what I think I heard both staff and the applicant say?

Comm. Strauss: I don't know. I just see that this was very similar to 119<sup>th</sup> and Roe, and that was a problem that got resolved. I don't see why this issue can't be resolved at this location. It was acknowledged as a problem at 119<sup>th</sup> and Roe. I think that it would come down to my vote with the final design.

Chairman Elkins: What is it you would like them to come back with?

Comm. Strauss: I would like to see ingress only at that location and not egress. What I heard the applicant say is it is something that could be evaluated. That is just not a safe movement in the opinion of someone who works in the transportation business. Turning left and either going north or south on Mission Road is just a safety problem. It wouldn't be designed that way if we were designing this site from scratch.

Chairman Elkins: Go ahead and state your proposed stipulation.

Comm. Strauss: I could propose we change it now if the commission is on board with it.

Chairman Elkins: We can go either way; I agree.

Comm. Strauss: Maybe there is some circumstance that I don't know about. I just want to let the commission and City Council know that it is a safety concern. I'd like the city and developer to work it out and see what they come back with at Final Plan.

Chairman Elkins: The stipulation would be that the city and the applicant will reconsider the traffic flow around McDonald's on the southwest corner of the project?

**A motion to add Stipulation No. 33 to read, "The city and the applicant will reconsider the traffic flow around McDonald's on the southwest corner of the project" was made by Strauss; seconded by Stevens.**

Chairman Elkins: Mr. Ley, do you care to comment? I think what we're asking you to do is to reconsider it. When we get to Final Plan, if you say it's the same, we'll have to consider whether we're willing to recommend it to Governing Body or not.

Mr. Ley: We're fine with that. Staff is fine to discuss that with the applicant. This site is different than 119<sup>th</sup> and Roe. The way the access is, the building would be rotated 90 degrees with access leaving the drive-in, going north. We could try to move the access a little to the east, but trying to create one-ways and people backing up into the parking lot might be difficult. We can work with the applicant.

Mr. Petersen: We all had trouble hearing in the back.

Chairman Elkins: The stipulation is the applicant and staff are directed to reconsider the traffic ingress and egress patterns around the McDonald's on the southwest corner of the project.

Mr. Petersen: That is acceptable. I would add on that this was a request to do our best and work with staff, we'll do that all day long.

Chairman Elkins: That's all we're asking.

Comm. Strauss: I think McDonald's accepted one-way access at one location we know of.

Chairman Elkins: Again, as Commissioner Strauss indicated, if we adopt that, it will be up for discussion and decision when we come back for Final Plan. We have a motion and second.

**Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

Chairman Elkins: Are there any other modifications to consider at this point? We'll move on to a discussion of Case 115-18 as has been modified. If there is no additional commentary, I would entertain a motion.

**A motion to recommend approval of CASE 115-18 – RANCH MART NORTH SHOPPING CENTER – REDEVELOPMENT – Request for approval of a Rezoning, Preliminary Plan, Preliminary Plat, and Special Use Permit, located north of 95<sup>th</sup> Street and east of Mission Road – with the following adjustments:**

- **No. 4:** “This must be done prior to the final occupancy of the new construction, subject to applicant and Governing Body entering into a Memorandum of Understanding on existing tenant space prior to Final Plan.”
- **No. 9:** Strike the last sentence: “At the time of Final Plan, the applicant shall relocate the proposed trash enclosure at the NBKC Bank” and add to the third line, “. . . be architecturally attached and integrated into the individual buildings”
- **No. 17:** remove
- **No. 18** (which is now Stipulation No. 17 due to prior revisions) to read, “At the time of Final Site Plan, the applicant shall provide a Landscape Plan that meets all requirements of the LDO”
- **No. 23:** remove
- **No. 33:** Add stipulation to read, “The city and the applicant will reconsider the traffic flow around McDonald's on the southwest corner of the project”
- **No. 34:** Modify to read, “. . . 1-33.”

**was made by Coleman; seconded by Belzer. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

*Five-minute recess*

CASE 116-18 – THREE HALLBROOK PLACE – Request for approval of a Preliminary Plan and Preliminary Plat, located south of College Boulevard and west of State Line Road. **PUBLIC HEARING**

**Staff Presentation:**

City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: This is Case 116-18 – Three Hallbrook Place – Request for approval of a Preliminary Plan and Preliminary Plat, located south of College Boulevard and west of State Line Road. There are changes to be made on the stipulations before you tonight. Planning staff would like to remove Nos. 9 and 11 from the list. No. 23 should read, “. . . 1-22.”

The applicant would like to construct a new four-story office building totaling 119,853 square feet. The building will be placed along the northeast corner of the lot with parking surrounding the west and south sides. Tract A is located along the southwest corner of the site and is being used for Best Management Practice (BMP) purposes for Two Hallbrook Place south of the located project area and the proposed office building. Two entry drives are located at the west side of the site coming off Overbrook Road. Two plaza areas are proposed with this project. One is around the entrance, and the second is at the northwest corner of the building. Bicycle parking is also proposed on the southwest corner of the building, along with a trash enclosure and generator area along the south. There are two pedestrian connections coming off Overbrook Road to the office building. One comes from College Boulevard; the other comes from State Line Road. Staff’s recommendation is that a public amenity area be constructed at the southwest corner of College Boulevard and State Line Road to help connect pedestrians offsite into the site. The project meets all regulations per the LDO, and staff recommends approval of Case 116-18 with the stipulations listed in the Staff Report.

Chairman Elkins: Thank you. Are there questions for staff? Seeing none, I will entertain a motion to extend the meeting until 9:30.

**A motion to extend the meeting until 9:30 was made by Pateidl; seconded by Strauss. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

Chairman Elkins: We’ll hear from the applicant.

**Applicant Presentation:**

David Rezac, VanTrust Real Estate, 4900 Main, Suite 400, Kansas City, MO, appeared before the Planning Commission and made the following comments:

Mr. Rezac: We appreciate the opportunity to be in front of you this evening to present our application. We’re very excited about this project. I’ve got a very brief presentation to walk you through and offer a bit more detail. (*Refers to presentation on the monitor*)

The site is just south of College Boulevard and west of State Line Road. It is east of Overbrook, and to the south is the adjacent Hallbrook parcel. I'm joined tonight by the rest of our project team. We have a codeveloper: Chinquapin Trust Company. Our architect is Burns & McDonnell. Civil engineer is Phelps Engineering. Our landscape architect is BBN Architects. In addition to the 8.37-acre parcel we are building the building and parking on, a storm detention tract is located in the southwest corner of the site that is included in this proposal. We successfully held our Interact Meeting with adjacent neighbors on October 9<sup>th</sup>. As was mentioned, the office building is 119,853 gross square feet. It is four stories tall, and we have 469 surface parking spots. The building is sited on the high end of the site. There is a lot of grade and terrain change as it falls to the southwest. We believe that creates a really great presence and holds the primary corner. Per the LDO, the project will be landscaped with many new trees, shrubs, and ground cover to seamlessly fit into the rest of the Hallbrook development. As was mentioned, we have a 3,600 sq. ft. entry plaza that will be landscaped with seating areas and special occasion lighting to enhance the pedestrian experience. Three Hallbrook Place is an office building with clean lines, materials, subtle scale, and appropriate proportions. This modern office building is a perfect complement to One and Two Hallbrook Place and the rest of the Hallbrook development. Schedule-wise, we hope to get through both the entitlement process and permit process with the city by mid-summer 2019, which would allow us to begin construction soon after. Our goal is to have this project complete by Fall 2020. We are working diligently with city planning staff to ensure our submittal aligns with the design requirements of the LDO. We appreciate all their assistance getting to tonight. Lastly, we have read and accept all 22 stipulations in the Staff Report. At this point, I'll open up to any questions you may have.

Chairman Elkins: Mr. Rezak, I can't tell you how much that pleases us. We are grateful.

Mr. Rezak: Me, too.

Comm. Coleman: Do you already have a tenant?

Mr. Rezak: We do not. We are actively pursuing tenants, so if you happen to know anybody who would be interested in being in this area, let me know.

Chairman Elkins: Other questions? I'm trying to get myself oriented. The old farmhouse is where?

Mr. Rezak: It is to the west of this property.

Chairman Elkins: If there are no more questions, this application requires a Public Hearing.

## **Public Hearing**

**As no one was present to speak, a motion to close the Public Hearing was made by Pateidl; seconded by Strauss. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

Chairman Elkins: That takes us to a further discussion of Case 116-18. Comments by the commission?

Comm. Belzer: I really like this proposal, especially with the added pedestrian areas and connections to Hallbrook Place One and Two. I also like the elevation. We watch fireworks from this space every 4<sup>th</sup> of July. Having it higher up makes it even better. I don't know if you've ever been around that area on the 4<sup>th</sup> of July, but it's a very heavily attended spot.

Comm. Coleman: I agree with Commissioner Belzer. It's a great project. It looks fabulous. Hallbrook is one of the crown jewels of Leawood, both residential and office space. It is definitely a proud addition to Leawood and to the tax rolls as well.

Chairman Elkins: I would concur with that. Other comments?

**A motion to recommend approval of CASE 116-18 – THREE HALLBROOK PLACE – Request for approval of a Preliminary Plan and Preliminary Plat, located south of College Boulevard and west of State Line Road with the following modifications: remove Stipulation Nos 9 and 11 and modify No. 23 to read, “. . . 1-22” – was made by Coleman; seconded by Strauss. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

**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 the side yard setbacks. PUBLIC HEARING**

**Staff Presentation:**

Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 113-18 – Leawood Development Ordinance Amendment to Section 16-2-5.3, R-1 (Planned Single-Family Low-Density Residential District) with regard to deviations to setbacks. At one point, zoning regulations did not have a 15' side yard setback requirement; it was much less than that. Many buildings are located there that do not meet this setback. As part of relief to that, the LDO allowed the Board of Zoning Appeals (BZA) to grant exceptions as opposed to variances. The difference is that a variance has a much higher standard with five factors that are difficult to meet, including a unique quality of the property and hardship that cannot be caused by the applicant. In recognition of that, an exception was allowed so the BZA could determine if

they felt that it had a negative impact on the adjacent property owners. Currently, there are side yard exceptions allows for those houses that do not meet the 15' setback for the additions they are putting on; however, there are some things that are located within those conditions that make it difficult. I would like to go through that. Currently, the requirements for a side yard exception within the R-1 zoning district indicate that the existing structure was legally constructed with a side setback of less than 15'. Additionally, in no case shall the existing structure and any proposed addition be located any closer than 10' to the property line. The proposed addition will be continuous and consistent with the existing side build line of the existing structure. The proposed addition shall not cause further encroachment than that of the existing structure. Part of the problem the BZA is running into is that many of those buildings are closer than 10'. We would like to propose to have the BZA still consider each case, but if the house was closer than the 10', they would still have the ability to apply for an exception rather than a variance, which is almost impossible to get. There are two elements they would like to remove from these stipulations. One is that the existing structure was legally constructed with the side setback of less than 15', and in no case shall the existing structure of any proposed addition be any closer than 10'. By removing these, it allows houses that are closer than 10' to still be eligible for that deviation. The second change is that the current requirement is that the proposed addition be continuous and consistent with the existing side build lines of the existing structure. That means that wherever the addition is, the line of the existing house would continue. An addition could encroach less than the current structure that would not be contiguous with the building line. We would like to remove that one as well. Again, the BZA would still hear these cases; however, it would allow more flexibility for them. Staff is recommending approval, and I would be happy to answer any questions.

Chairman Elkins: Is the practical effect of this that we are lowering the bar that an applicant has to show in order to achieve the same results?

Mr. Klein: We are lowering the bar but still requiring that the review be done.

Chairman Elkins: The standard to grant the requested action by the BZA is being lowered, essentially making it easier for an applicant to qualify.

Mr. Klein: It makes it easier for an applicant to qualify.

Comm. Pateidl: I just want to be very clear that anything to do with respect to this particular provision does not apply to teardown and rebuild as far as setbacks are concerned for new structures.

Mr. Klein: This is meant for additions to existing structures as opposed to razing and starting from scratch, yes.

Comm. Strauss: If there is an existing house that has a 17' setback and then they add an addition that drops it below the 15', so it didn't start out lower than 15'. Does that also fall within this new guideline?

Mr. Klein: That would not be the case because the first one would be kept where the existing structure was legally constructed with the side setback of less than 15'.

Comm. Strauss: That's what I wanted to clarify.

Chairman Elkins: Other questions? If not, a Public Hearing is required.

### **Public Hearing**

**As no one was present to speak, a motion to close the Public Hearing was made by Pateidl; seconded by Strauss. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

Chairman Elkins: That takes us to discussion of the proposed amendment. Any additional comments?

Comm. Strauss: Mark, how is what we're voting on here different than what we're talking about for the next case? Oh, there is no next case.

**A motion to recommend approval of 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 the side yard setbacks – was made by Strauss; seconded by Stevens. Motion carried with a unanimous vote of 7-0. For: Hunter, Belzer, Pateidl, Strauss, Coleman, Block, and Stevens.**

Chairman Elkins: Before we adjourn the meeting, I want to give my thanks to all the commissioners as well as staff. We worked hard this evening, but I think we achieved a positive result in the cases considered. Sometimes, we have meetings that last 20 minutes; sometimes, we have meetings that last 3 ½ hours. I very much appreciate the work you all went to. Some of the commissioners have recommended that we try to anticipate some of the challenges we have with respect to stipulations. I have spoken to Mr. Coleman about that. In some cases, staff doesn't have any advance notice and we have to deal with that, but in some cases, they are aware that there is a dispute and will try to incorporate that into the package going forward.

*MEETING ADJOURNED*

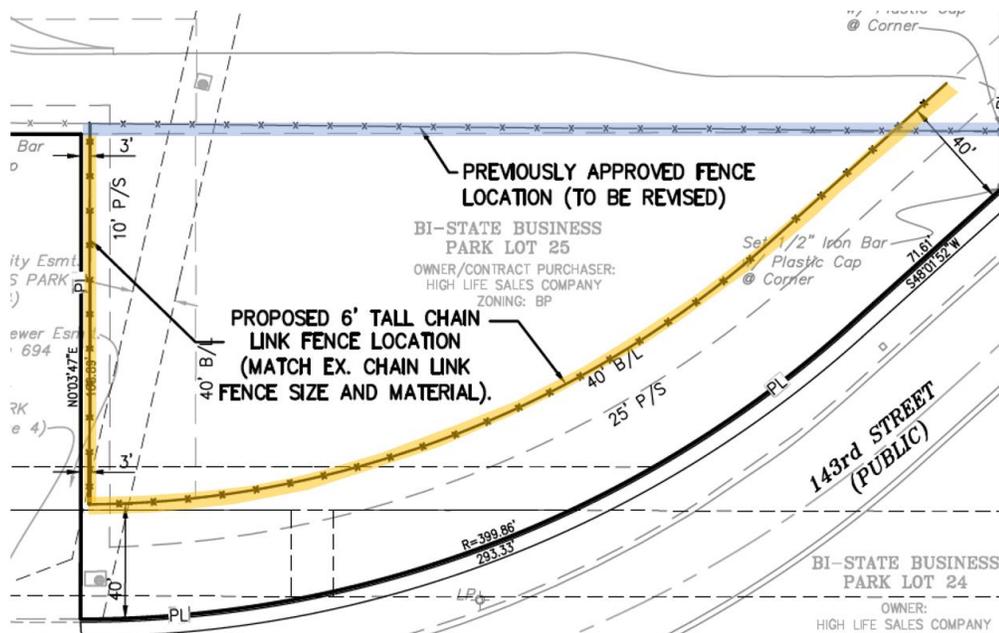


**SURROUNDING ZONING:**

- North North of the property is an existing office/warehouse building within the Bi-State Centennial Park, zoned BP (Planned Business Park).
- South South of the property is 143rd Street, beyond which is additional undeveloped land and the City of Leawood maintenance facility, zoned BP (Planned Business Park).
- East East of the property is the remainder of the Central States Beverage site, located within the City of Kansas City, Missouri.
- West West of the property is Overbrook Road and additional businesses within the Bi-State Centennial Business Park, zoned BP (Business Park).

**SITE PLAN COMMENTS:**

- A 6' tall chain link fence was previously approved with Case 99-15, Central States Warehouse Addition. The fence was approved around the perimeter of the parking lot extension on the west side of the property.
- An existing 6' tall chain link fence exists on the north side of the parking lot, and south of the driveway located on the south side of the property.
- The proposed fence relocation will move the portion of the fence south of the driveway to the 40' building line adjacent to 143rd Street.
- The remainder of the fence is to remain as previously approved.
- No gates are proposed within the area of the relocated fence.



**PARKING:**

- No changes to parking are proposed with this application.

**ELEVATIONS:**

- The proposed fence will be constructed of chain link and will match the existing chain link fence on the property.

**LANDSCAPING:**

- No additional landscaping is proposed with this application.

**LIGHTING:**

- No changes to lighting are proposed with this application.

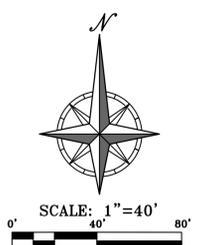
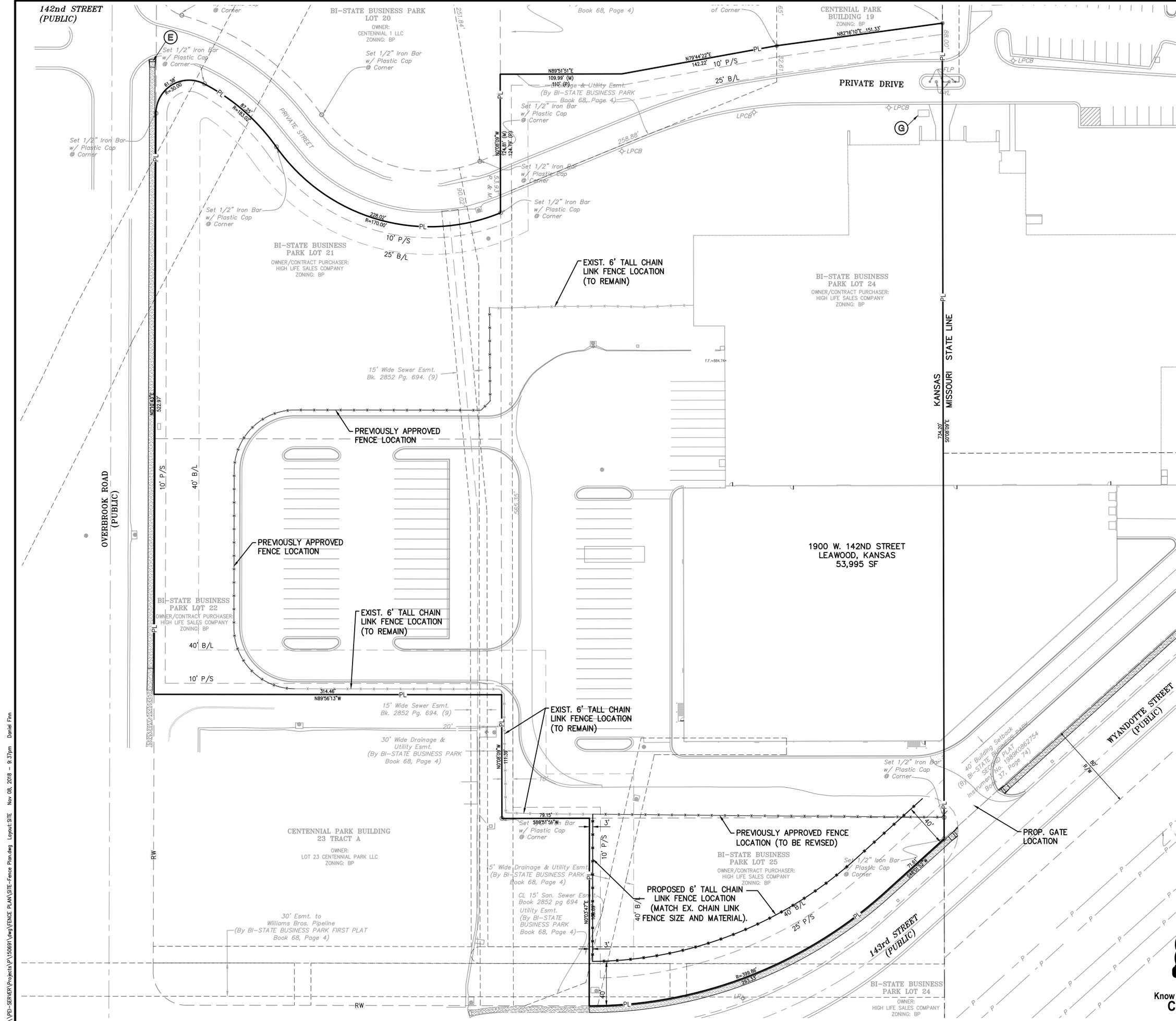
**SIGNAGE:**

- No new signage is proposed with this application.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve Case 117-18, Bi-State Centennial Park, Central States Beverage fence, request for approval of a revised final plan, with the following stipulations:

1. The project is limited to the relocation of a 6' tall chain link fence along the southern and southwestern property line of the Bi-State Business Park, Second Plat.
2. The fence shall not include electric or barbed wire.
3. A building permit shall be required prior to installation of the fence.
4. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
5. The conditions and stipulations of the Preliminary Plan and Final Plan approval (Governing Body Ordinance 2764) shall remain in full force and effect except to the extent expressly modified herein.
6. In addition to the stipulations listed in the 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 acknowledgement in writing that they agree to stipulations one through six.

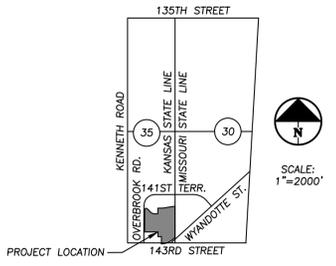


**LEGAL DESCRIPTION:**  
Lot 34, Bi-State Business Park, a platted subdivision in the city of Leawood, Johnson County, Kansas.

**FLOOD NOTE:**  
THIS PROPERTY LIES WITHIN ZONE X, AS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, MAP NO. 2009IC0100G, AND DATED AUGUST 3, 2009.

**OWNER:**  
High Life Sales Company, d/b/a  
Central States Beverage Company  
14220 Wyandotte  
Kansas City, MO 64145  
(816) 941-3300

**DEVELOPER & GENERAL CONTRACTOR:**  
Strickland Construction  
720 S. Rogers Road, Suite B  
Olathe, KS 66062  
Contact: Eric Hughes  
(eric@stricklandconstruction.com)  
(913) 764-7000



**LEGEND**

- PL — PROPERTY LINE
- RL — RIGHT-OF-WAY
- P/S — PARKING SETBACK
- B/L — BUILDING LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING ADDITION
- EXISTING 6' TALL WIRE FENCE
- PROPOSED 6' TALL WIRE FENCE
- PROPOSED 2' CURB & GUTTER
- FENCE SETBACK
- B/L — BUILDING LINE

**UTILITY NOTES:**  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES.



**PHELPS ENGINEERING, INC.**  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 993-1155  
Fax: (913) 993-1165  
www.phelpsengineering.com



**SITE - FENCE PLAN**  
**CENTRAL STATES BEVERAGE**  
SITE ADDRESS: 1900 W. 142ND STREET  
CITY OF LEAWOOD, KANSAS

PROJECT NO.	DATE	BY	DATE	REVISIONS
150691	09-18-18	CHL	11-06-18	REVISED PER STAFF COMMENTS
		DAF		
		JDC		
		JDC		

142nd STREET (PUBLIC)

143rd STREET (PUBLIC)

BI-STATE BUSINESS PARK LOT 20

CENTENNIAL PARK BUILDING 19

PRIVATE DRIVE

KANSAS MISSOURI STATE LINE

1900 W. 142ND STREET LEAWOOD, KANSAS 53,995 SF

WYANDOTTE STREET (PUBLIC)

143rd STREET (PUBLIC)

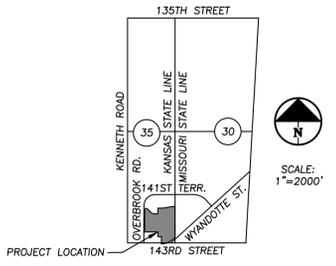


LEGAL DESCRIPTION: Lot 34, Bi-State Business Park, a platted subdivision in the city of Leawood, Johnson County, Kansas.

FLOOD NOTE: THIS PROPERTY LIES WITHIN ZONE X, AS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, MAP NO. 2009IC0100G, AND DATED AUGUST 3, 2009.

OWNER: High Life Sales Company, d/b/a Central States Beverage Company 14220 Wyandotte Kansas City, MO 64145 (816) 941-3300

DEVELOPER & GENERAL CONTRACTOR: Strickland Construction 720 S. Rogers Road, Suite B Olathe, KS 66062 Contact: Eric Hughes (eric@stricklandconstruction.com) (913) 764-7000



VICINITY MAP KS. SEC. 35-13-25 MO. SEC. 30-47-33

LEGEND

- PL PROPERTY LINE
LOT LINE
RIGHT-OF-WAY
PROPOSED CONCRETE PAVEMENT
PROPOSED BUILDING ADDITION
EXISTING 6' TALL WIRE FENCE
PROPOSED 6' TALL WIRE FENCE
PROPOSED 2' CURB & GUTTER
P/S PARKING SETBACK
B.A. BUILDING LINE

UTILITY NOTES: VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES.



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PLANNING ENGINEERING IMPLEMENTATION

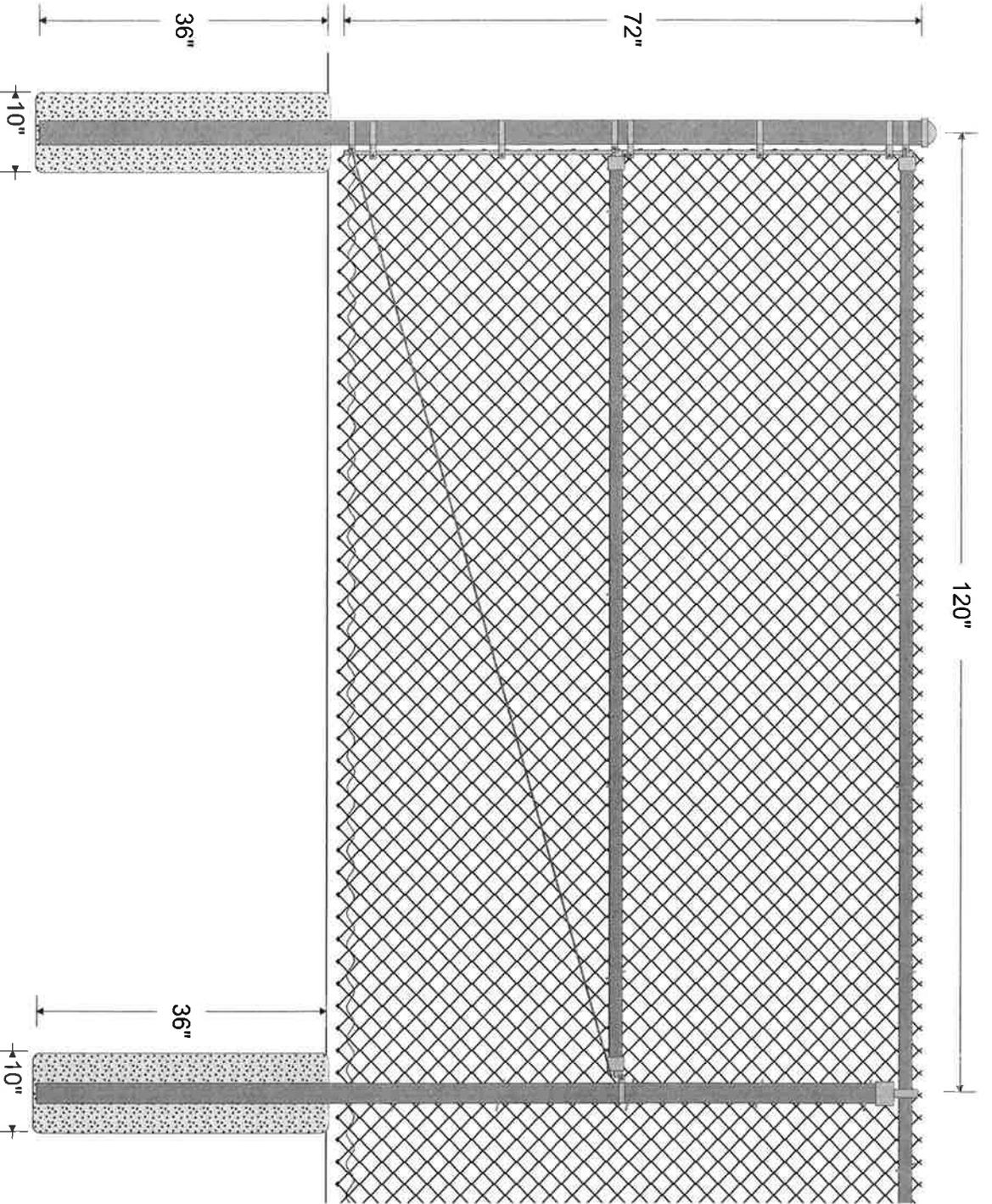


GRADING - FENCE PLAN CENTRAL STATES BEVERAGE 1900 W. 142ND STREET CITY OF LEAWOOD, KANSAS

Table with columns: PROJECT NO., DATE, DRAWN, CHECKED, APPROVED, No., Date, Revisions.

SHEET C2

\\PDS-SERVER\Projects\150691\Grading-Fence Plan.dwg Layout:SITE Nov 08, 2018 - 9:37am Daniel Finn



120"

72"

36"

10"

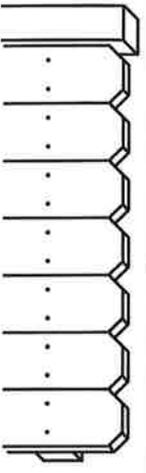
36"

10"

72" tall Chainlink Fabric with Barb / Knuckle Selvage and 2" Mesh Size.

Specifications:

- 108" tall, 3" diameter Terminal Post with 10" post footing diameter and 36" post footing depth.
- 108" tall, 2 1/2" diameter Line Post with 10" post footing diameter and 36" post footing depth.
- Top of Fence has 1 5/8" diameter Top Rail.
- Bottom of Fence has Coil Spring Tension Wire.
- Fence is braced with 1 5/8" diameter Middle Brace & Truss.
- Line Post Spacing: 120"
- The Wire Spacing is every 24" on Rails & Bracing.



72" Chainlink Line of Fence

GUIER FENCE CO., INC.  
 2501 NW JEFFERSON STREET  
 BLUE SPRINGS, MO 64015  
 816-229-2047

Central States Beverage  
 1900 W. 142nd St.  
 Leawood, KS 66224

Drawn: 11/8/2018  
 File:

# City of Leawood Planning Commission Staff Report

MEETING DATE: November 27, 2018  
REPORT WRITTEN: November 13, 2018

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**TUSCANY RESERVE VILLAGE, 6<sup>th</sup> PLAT - REQUEST FOR APPROVAL OF A REVISED FINAL PLAT**  
**- Located north of 137<sup>th</sup> Street and west of Chadwick Street - Case 129-18      **\*\*Consent Agenda\*\*****

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## **STAFF RECOMMENDATION:**

Staff recommends approval of Case 129-18, Tuscan Reserve Village, Sixth Plat – request for approval of a Revised Final Plat, with the stipulations stated in the staff report.

## **APPLICANT:**

- The applicant/ property owner is Tom French with Tom French Construction Inc.
- The engineer is John Ray with Phelps Engineering Inc.
- The architect is Monty Stout with Elswood Smith Carlson Architects

## **REQUEST:**

- The applicant is requesting approval of a Revised Final Plat for Units 1, 2, and 3 of the Tuscan Reserve Village, Sixth Plat to divide a single townhome into three separate units with a peripheral tract.

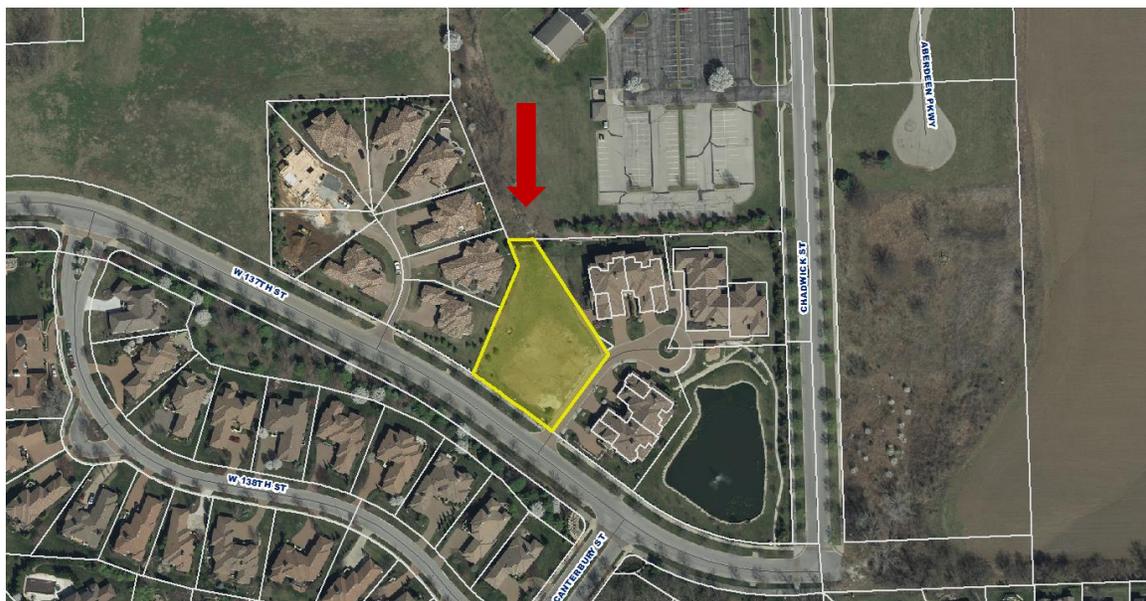
## **ZONING:**

- The property is currently zoned RP-3 (Planned Cluster Attached Residential District).

## **COMPREHENSIVE PLAN:**

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

## **LOCATION:**



**SURROUNDING ZONING:**

- North To the north of the property is the Lord of Life Church zoned SD-O (Planned Office) with a special use permit for a church.
- East To the east of the property is Chadwick Street and undeveloped land zoned SD-O (Planned Office)
- South To the south of the property is Tuscany Reserve, a single family residential development zoned RP-4 (Planned Cluster District –Previous LDO) and RP-1 Planned Single Family Residential)
- West To the west of the property is a continuation of the Tuscany Reserve Village development zoned RP-2 (Planned Cluster Detached Residential)

**BACKGROUND:**

- A Final Plan and Final Plat for the Tuscany Reserve Village, was approved by the Governing Body with Case 124-13 on November 18, 2013 (Resolution No. 4150) for 2 townhomes, for a development total of 14 dwelling units on 4.08 acres for a density of 3.43 dwelling units per acre.
- Tuscany Reserve Village was approved with the following setbacks.
  - Front yard setback = 30'
  - Side yard setback = 20' between buildings (Deviation approved with Governing Body Ordinances 2638 and Governing Body Resolution 4150)
  - Side Lot Corner Lot Setback = 30'
  - Rear yard setback = 30'With the exception of the side yard setback that shall maintain minimum distance of 20' between structures, the setbacks are measured from the lot lines of Tract C.
- The applicant is platting around each of the units, as they are constructed to divide the townhome into three units. This application is for the fourth townhome to be constructed within the development.
- The townhome will a minimum of 20' from the adjacent private drive.

**FINAL PLAT:**

- The sixth plat is for a townhouse located in the central portion of the Tuscany Reserve Village development.
- The plat creates a rectangular interior lot/condominium lot around each unit. Units 1, 2 and 3 within Tract C of the Tuscany Reserve Village development. The lot area of unit 1 is 4,859.87 sq. ft. The lot area of unit 2 is 4,468.71 sq. ft. The lot area of unit 3 is 5,297.17 sq. ft.
- The plat also shows the foundation/footprint of the townhouse being constructed.
- Proposed open space for the Tuscany Reserve Village development is 50%.

**IMPACT FEES:**

- The applicant shall be responsible for a park impact fee in the amount of \$300.00 per dwelling unit prior to the recording of the final plat, estimated at current date to be \$900.00 (\$300.00 x 3 units). This amount is subject to change by Ordinance.
- The applicant shall be responsible for a 135<sup>th</sup> Street Impact fee in the amount of 389.40/per unit for residential is due prior to issuance of a building permit, estimated at current date to be \$1,168.20 (\$389.40 x 3). This amount is subject to change by Ordinance.

**REQUESTED DEVIATIONS:**

- The proposed Final Plat will plat around each of the units within the townhome as they are constructed, with plat lines dividing the townhouse into three units with interior platted lines. Per Section 16-3-9, Deviations, of the Leawood Development Ordinance, interior property line setbacks may be reduced to zero when the City approves adequate open space for the project and between buildings. The Revised Final Plan and Final Plat for the Tuscany Reserve Village provided increased open space of 50% (compared to 30% open space required within the Leawood Development Ordinance) within the development.

**STAFF COMMENTS:**

- Staff is supportive of the deviation to allow for 0' interior property line setbacks to allow the duplex units to be divided into two units. **(Stipulation 2)**

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve Case 129-18, Tuscany Reserve Village, Sixth Plat – request for approval of a Revised Final Plat, with the following stipulations:

1. This application is limited to the platting of interior property lines around an individual townhome, Units 1, 2 and 3 of Tuscany Reserve Village.
2. The applicant shall be responsible for a park impact fee in the amount of \$300.00 per dwelling unit prior to the recording of the final plat, estimated at current date to be \$900.00 (\$300.00 x 3 units). This amount is subject to change by Ordinance.
3. The applicant shall be responsible for a 135<sup>th</sup> Street Impact fee in the amount of 389.40/per unit for residential is due prior to issuance of a building permit, estimated at current date to be \$1,168.20 (\$389.40 x 3). This amount is subject to change by Ordinance.
4. The project shall meet all required setbacks of the Leawood Development Ordinance with the exception of the following deviations:
  - a) Minimum side yard setback of 20' between buildings.
  - b) Interior property line setback of 0' for the footprint of the townhome, and common walls between the units of the townhome.
5. The conditions and stipulations of the Preliminary Plan approval (Governing Body Ordinance #2638) and Final Plan of approval (Resolution #4150) shall remain in full force and effect except to the extent expressly modified herein.
6. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
7. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of 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 seven.

ORDINANCE NO. 2638

**ORDINANCE APPROVING A REZONING FROM RP-2 (PLANNED CLUSTER DETACHED RESIDENTIAL DISTRICT) TO RP-3 (PLANNED CLUSTER ATTACHED RESIDENTIAL DISTRICT), REVISED PRELIMINARY PLAN AND REVISED PRELIMINARY PLAT FOR TUSCANY RESERVE VILLAGE, LOCATED NORTH OF 137<sup>TH</sup> STREET AND WEST OF CHADWICK, CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS (CASE 104-13).**

WHEREAS, the applicant is requesting approval of a rezoning from RP-2 (Planned Cluster Detached Residential District) TO RP-3 (Planned Cluster Attached Residential District), revised preliminary plan and revised preliminary plat for Tuscan Reserve Village; and

WHEREAS, the Planning Commission has reviewed the application and recommends approval of Case 104-13; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body on September 16, 2013.

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

**SECTION ONE:** Rezoning. That the following described real estate, hereinafter described in Exhibit "A," attached hereto and incorporated herein by reference, is hereby zoned to RP-3 (Planned Cluster Attached Residential District).

**SECTION TWO:** Official Zoning Map Amended. That the Director of Community Development is hereby directed to amend the Official Zoning Map of the City of Leawood, Kansas, in accordance with the above and foregoing zoning changes.

**SECTION THREE:** Reincorporation of Official Zoning Map as Amended. That the Official Zoning Map of the City, as amended by the provisions of this ordinance, is hereby reincorporated and declared to be the Official Zoning Map of the City of Leawood, Kansas, as provided for and adopted pursuant to the provisions contained within the 'Leawood Development Ordinance.'

**SECTION FOUR:** Revised Preliminary Plan and Revised Preliminary Plat Granted. Pursuant to Section 16-3-10 and Section 16-8-2 of the Leawood Development Ordinance, permission is hereby granted to use the following property, in the manner set forth in the Revised Preliminary Plan and Revised Preliminary Plat on file with the Leawood Planning Department, 4800 Town Center Drive, Leawood, Kansas, 66211, and in accordance with Section 16-2-5.6 of the Leawood Development Ordinance, subject to all other laws and regulations:

See Attached Exhibit "A"

**SECTION FIVE.** Conditions And Stipulations. The revised preliminary plan and revised preliminary plat referenced in Section Four above is hereby approved and adopted contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions, and restrictions:

1. The project is limited to two, three-unit townhomes with the RP-3 portion of Tuscan Reserve Village being limited to two, four-plexes, and two, three plexes for a total of 14 units on 4.08 acres with a density of 3.43 dwelling units per acre.

2. A deviation to allow a minimum side yard setback between buildings of 20' is approved with this application.
3. Prior to recording of the Final Plan the applicant shall be responsible for a South Leawood Transportation Impact Fee.
4. 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 Planning and Development Department, prior to issuance of a certificate of occupancy.
5. The applicant must obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo on file with the City of Leawood Planning and Development Department, prior to issuance of a building permit.
6. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed underground. This must be done prior to final occupancy of any building within the project.
7. All new utility boxes greater than 36 inches and less than 55 inches in height, a footprint that is 5 feet or greater and less than 15 square feet in area, or a pad footprint 5 feet or greater and less than 15 square feet in area, may be installed only with the prior recommendation of the Planning Commission as being in compliance with this Ordinance based on review of a site plan containing such final development plan information as may be required by the City and with approval of 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. 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.
9. All buildings within this development shall conform to the architectural type, style, and scale of the buildings approved by the Governing Body at final plan.
10. A statement shall be included on the final plat that states that there shall be no ingress or egress within the building setback adjacent to 137<sup>th</sup> Street.
11. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all common areas and common area improvements including, but not limited to, streets, walls, and storm water system improvements. The mechanism will include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.
12. 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 City Council to request an extension of this time period. The City Council may grant one such extension for a maximum of 12 months for good cause shown by the developer.
13. The conditions and stipulations of the Preliminary Plan approval of the original Tuscan Reserve Village development as amended shall remain in full force and effect except to the extent modified herein.
14. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through fourteen.

**SECTION SIX:**      Effective Date. That this ordinance shall take effect and be in force from and after its passage and publication as required by law.

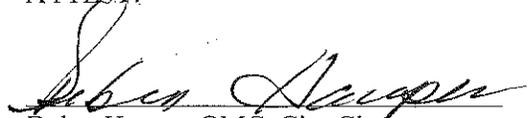
PASSED by the Governing Body this 16<sup>th</sup> day of September, 2013.

APPROVED by the Mayor this 16<sup>th</sup> day of September, 2013.

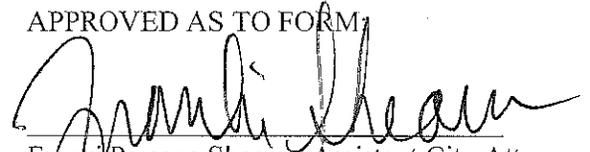
[SEAL]

  
\_\_\_\_\_  
Peggy Quinn, Mayor

ATTEST:

  
\_\_\_\_\_  
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Franki Parsons Shearer, Assistant City Attorney

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR A REZONING FROM RP-2 (PLANNED CLUSTER DETACHED RESIDENTIAL DISTRICT) TO RP-3 (PLANNED CLUSTER ATTACHED RESIDENTIAL DISTRICT), REVISED PRELIMINARY PLAN AND REVISED PRELIMINARY PLAT FOR TUSCANY RESERVE VILLAGE**

**LEGAL DESCRIPTION: Overall Plan**

ALL THAT PART OF TRACT A, UNITS 101-104, AND UNITS 301-304, TUSCANY PIAZZA CONDOMINIUM, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, ALONG WITH ALL THAT PART OF TRACT B, TUSCANY RESERVE VILLAGE, SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, CONTAINING 177,916 SQUARE FEET MORE OR LESS.

**LEGAL DESCRIPTION: Portion being rezoned from RP-2 to RP-3**

ALL THAT PART OF TRACT B, TUSCANY RESERVE VILLAGE, SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, CONTAINING 4,883 SQUARE FEET MORE OR LESS.

RESOLUTION NO. 4150

**A RESOLUTION APPROVING A FINAL PLAN AND FINAL PLAT FOR TUSCANY RESERVE VILLAGE – THIRD PLAT AND FOURTH PLAT, LOCATED NORTH OF 137TH STREET AND WEST OF CHADWICK, LEAWOOD, JOHNSON COUNTY, KANSAS [CASE 124-13].**

WHEREAS applicant submitted a request for approval of a Final Plan and Final Plat for the eastern half of the Tuscan Reserve Village development; and

WHEREAS such request for approval was presented to the Planning Commission on October 22, 2013; and

WHEREAS the Planning Commission reviewed the application and recommended the following stipulations of approval:

1. The project is limited to two, four-plexes, and two, three-plexes for a total of 14 units on 4.08 acres with a density of 3.43 dwelling units per acre.
2. The following setbacks shall be maintained:
  - a) A minimum side yard setback of 20' between buildings.
  - b) A minimum front yard setback of 30'.
  - c) A minimum rear yard setback of 30'.
3. Prior to recording of the Final Plat the applicant shall be responsible for a South Leawood Transportation Impact Fee. The amount is currently estimated to be \$510.00 (\$625.00 x 4.08 x 0.2).
4. 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 Planning and Development Department.
5. The applicant must obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo on file with the City of Leawood Planning and Development Department, prior to issuance of a building permit.
6. All landscaped areas shall be irrigated.
7. 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.
8. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed underground. This must be done prior to final occupancy of any building within the project.
9. All new utility boxes greater than 36 inches and less than 55 inches in height, a footprint that is 5 feet or greater and less than 15 square feet in area, or a pad footprint 5 feet or greater and less than 15 square feet in area, may be installed only with the prior recommendation of the Planning Commission as being in compliance with this Ordinance based on review of a site plan containing such final development plan information as may be required by the City and with approval of 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.
10. 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.
11. 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.

12. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
13. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
14. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all common areas and common area improvements including, but not limited to, streets, walls, and storm water system improvements. The mechanism will include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.
15. This final plan approval shall lapse in five years, if construction of 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 City Council to request an extension of this time period. The City Council may grant such an extension for a definite period of time for good cause shown by the developer.
16. The conditions and stipulations of the preliminary plan approval remain in full force and effect except to the extent expressly modified herein.
17. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through seventeen.

WHEREAS the Planning Commission's recommendation was presented to the Governing Body at its regularly scheduled meeting on Monday, November 18, 2013; and

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

SECTION ONE: The Governing Body hereby approves the applicant's request and the Planning Commission's recommendation of approval for said Final Plan and Final Plat.

Adopted by the Governing Body this 18<sup>th</sup> day of November, 2013.

Signed by the Mayor this 18<sup>th</sup> day of November, 2013.

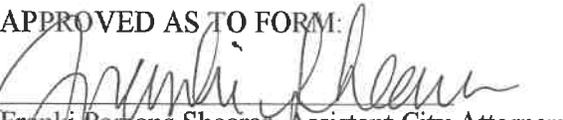
  
\_\_\_\_\_  
Peggy Dunn, Mayor

[SEAL]

ATTEST:

  
\_\_\_\_\_  
Debra Harper, CMC, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Franki Parsons Shearer, Assistant City Attorney

# FINAL PLAT OF TUSCANY RESERVE VILLAGE, SIXTH PLAT

A RESURVEY AND REPLAT OF ALL OF TRACT C, TUSCANY RESERVE VILLAGE, THIRD PLAT,  
A PLATTED SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 13  
SOUTH, RANGE 25 EAST, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	4859.87	0.1116
LOT 2	4468.71	0.1026
LOT 3	5297.17	0.1216
TRACT C	18629.12	0.4276
SIXTH PLAT BOUNDARY	33254.87	0.7634

**DESCRIPTION:**  
All of Tract C, TUSCANY RESERVE VILLAGE, THIRD PLAT a platted subdivision of land in the Northwest Quarter of Section 34, Township 13 South, Range 25 East in the City of Leawood, Johnson County, Kansas, containing 0.7634 acres, more or less, of replatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "TUSCANY RESERVE VILLAGE, SIXTH PLAT".

**DEDICATION:**  
The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, paces, roads, drives, lanes, avenues and alleys not heretofore dedicated.  
An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sanitary sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Leawood, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress or egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns.

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress or egress, over and through those areas designated as "Drainage Easement" or "D/E" on this plat is hereby dedicated to the Tuscany Reserve Village Home Association.

A perpetual easement of access, over, under, across and upon the areas designated as "Access Easement" or "A/E" is hereby reserved by the undersigned proprietor, its heirs and assigns, for the ingress and egress of all owners and occupants of lots and parcels depicted on this plat, and their guests and invitees, subject to the provisions of the Declaration of Restrictions for "Tuscany Reserve Village". The right or license to enter upon, locate, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress or egress, over and under said access easement, is hereby granted to Tuscany Reserve Village Home Association, the City of Leawood, Kansas, and other governmental entities as may be authorized by state law to use such easements for said purposes.

A right-of-way maintenance agreement has been executed between the undersigned proprietor and the City of Leawood, a Kansas municipal corporation, for the maintenance of certain amenities, including all trails located within this plat. Care and maintenance of those amenities shall be the sole responsibility of the Tuscany Reserve Home Association.

**CONSENT TO LEVY:**  
The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Leawood, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting and abutting on such dedicated public way or thoroughfare.

**RESTRICTIONS:**  
The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the Declaration of Restrictions for Tuscany Reserve, which has been or will be executed as a separate instrument and recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein. Subject to the Declarations of Restrictions and Amendments as recorded in Book 201605, Page 005197.  
Tract "C" is hereby dedicated as common area and will be owned and maintained by the Tuscany Reserve Townhome Association, Inc.

**EXECUTION:**  
IN TESTIMONY WHEREOF, the undersigned proprietors have hereunto subscribed his hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Tom French Construction, Inc., a Kansas Corporation

By: \_\_\_\_\_  
Thomas R. French, President

**ACKNOWLEDGMENT:**  
STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Mark, R. Simpson, Managing Member of Tuscany Reserve Village, LLC, a Kansas limited liability company, duly organized and existing under and by virtue of the laws of the State of Kansas, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed as such officer the within instrument on behalf of said company, and such person duly acknowledges the execution of the same to be the act and deed of said company.

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

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

Print Name: \_\_\_\_\_

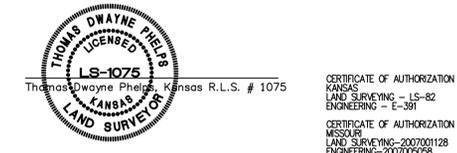
Approved by the Planning Commission of the City of Leawood, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Marc E. Elkins, Chairperson

Approved by the Governing Body of the City of Leawood, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Peggy Dunn, Mayor Attest: Debra Harper, City Clerk

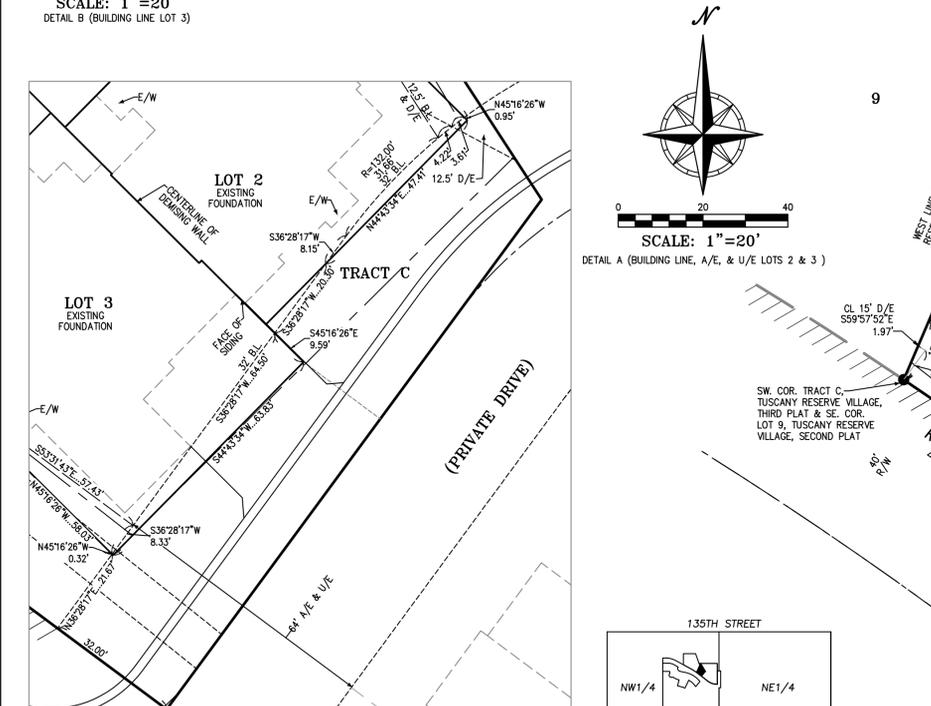
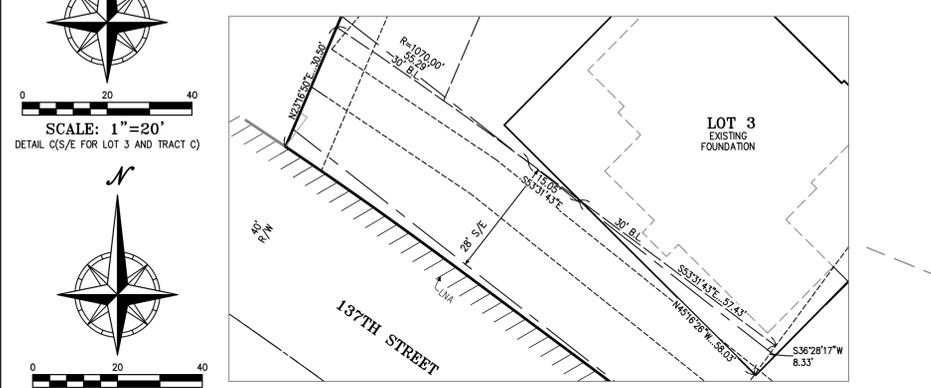
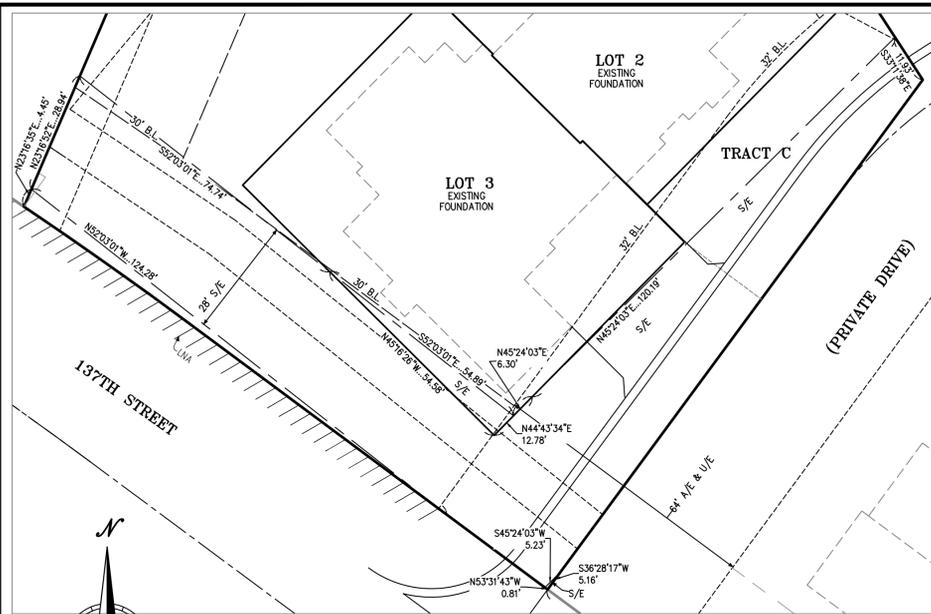
I, Thomas Dwayne Phelps, hereby certify that in September 2018, I or someone under my direct supervision have made a survey of the above described tract of land and the results of said survey are correctly represented on this plat.



CERTIFICATE OF AUTHORIZATION  
KANSAS  
LAND SURVEYING - LS-82  
ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION  
MISSOURI  
LAND SURVEYING - 200701128  
ENGINEERING - 200700658

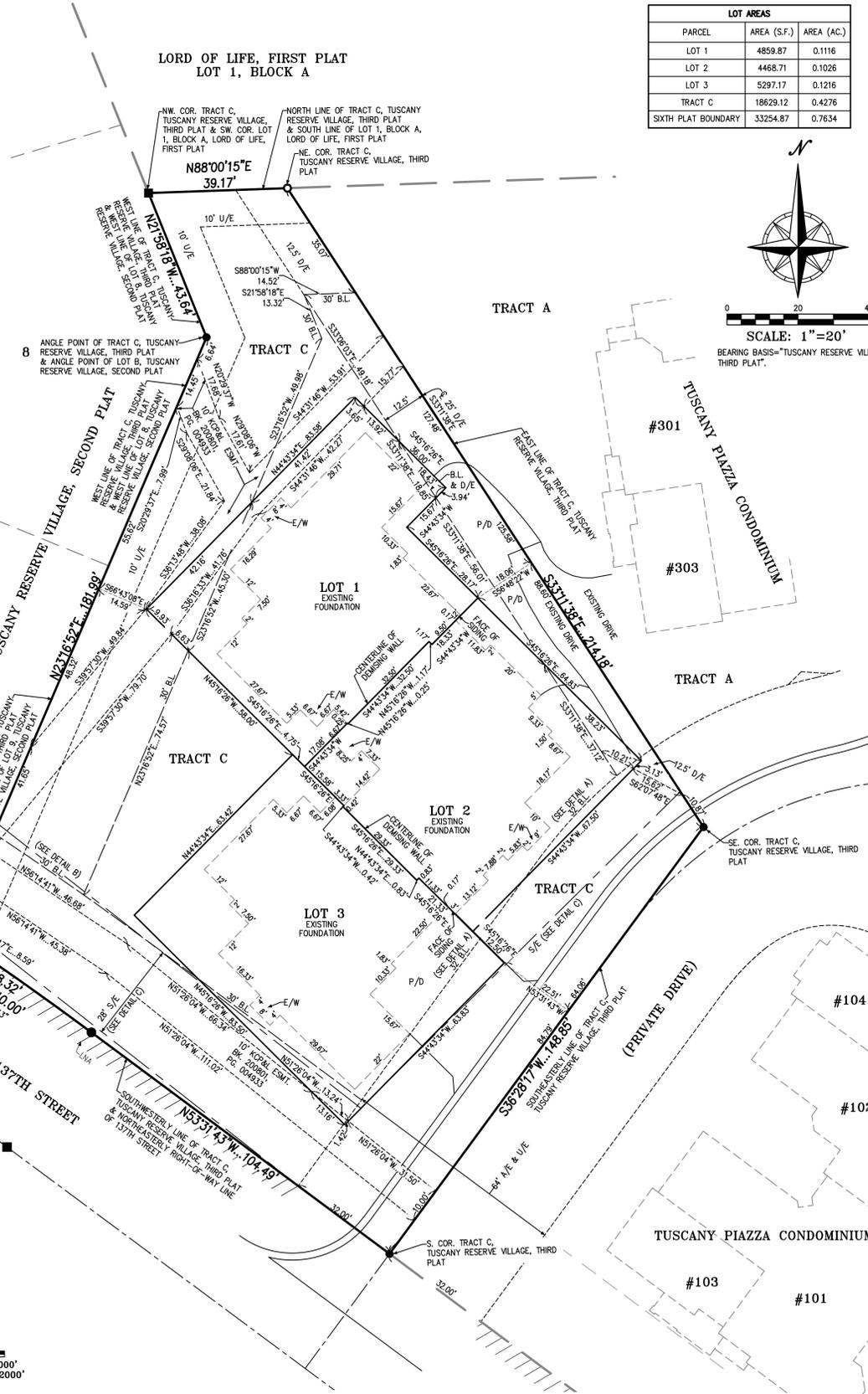
**PEI** PHELPS ENGINEERING, INC.  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166



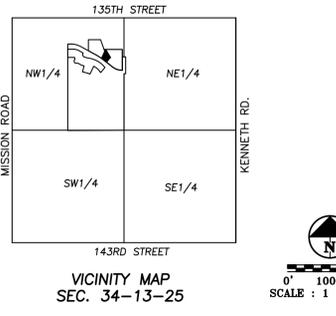
**FLOOD NOTE:**  
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0085G, AND DATED AUGUST 3, 2009.

**NOTE:**  
THE DETENTION POND ON TRACT A OF TUSCANY PIAZZA CONDOMINIUM IS REQUIRED TO DETAIN STORM WATER FROM THIS DEVELOPMENT. TUSCANY PIAZZA CONDOMINIUM AND TUSCANY RESERVE VILLAGE SECOND PLAT SHALL BE RESPONSIBLE FOR THE SURVEY AND INSPECTION OF THE DETENTION POND, AS REQUIRED BY CITY OF LEAWOOD ORDINANCE, AND FOR ANY AND ALL MAINTENANCE WORK, INCLUDING SILT REMOVAL, REQUIRED FOR THE POND TO FUNCTION AS DESIGNED.

PEI# 180864 DATE 11-6-18 Error Closure: 0.00069' North: 0.00057' East: 0.00038' Perimeter: 780.64' Precision 1:112809



- LEGEND**
- DENOTES SET 1/2" X 24" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE
  - DENOTES FOUND 1/2" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE (UNLESS NOTED OTHERWISE)
  - SET MAG. NAIL & SHINER, UNLESS OTHERWISE NOTED
  - DENOTES FOUND 1/2" REBAR W/PLASTIC CAP LS-1145 IN CONCRETE
  - U/E DENOTES UTILITY EASEMENT
  - S/E DENOTES SANITARY SEWER EASEMENT
  - A/E DENOTES ACCESS EASEMENT
  - DENOTES LIMITS OF NO PUBLIC OR PRIVATE DRIVES, DRIVEWAYS OR VEHICULAR ACCESS
  - B.L. DENOTES BUILDING LINE
  - SW/E DENOTES SIDEWALK EASEMENT
  - W/E DENOTES WATER LINE EASEMENT
  - E/W DENOTES EGRESS WELL
  - P/D DENOTES PROPOSED DRIVE PER APPROVED SITE PLAN



VICINITY MAP  
SEC. 34-13-25  
SCALE: 1" = 2000'

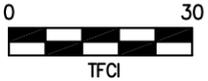
# PLOT PLAN

## TRACT C

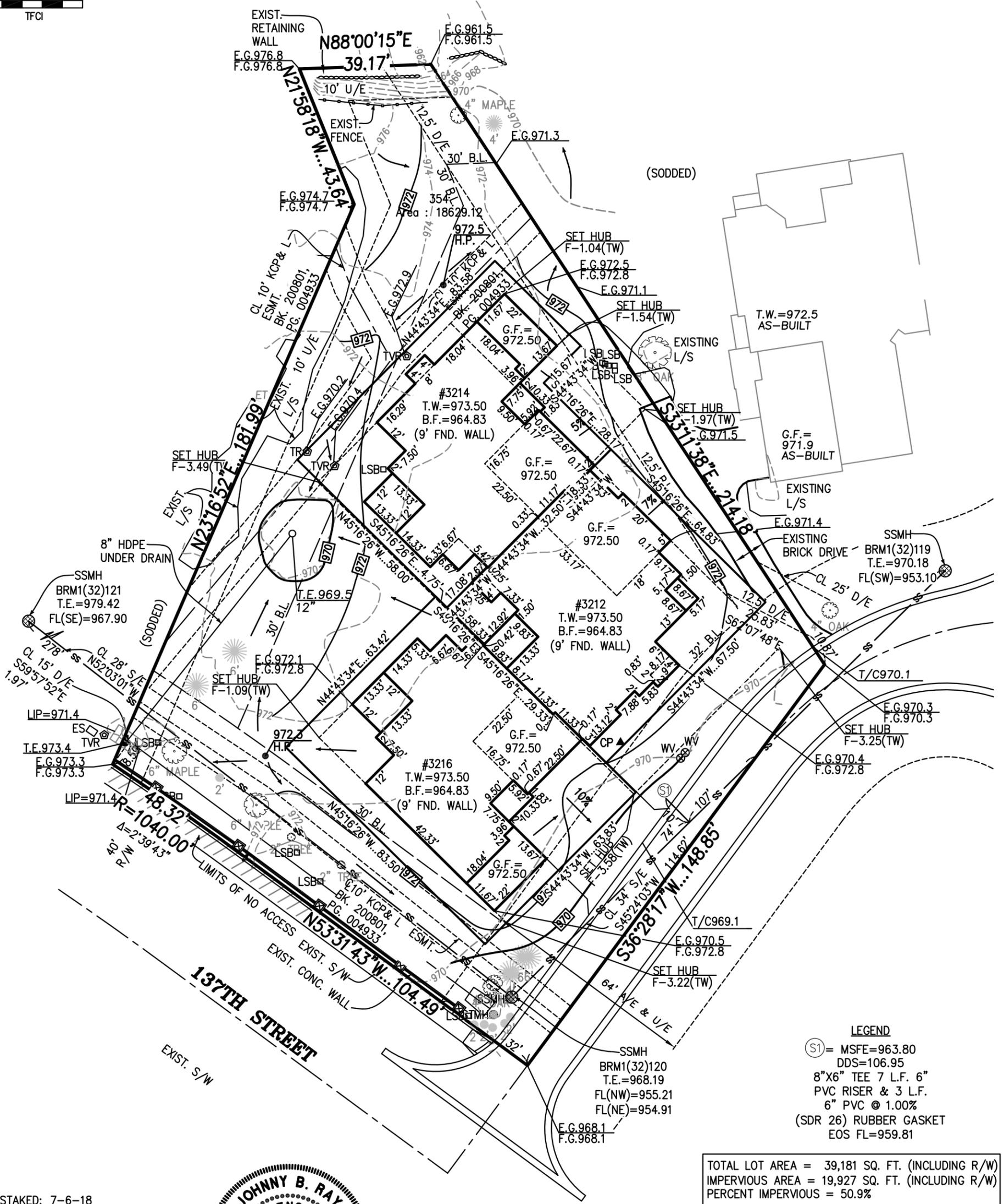
### TUSCANY RESERVE VILLAGE, THIRD PLAT 3212/3214/3216 W. 137TH STREET



SCALE: 1"=30'



TFCI



#### LEGEND

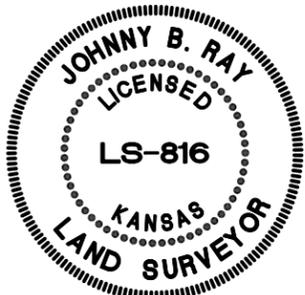
- (S1) = MSFE=963.80  
DDS=106.95
- 8"X6" TEE 7 L.F. 6"
- PVC RISER & 3 L.F.
- 6" PVC @ 1.00%
- (SDR 26) RUBBER GASKET  
EOS FL=959.81

TOTAL LOT AREA = 39,181 SQ. FT. (INCLUDING R/W)  
IMPERVIOUS AREA = 19,927 SQ. FT. (INCLUDING R/W)  
PERCENT IMPERVIOUS = 50.9%

FEMA FLOOD NOTE:  
THIS PROPERTY LIES WITHIN THE LIMITS OF FLOOD ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS. COMMUNITY NO. 200167, MAP NO. 20091C0085G, AND DATED AUGUST 3, 2009.

DATE STAKED: 7-6-18  
SURVEY CREW: ES  
HOUSE TIES CHK'D: YES

LEGAL DESCRIPTION:  
TRACT C, TUSCANY RESERVE VILLAGE, THIRD PLAT, A SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.



#### NOTES

1. 11-6-18 OVERLAID PLAT LINES AND BUILDING ONTO PLOT PLAN TO SHOW PLANS MATCH



PLANNING  
ENGINEERING  
IMPLEMENTATION

PHELPS ENGINEERING, INC  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166

PROJECT NO. 180484  
DATE: 11/6/18  
BY: BJG

Note: Builder shall obtain a building permit prior to any construction to ensure that this site plan meets City approval.

This plot plan was prepared for foundation construction only. All dimensions to be verified by builder and all grades as shown shall be verified by builder to insure proper drainage and adequate fall to sewer. No title information was furnished on this drawing. Not responsible for unplatted easements.

CERTIFICATE OF AUTHORIZATION  
KANSAS  
LAND SURVEYING - LS-82  
ENGINEERING - E-391  
CERTIFICATE OF AUTHORIZATION  
MISSOURI  
LAND SURVEYING-2007001128  
ENGINEERING-2007005058

# City of Leawood Planning Commission Staff Report

MEETING DATE: November 27, 2018  
REPORT WRITTEN: November 13, 2018

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## LEAWOOD PRESBYTERIAN – RED DOOR RENOVATION – REQUEST FOR APPROVAL OF A REVISED FINAL PLAN - Located south of 83<sup>rd</sup> Street and east of Cherokee Lane - Case 128-18

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### STAFF RECOMMENDATION:

Staff recommends approval of Case 128-18, Leawood Presbyterian – Red Door Renovation – request for approval of a Revised Final Plan, with the stipulations stated in the staff report.

### APPLICANT:

- The applicant/architect is Michael Blackledge with Piper-Wind Architects, Inc.
- The property is owned by United Presbyterian Church
- The contact is Peter Knutson with United Presbyterian Church

### REQUEST:

- The applicant is requesting approval of a Revised Final Plan for Leawood Presbyterian, which shall include a new patio, to be accessed by steps and an ADA ramp, and installation of an overhead door at the southeast corner of the Red Door Building (a stand-alone building to the southeast of the main church building). No additional building area is being added to the building.

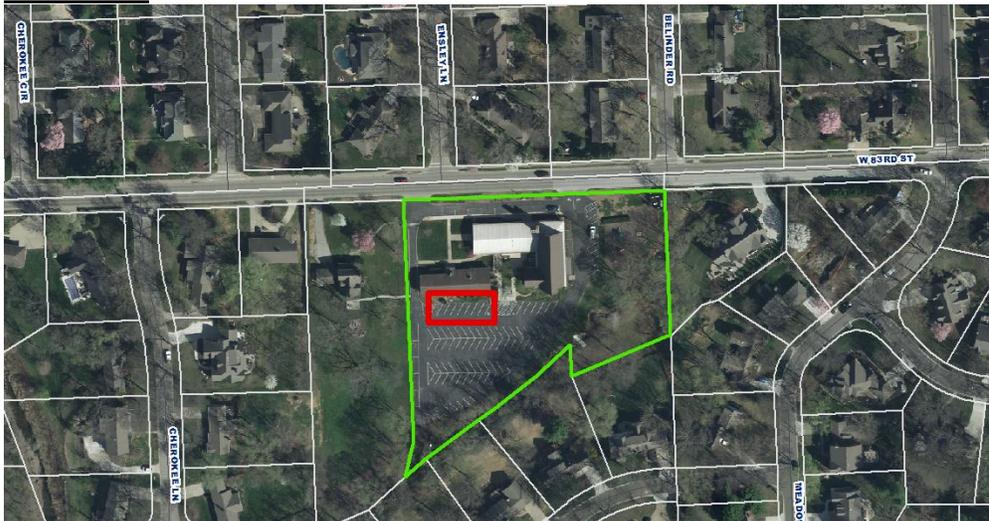
### ZONING:

- The property is currently zoned R-1 (Planned Single Family Low Density Residential).

### COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Institutional

### LOCATION:



### SURROUNDING ZONING:

- The property is surrounded on all sides by single family homes zoned RP-1 (Planned Single Family)

**SITE PLAN COMMENTS:**

- The applicant is proposing two improvements with this application:
  1. A new concrete patio at the southeast corner of the existing Red Door building to be accessed by an ADA ramp and a set of steps.
  2. The patio will be approximately 13' x 36' and will be 2' above grade at its highest point
  3. The addition of a garage door and entry door along the south elevation of the Red Door building at the southwest corner of the building that will provide access to the proposed patio from the interior of the building.

**Patio/ADA Ramp**

- The proposed patio area is approximately 1,250 sq. ft. in size running east to west, along the south façade of the Red Door building, southwest of the main church building. The ADA ramp is located along the south side of the patio for a length of 30 feet. The patio and ramp will have a 3 foot tall railing system made of galvanized steel and stainless steel cables.
- The patio, three steps and ramp are proposed to be constructed of concrete.

**Garage Door**

- The garage door will be located along the south side of the Red Door building and will provide access to the proposed patio in this application. The garage door will be approximately 10 feet tall and 16 feet wide.
- The garage door is proposed to be and will have 25 glass panels.

**BULK REGULATIONS:**

<i>Criteria</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
<b>Front Setback</b>	<b>35 ft.</b>	<b>40 ft.</b>	<b>Complies</b>
<b>Side Setback</b>	<b>15 ft.</b>	<b>20 ft.</b>	<b>Complies</b>
<b>Rear Setback</b>	<b>30 ft.</b>	<b>95 ft.</b>	<b>Complies</b>
<b>Lot Frontage</b>	<b>100 feet</b>	<b>390 ft.</b>	<b>Complies</b>
<b>Open Space</b>	<b>30% of lot area</b>	<b>47.7%</b>	<b>Complies</b>
<b>Height Limit</b>	<b>35 ft.</b>	<b>21 ft.</b>	<b>Complies</b>

**ELEVATIONS:**

- The applicant is proposing a newly constructed concrete patio area that will be approximately 1,250 sq. ft. and will be surrounded by a stainless steel cable railing system along the south side of the Red Door building.
- A ramp will be located along the south side of the proposed patio at a 12:1 slope.
- An existing double entry door will be replaced by a new aluminum framed single glass door with glass side panel.
- A garage door is proposed on the south side of the Red Door building and will be constructed of aluminum and will have a clear anodized finish. It will replace an area that currently has three columns of narrow windows.

- The existing electrical meters are located to the west of the existing storage shed. The applicant is proposing to move the meters to the east of an existing attached utility room.
- Downspouts are proposed to move from their existing location to the west of the proposed patio.

**SIGNAGE:**

- No additional signage is proposed with this application.

**LANDSCAPING:**

- The applicant is to relocate four existing shrubs and one tree from their current location to clear room for the newly proposed patio.
- The four shrubs will be relocated to the east and west sides of the proposed patio.
- The tree will be relocated to the northern side of the Red Door building.

**LIGHTING:**

- No additional lighting is proposed with this application.

**STAFF COMMENTS:**

- The additional greenspace in between the proposed ramp and the parking is proposed to be filled with mulch or rock bed. Per the Leawood Development Ordinance 16-4-7.3 (A6) – Landscaping Requirements – Other Districts: Landscaped open space shall consist of a minimum of 60% living materials, the remaining areas may consist of non-living materials such as bark, wood chips, decorative rock or stone or other similar materials. **Stipulation 6**

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve Case 128-18, Leawood Presbyterian – Red Door Renovation - request for approval of a Revised Final Plan, with the following stipulations:

1. This application is limited to the construction of a patio area (approximately 1,250 sq. ft.) with an entry ramp, along with a new entry door and a glass panel overhead door on the south elevation of the Red Door building.
2. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed underground. This must be done prior to final occupancy of any building within the project.
3. No changes to exterior lighting are approved with this application.
4. All utility boxes, not otherwise approved with the final development plan, with a height of less than 55 inches, a footprint of 15 sq.ft. in area or less, or a pad footprint of 15 sq.ft. in area or less, shall be installed only with the prior approval of the Director of Community Development as being in compliance with the Leawood Development Ordinance.
5. 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.
6. Per the Leawood Development Ordinance, at the time of planting, plant material screening the ground mounted utilities shall be a minimum of 6" taller than the utility it is to screen, with lower shrubs in the foreground to eliminate any gaps in screening.
7. 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.

8. The applicant shall fill the space in between the proposed ADA ramp and the parking spaces with 60% living material.
9. All landscaped areas shall be irrigated.
10. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
11. 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.
12. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
13. In addition to the stipulations listed in the report, the developer /applicant 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 thirteen.



# LEAWOOD PRESBYTERIAN RED DOOR RENOVATION

2715 WEST 83rd STREET, LEAWOOD, KANSAS 66206

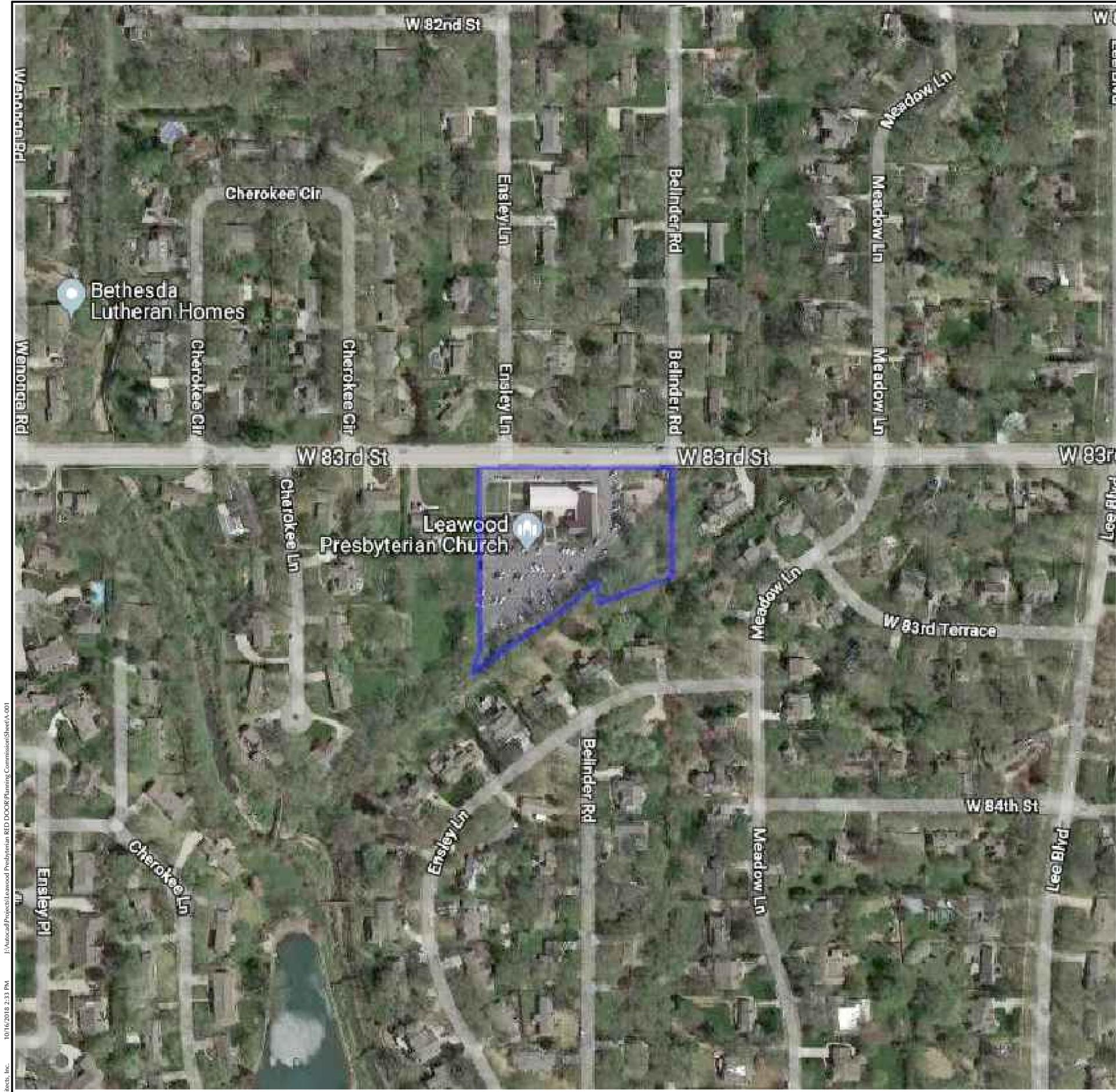
FINAL DEVELOPMENT PLAN SUBMITTAL  
OCTOBER 22, 2018

## SHEET INDEX

A-001	GENERAL INFO & AERIAL PHOTO
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A-101	BASEMENT FLOOR PLANS
A-102	FIRST FLOOR PLANS
A-201	EXTERIOR ELEVATIONS
A-202	RAILING ELEVATIONS

STRUCTURAL ENGINEER:  
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A.F.F.	ABOVE FINISH FLOOR
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
ALUM	ALUMINUM
L	ANGLE
ARCH	ARCHITECT OF ARCHITECTURAL
BTWN	BETWEEN
BLKNG	BLOCKING
B.O.	BOTTOM OF
BLDG	BUILDING
CLG	CEILING
CL	CENTERLINE
COL	COLUMN
CONC	CONCRETE
CJ	CONTROL JOINT
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
D	DEEP
DEMO	DEMOLISH or DEMOLITION
DTL	DETAIL
Ø or DIA	DIAMETER
DN	DOWN
DWG	DRAWING
D.F.	DRINKING FOUNTAIN
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EYTR	ELEVATOR
EQ	EQUAL
EXST	EXISTING
EXP BLT	EXPANSION BOLT
EJ	EXPANSION JOINT
F.O.	FACE OF
F.D.	FLOOR DRAIN
FTNG	FOOTING
FDN	FOUNDATION
F.V.	FIELD VERIFY
FIN	FINISH
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS
GMU	GLAZED MASONRY UNIT
GYP BD	GYPSON BOARD
HT	HEIGHT
H	HIGH
H.M.	HOLLOW METAL
HOR	HORIZONTAL
INSUL	INSULATION
JT	JOINT
LAV	LAVATORY
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
M.O.	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MTL	METAL
MN	MEDIUM
MISC	MISCELLANEOUS
MTD	MOUNTED
N/A or NA	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.H.	OPPOSITE HAND or OVERHEAD
O.D.	OUTSIDE DIAMETER
FT	PAINT
FTD	PAINTED
PART BD	PARTICLE BOARD
PERP	PERPENDICULAR
Ø or PL	PROPERTY LINE or PLATE
PLAM	PLASTIC LAMINATE
RAD	RADIATOR
RE	REFER TO or REFERENCE
REINF	REINFORCING
REQ	REQUIRED
RMB	RESILIENT WALL BASE
RM	ROOM
R.O.	ROUGH OPENING
SIM	SIMILAR
S.F.	SQUARE FOOT
S.S.	STAINLESS STEEL
STD	STANDARD
STL	STEEL
SPEC	SPECIFICATION
STRUCT	STRUCTURAL
SUSP	SUSPENSION
T.B.D.	TO BE DETERMINED
T.O.	TOP OF
TYP	TYPICAL (ALL CONDITIONS NOT OTHERWISE CALLED OUT TO THE CONTRARY)
UNO.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
WC	WATER CLOSET
WP	WATER PROOF
WT	WEIGHT
WVF.	WEADED WIRE FABRIC
W/O	WIDE OF WIDTH
WD	WOOD

### ARCHITECTURAL

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW WALL
	EXISTING WINDOW
	NEW WINDOW
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE DEMOLISHED
	NEW DOOR
	ACOUSTICAL CEILING GRID
	BUILT-IN MILLWORK
	KEYED NOTE
	ACCESSORY / EQUIPMENT TAG
	ELEVATION OR SECTION REFERENCE
	ELEVATION OR SECTION REFERENCE
	DETAIL REFERENCE
	ROOM TAG
	WALL TYPE TAG
	DOOR TAG
	CEILING HEIGHT TAG
	NORTH ARROW

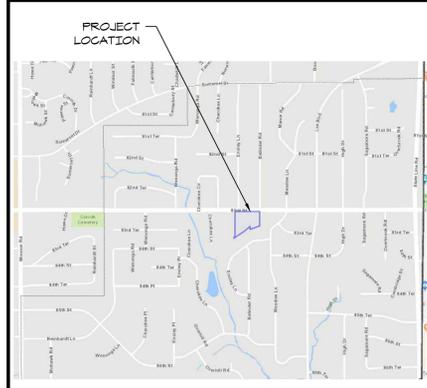
### 3 | LEGEND

### APPLICABLE CODES

- 2012 IBC, IEBC, IFB, IFC, IMC, IECC
- 2011 NEC

ZONING	R-1
CONSTRUCTION TYPE	VB (NO CHANGE)
BUILDING HEIGHT	1 STORY (NO CHANGE)
BUILDING AREA	1,719 SF BASEMENT (NO CHANGE) 3,002 SF FIRST FLOOR (NO CHANGE)
OCCUPANCY TYPE	MIXED USE - NONSEPARATED A-3, B, E (NO CHANGE)
OCCUPANT LOAD	278 TOTAL 51 BASEMENT 222 FIRST FLOOR
BASEMENT EXITS	2 REQUIRED / 2 PROVIDED (NO CHANGE)
FIRST FLOOR EXITS	2 REQUIRED / 3 PROVIDED (NO CHANGE)
SPRINKLERED	NO (NO CHANGE)
FIRE SEPARATION	NONE REQUIRED (NO CHANGE)
RESTROOMS	WOMEN W.C. 2 (NO CHANGE) MEN W.C. 2 (NO CHANGE) WOMEN LAV. 2 (NO CHANGE) MEN LAV. 2 (NO CHANGE)

### 2 | CODE SUMMARY

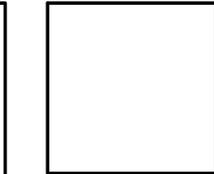


1 | VICINITY MAP

10/16/2018 2:33 PM \\Piper-Wind\Projects\Leawood Presbyterian RED DOOR\Planning Commission\SheetA.001

5 | AERIAL PHOTO

4 | LEGEND



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# LEAWOOD PRESBYTERIAN

## RED DOOR RENOVATION

2715 WEST 83rd STREET, LEAWOOD, KANSAS 66206

### FINAL DEVELOPMENT PLAN

PROJECT NO.	4117
DATE	10/22/2018
DRAWN BY	MDB
CHECKED BY	JMW
REVISED DATE	DESCRIPTION

SHEET TITLE & NUMBER  
**GENERAL INFO & AERIAL PHOTO**

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A-001

**KEYED NOTES**

- 1 DEMO CONCRETE STOOP AND STEP
- 2 DEMO CONCRETE SIDEWALK / SLAB ON GRADE
- 3 DEMO CONCRETE CURB
- 4 DEMO ASPHALT PARKING LOT AS REQUIRED TO COMPLETE NEW CONSTRUCTION. EXTENTS MAY VARY FROM AREA SHOWN
- 5 RELOCATE (1) MAPLE TREE AND (4) BOXWOOD SHRUBS. REPLACE IN KIND IF NOT SUITABLE FOR RELOCATION
- 6 MINIMIZE CONSTRUCTION ACTIVITY AND EXCAVATION AROUND EXISTING TREE TO GREATEST EXTENT POSSIBLE
- 7 REMOVE WEST SIDE OF SHED TO ACCOMMODATE NEW FOUNDATION WALL. PROVIDE TEMPORARY SUPPORT OF REMAINING CONSTRUCTION AS NEEDED
- 8 RECONSTRUCT WEST END OF SHED ON NEW FOUNDATION WALL
- 9 NEW CONCRETE PATIO, STEPS, AND RAMP
- 10 RAMP HANDRAIL. PROVIDE TOP RAIL ONLY AT NORTH SIDE AND ATTACHED BRACKETS TO CABLE RAIL POSTS. RETURN TOP AND BOTTOM EXTENSIONS PER DETAILS

**GENERAL NOTES**

- 11 STAIR HANDRAIL. PROVIDE TOP RAIL ONLY. RETURN TOP AND BOTTOM EXTENSIONS PER DETAILS
- 12 STAINLESS STEEL CABLE RAIL ALONG PATIO EDGES
- 13 NEW CONCRETE SLAB ON GRADE
- 14 NEW CONCRETE CURB TO MATCH EXISTING. SLOPE ENDS OF CURB AND GRADE BEHIND CURB DOWN TO MEET PAVEMENT
- 15 INFILL ASPHALT PARKING LOT AND RE-STRIPE PARKING IN FRONT OF PATIO
- 16 INSTALL WHEEL STOPS IN PARKING STALLS IN FRONT OF RAMP AND ACCESSIBLE PARKING SIGNS
- 17 POLE MOUNTED ACCESSIBLE PARKING SIGN
- 18 CONTROL JOINT

**GENERAL NOTES**

- 1. THIS SITE PLAN IS NOT A SURVEY. GENERAL LAYOUT WAS OBTAINED USING JOHNSON COUNTY'S AUTOMATED INFORMATION MAPPING SYSTEM (AIMS) AND SATELLITE IMAGERY.
- 2. ALL DIMENSIONS ARE FROM FINISH FACE OF SURFACE UNLESS NOTED OTHERWISE.

**SITE INFORMATION**

LEGAL DESCRIPTION (ABBREVIATED PER JC AIMS)	LEAWOOD LT 684 LT 685A & 686A CHURCH LMC 680 1 46 BTAO 3066-0
ZONING	R-1
TOTAL SITE AREA	114,870 SF (2.64 ACRES)
TOTAL DISTURBED AREA	APPROX. 1,250 SF
EXISTING SITE COVERAGE	
MAIN CHURCH BLDG	8,784 SF
"RED DOOR" BLDG	3,300 SF
HARDSCAPE	47,635 SF
TOTAL	59,719 SF
PROPOSED SITE COVERAGE	
MAIN CHURCH BLDG	8,784 SF (NO CHANGE)
"RED DOOR" BLDG	3,300 SF (NO CHANGE)
HARDSCAPE	47,862 SF (+ 221 SF)
TOTAL	60,026 SF (+ 221 SF)
GREENSPACE	54,844 SF (47.7%)

NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE. SITE PLAN HAS BEEN GENERATED USING JOHNSON COUNTY AIMS AND SATELLITE IMAGERY

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**LEAWOOD PRESBYTERIAN**  
 RED DOOR RENOVATION

2715 WEST 83rd STREET, LEAWOOD, KANSAS 66206

**FINAL DEVELOPMENT PLAN**

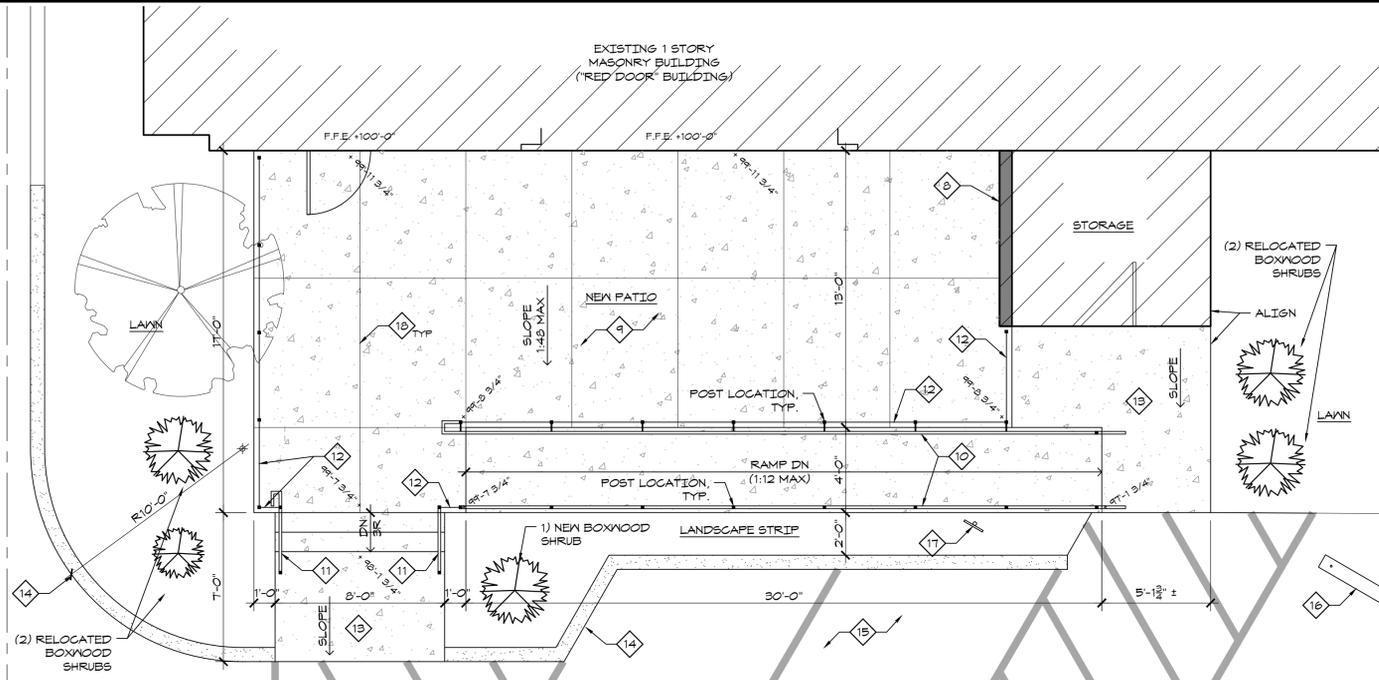
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SHEET TITLE & NUMBER  
**SITE PLANS & SITE INFO**

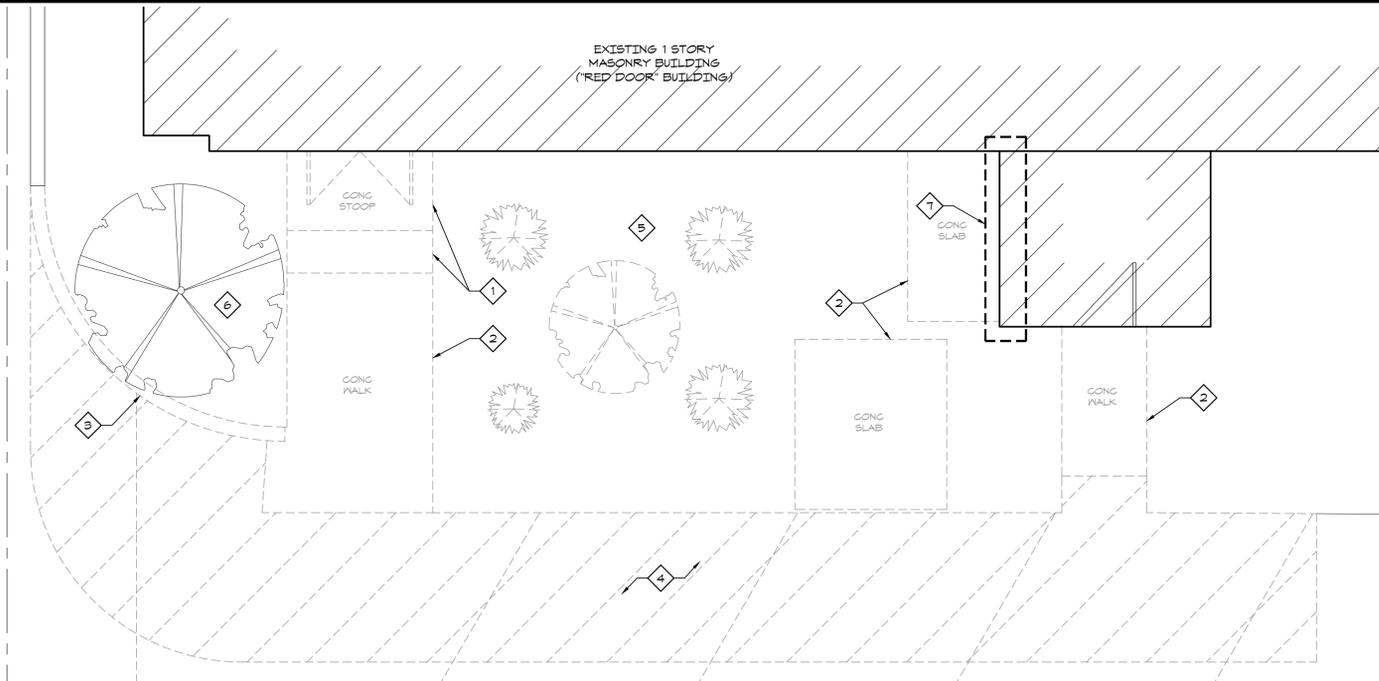
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**AS-101**

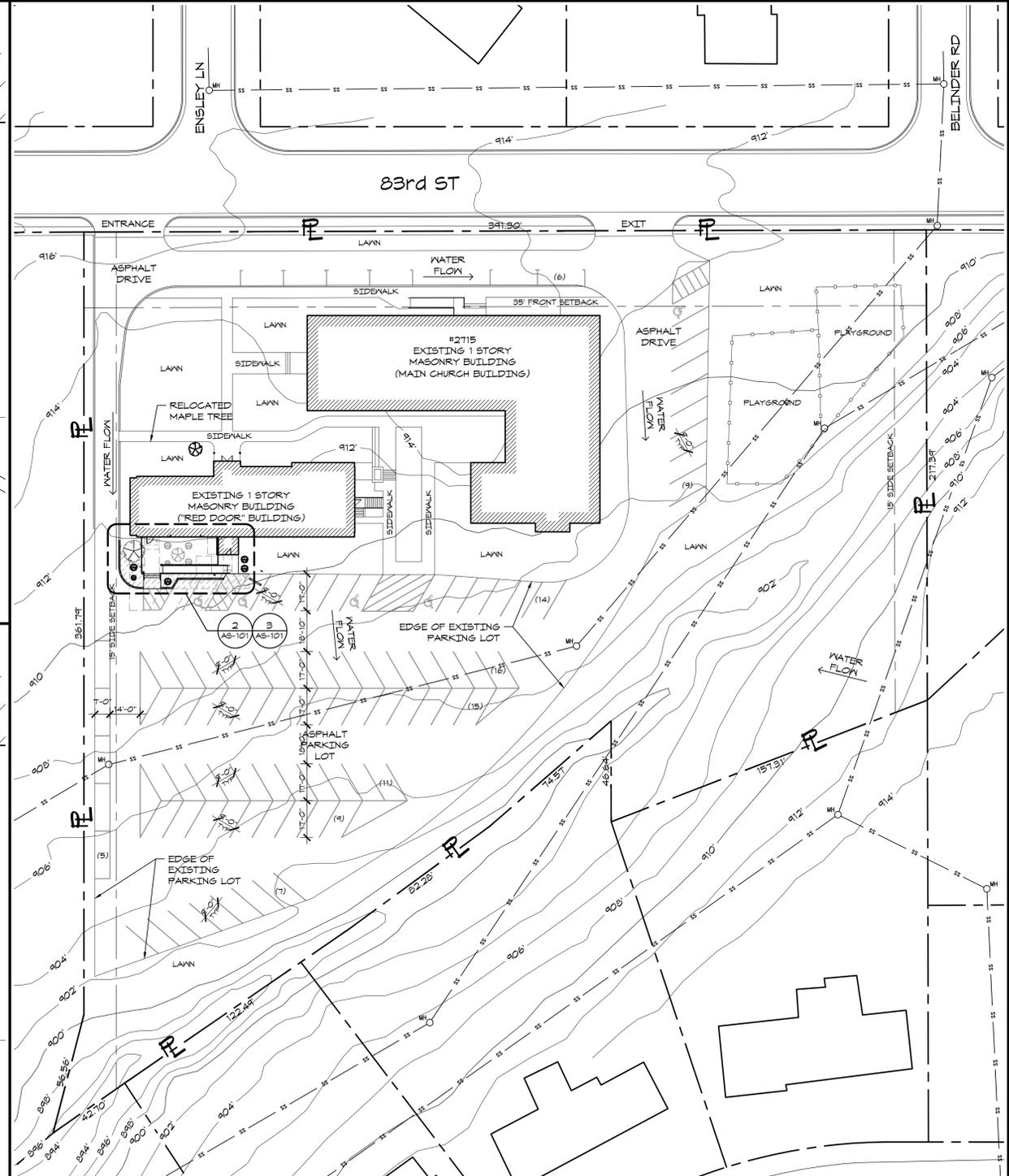
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 Piper-Wind Architects, Inc.



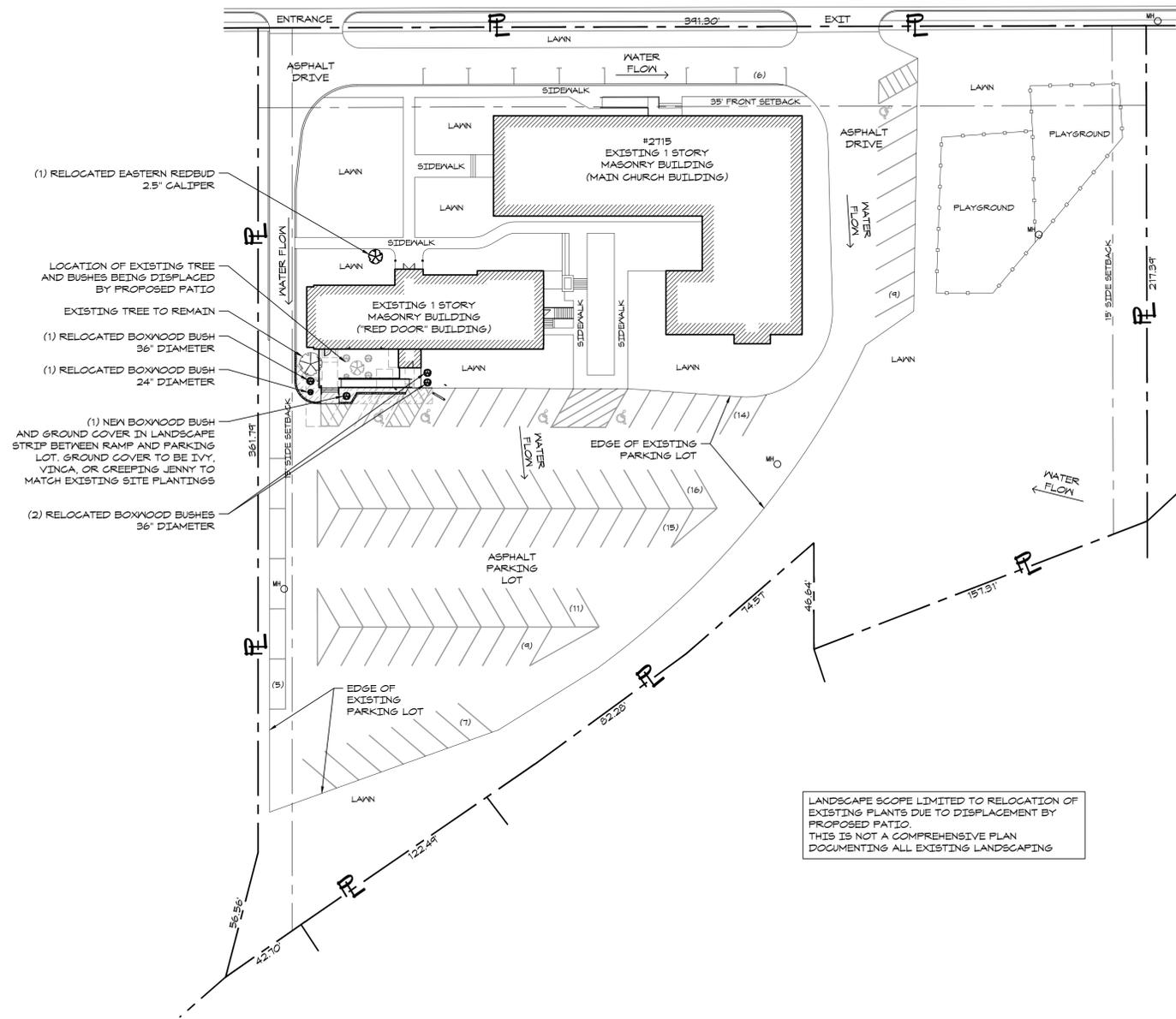
**3 ENLARGED NEW SITE PLAN**  
 1/4" = 1'-0"



**2 ENLARGED DEMO SITE PLAN**  
 1/4" = 1'-0"



**1 SITE PLAN**  
 1/32" = 1'-0"



LANDSCAPE SCOPE LIMITED TO RELOCATION OF EXISTING PLANTS DUE TO DISPLACEMENT BY PROPOSED PATIO. THIS IS NOT A COMPREHENSIVE PLAN DOCUMENTING ALL EXISTING LANDSCAPING

ARCHITECT:  
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# LEAWOOD PRESBYTERIAN

## RED DOOR RENOVATION

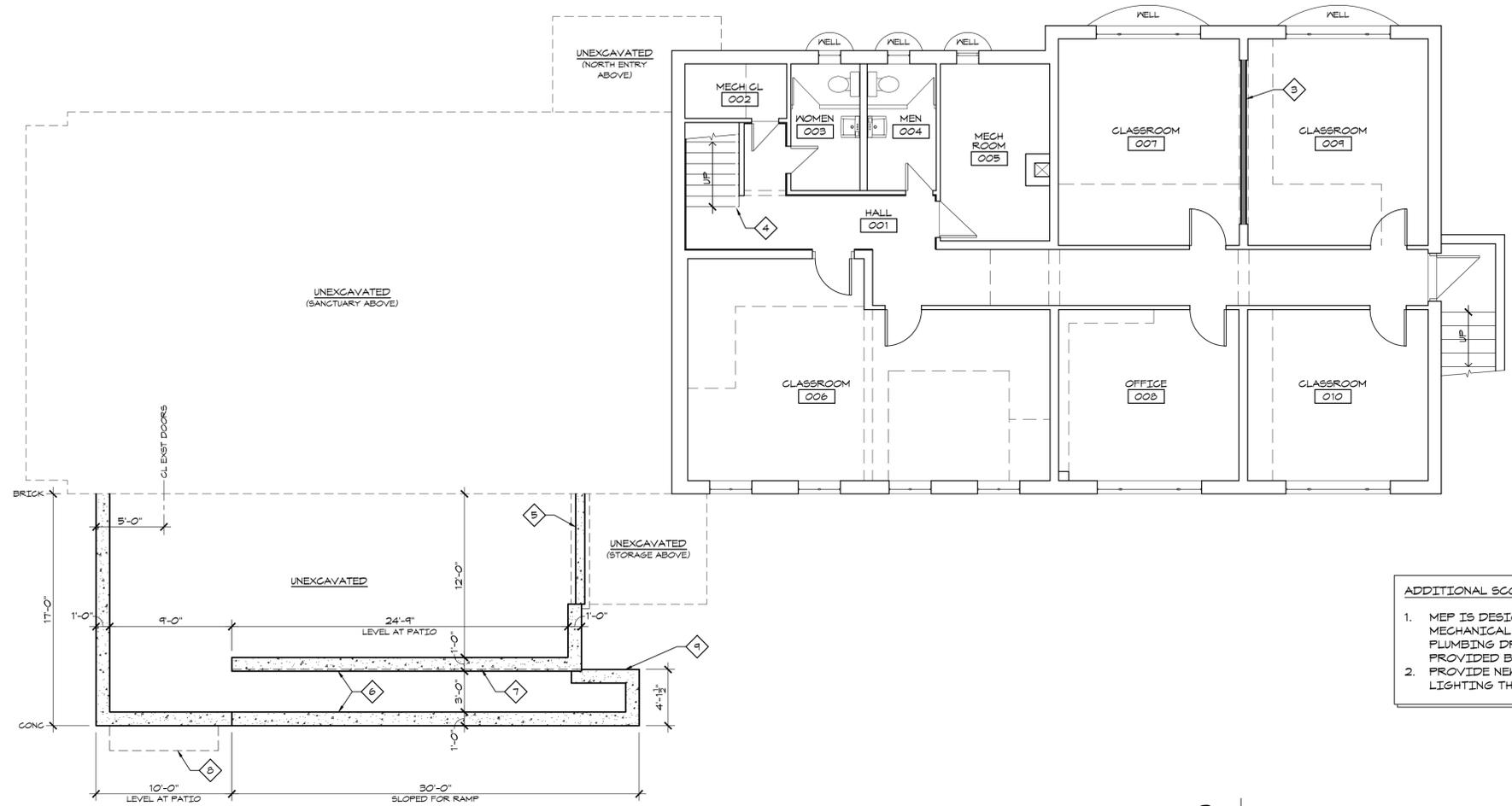
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LANDSCAPE PLAN

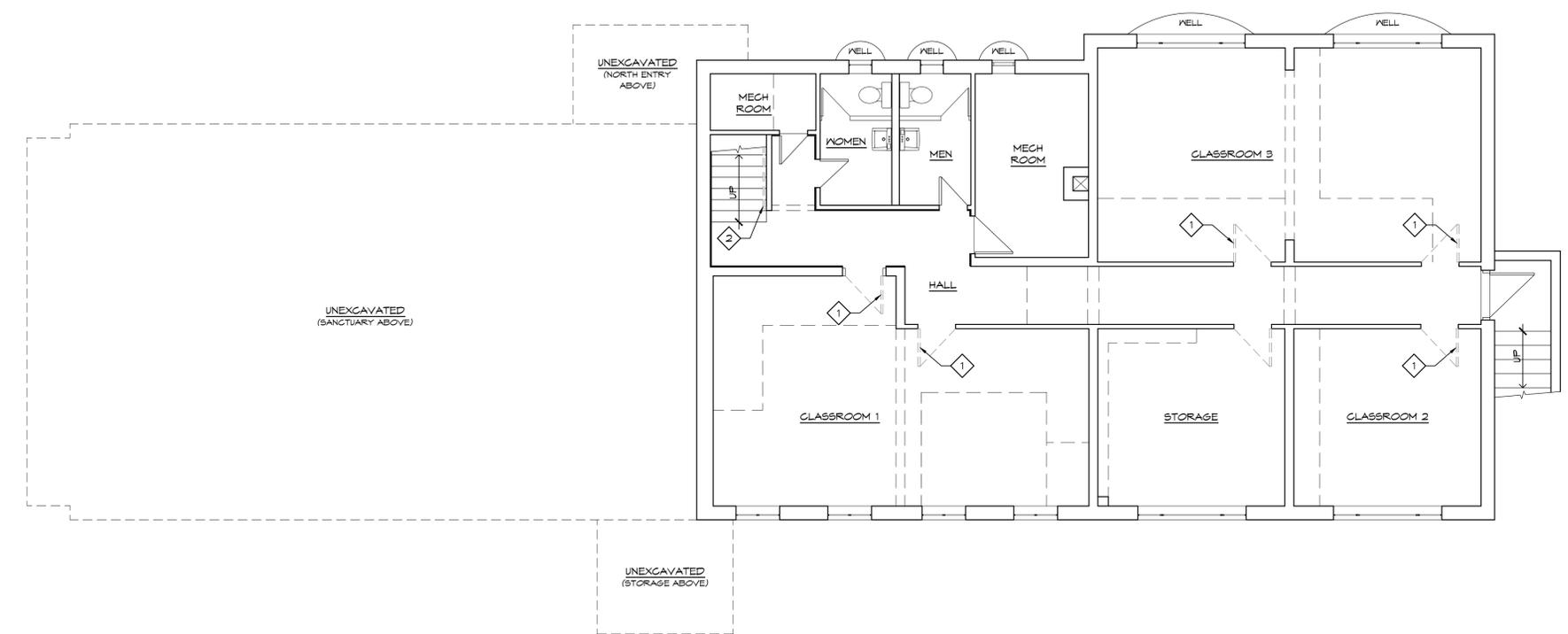
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**ADDITIONAL SCOPE NOTES**

- MEP IS DESIGN-BUILD. ANY NECESSARY MECHANICAL, ELECTRICAL, OR PLUMBING DRAWINGS WILL BE PROVIDED BY THE CONTRACTOR.
- PROVIDE NEW SURFACE MOUNTED LED LIGHTING THROUGHOUT BASEMENT.

**2** BASEMENT NEW FLOOR PLAN  
 3/16" = 1'-0"  
 0 4 8 12



**1** BASEMENT DEMO FLOOR PLAN  
 3/16" = 1'-0"  
 0 4 8 12

- GENERAL NOTES**
- DIMENSIONS ARE TO FINISH FACE OF SURFACE UNLESS NOTED OTHERWISE.
- KEYED PLAN NOTES**
- DEMO EXISTING DOOR
  - DEMO EXISTING HANDRAIL
  - CENTER NEW WALL IN EXISTING OPENING
  - NEW HANDRAIL
  - NEW FOUNDATION WALL AND FOOTINGS AT WEST SIDE OF STORAGE SHED
  - TURN DOWN FOOTING FOR PATIO AND RAMP, TYPICAL
  - CONTINUOUS KEYWAY (DASHED) TO RECEIVE NORTH EDGE OF RAMP SLAB
  - CONCRETE STEPS (DASHED)
  - NORTH SIDE OF RAMP AT BOTTOM TO ALIGN WITH EDGE OF 1 1/2" RECESSED KEYWAY IN PATIO TURNDOWN FOOTING

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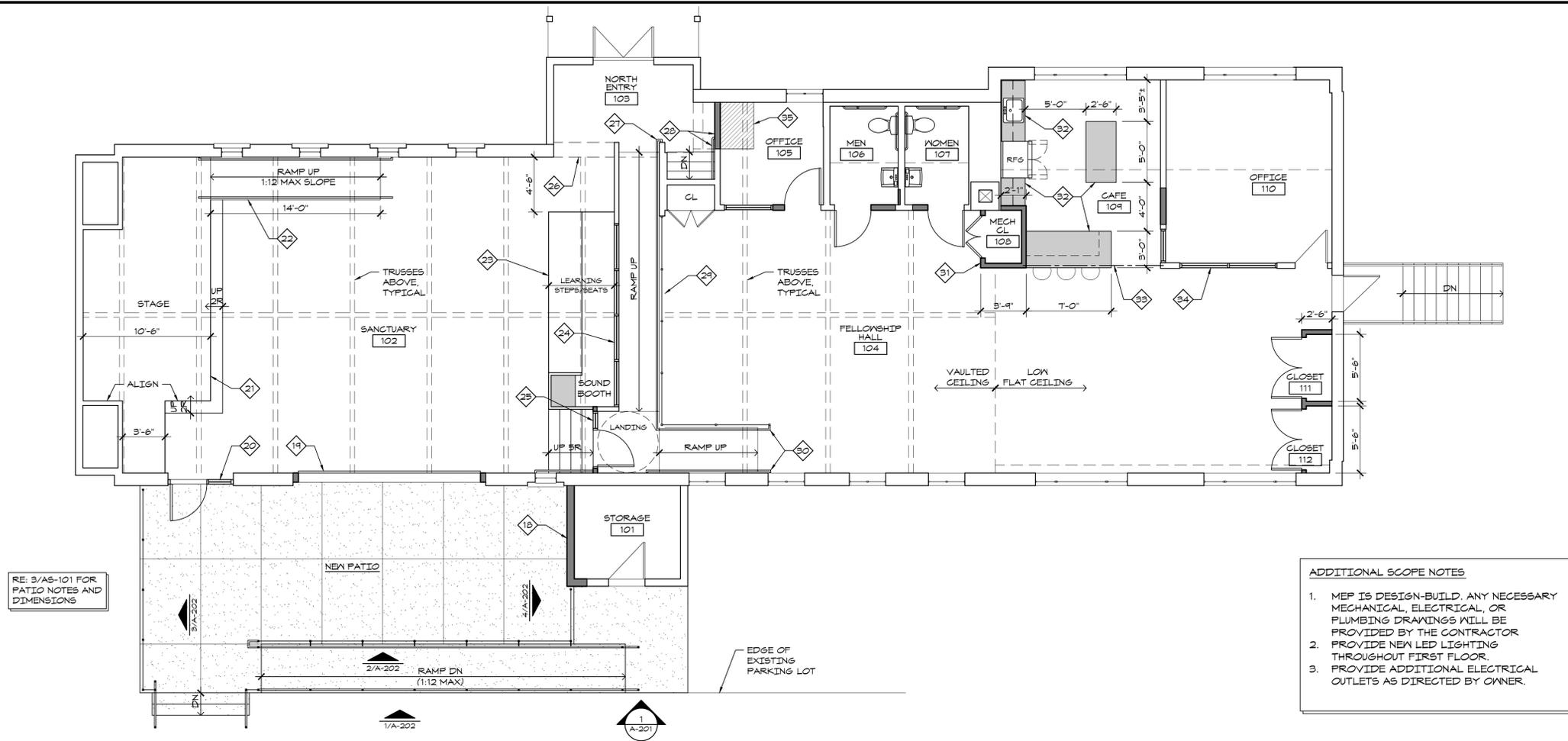
**LEAWOOD PRESBYTERIAN**  
 RED DOOR RENOVATION  
 2715 WEST 83rd STREET, LEAWOOD, KANSAS 66206

FINAL DEVELOPMENT PLAN

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SHEET TITLE & NUMBER  
**BASEMENT FLOOR PLANS**

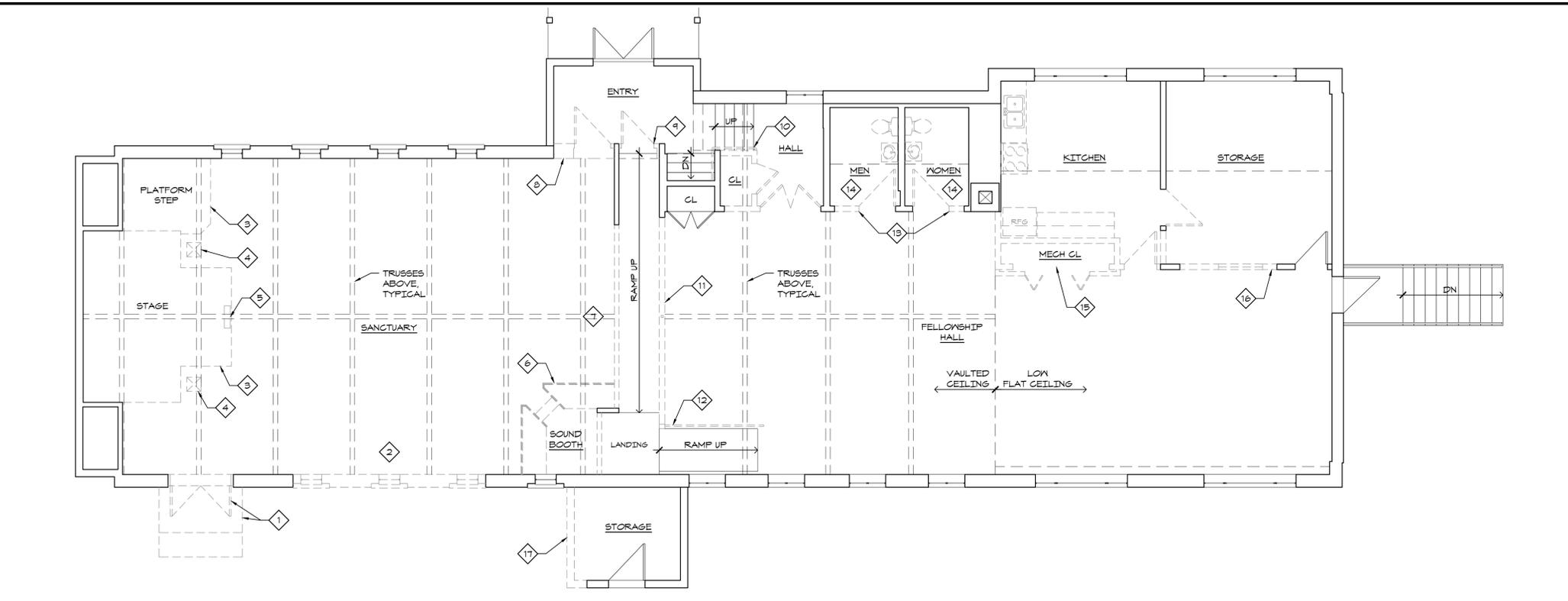
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**ADDITIONAL SCOPE NOTES**

- MEP IS DESIGN-BUILD. ANY NECESSARY MECHANICAL, ELECTRICAL, OR PLUMBING DRAWINGS WILL BE PROVIDED BY THE CONTRACTOR.
- PROVIDE NEW LED LIGHTING THROUGHOUT FIRST FLOOR.
- PROVIDE ADDITIONAL ELECTRICAL OUTLETS AS DIRECTED BY OWNER.

**2 FIRST FLOOR NEW FLOOR PLAN**  
3/16" = 1'-0"



**1 FIRST FLOOR DEMO FLOOR PLAN**  
3/16" = 1'-0"

- GENERAL NOTES**
- DIMENSIONS ARE TO FINISH FACE OF SURFACE UNLESS NOTED OTHERWISE.
  - INSTALL DOUBLE 2x8 HEADER OVER ALL NEW OPENINGS UNLESS NOTED OTHERWISE. ALL 2x HEADERS TO HAVE MIN. (1) JACK AND (1) KING STUD. ALL LVL HEADERS TO HAVE MIN. (2) JACK AND (1) KING STUDS.

- KEYED PLAN NOTES**
- DEMO DOORS AND CONCRETE STOOOP
  - DEMO WINDOWS AND MASONRY WALL FOR OVERHEAD DOOR PER NEW PLAN
  - DEMO STAGE / RAISED FLOOR
  - FLOOR DIFFUSERS TO BE ROUTED THROUGH NEW STAGE STEPS
  - DEMO RECESSED HEATER
  - DEMO SOUND BOOTH
  - DEMO OPENING FOR WINDOWS PER NEW PLAN. CENTER ON EXISTING RIDGE
  - DEMO DOOR AND MASONRY WALL AS SHOWN. NEW HEADER TO BE RAISED
  - DEMO DOOR AND WALL FOR FULL WIDTH OF RAMP
  - DEMO WALL MOUNTED HANDRAIL
  - DEMO WALL FROM FELLOWSHIP HALL FLOOR UP TO ROOF
  - DEMO RAILING
  - DEMO WALL FOR SHIFTED DOOR LOCATION PER NEW PLAN
  - DEMO FIXTURES AND ACCESSORIES THROUGHOUT EXCEPT SALVAGE PAPER-TONEL DISPENSER, SOAP DISPENSER, AND TOILET PAPER DISPENSER FOR REINSTALLATION
  - FURNACE TO BE RELOCATED PER NEW PLAN
  - PORTIONS OF EXISTING EAST/WEST 2x4 WALL FRAMING MAY BE LEFT IN PLACE AS IT COORDINATES WITH NEW PLAN. REMOVE ALL PLASTER OVER GYP BOARD VENER.
  - PROVIDE TEMPORARY SUPPORT OF SHED WHILE NEW FOUNDATION IS INSTALLED
  - RECONSTRUCT WEST WALL OF SHED ON TOP OF NEW FOUNDATION WALL
  - NEW OVERHEAD DOOR. INSTALL NEW TRIPLE 14" LVL HEADER
  - NEW STOREFRONT ENTRY DOOR AND SIDELIGHT
  - NEW 1'-2" HIGH STAGE. EXTEND EXISTING FLOOR DUCTS THROUGH FRAMING AND INTEGRATE SUPPLY DIFFUSERS INTO RISERS OF STEPS. COORD. WITH MECH CONTRACTOR
  - NEW RAMP UP TO STAGE. RE: 5/A-301 FOR TYPICAL RAILING AT OPEN SIDE OF RAMP. PROVIDE WALL MOUNTED HANDRAIL ALONG NORTH SIDE OF RAMP
  - NEW PLATFORM LEARNING STEPS. COORD. FINISH WITH OWNER. COORD. WITH OWNER AND A/V CONTRACTOR FOR CONNECTIONS NEEDED AT SOUND BOOTH
  - NEW STOREFRONT WINDOWS. INSTALL DOUBLE 11 1/4" LVL HEADER. PROVIDE ROLLER SHADE BLINDS WITH ELECTRIC UP/DOWN CONTROLS
  - NEW DOOR WITH SIDELIGHT. DOOR IS NOT PART OF MEANS OF EGRESS.
  - INSTALL NEW TRIPLE 9 1/4" LVL HEADER OVER EXPANDED OPENING
  - RETURN RAMP HANDRAIL BOTTOM EXTENSION BACK TO WALL
  - WALL OFF STEPS TO UPPER FIRST FLOOR AND INSTALL NEW HANDRAIL TO BASEMENT. RE: 4/A-301 FOR TYPICAL WALL MOUNTED HANDRAIL
  - DEMO WALL BETWEEN FELLOWSHIP HALL AND RAMP. RECONSTRUCT TRUSS OVERHEAD AND INSTALL NEW CABLE RAIL AT EDGE OF FLOOR. RE: 2/A-301 FOR TYPICAL CABLE RAIL
  - INSTALL NEW RAMP HANDRAIL. ATTACH TO CABLE RAIL POSTS WHERE THEY OCCUR AND PROVIDE WALL BRACKETS ELSEWHERE. RETURN TOP AND BOT. EXTENSIONS TO TOP RAIL OF CABLE RAIL OR WALL AS SHOWN
  - RELOCATE EXISTING FURNACE TO NEW MECHANICAL CLOSET
  - CONTRACTOR TO COORDINATE CABINETRY SELECTION WITH OWNER. UTILIZE EXISTING PLUMBING CONNECTIONS FOR NEW SINK. REFRIGERATOR PROVIDED BY OWNER.
  - INSTALL DOUBLE 11 1/4" LVL HEADER (ABOVE CEILING) ACROSS OPENING FOR CAFE
  - NEW STOREFRONT WINDOW. INSTALL DOUBLE 9 1/4" LVL HEADER
  - OVERBUILD STEPS TO INFILL FLOOR AREA AT NEW OFFICE 105

- GENERAL NOTES**
- DIMENSIONS ARE TO FINISH FACE OF SURFACE UNLESS NOTED OTHERWISE.
  - INSTALL DOUBLE 2x8 HEADER OVER ALL NEW OPENINGS UNLESS NOTED OTHERWISE. ALL 2x HEADERS TO HAVE MIN. (1) JACK AND (1) KING STUD. ALL LVL HEADERS TO HAVE MIN. (2) JACK AND (1) KING STUDS.

- KEYED PLAN NOTES**
- DEMO DOORS AND CONCRETE STOOOP
  - DEMO WINDOWS AND MASONRY WALL FOR OVERHEAD DOOR PER NEW PLAN
  - DEMO STAGE / RAISED FLOOR
  - FLOOR DIFFUSERS TO BE ROUTED THROUGH NEW STAGE STEPS
  - DEMO RECESSED HEATER
  - DEMO SOUND BOOTH
  - DEMO OPENING FOR WINDOWS PER NEW PLAN. CENTER ON EXISTING RIDGE
  - DEMO DOOR AND MASONRY WALL AS SHOWN. NEW HEADER TO BE RAISED
  - DEMO DOOR AND WALL FOR FULL WIDTH OF RAMP
  - DEMO WALL MOUNTED HANDRAIL
  - DEMO WALL FROM FELLOWSHIP HALL FLOOR UP TO ROOF
  - DEMO RAILING
  - DEMO WALL FOR SHIFTED DOOR LOCATION PER NEW PLAN
  - DEMO FIXTURES AND ACCESSORIES THROUGHOUT EXCEPT SALVAGE PAPER-TONEL DISPENSER, SOAP DISPENSER, AND TOILET PAPER DISPENSER FOR REINSTALLATION
  - FURNACE TO BE RELOCATED PER NEW PLAN
  - PORTIONS OF EXISTING EAST/WEST 2x4 WALL FRAMING MAY BE LEFT IN PLACE AS IT COORDINATES WITH NEW PLAN. REMOVE ALL PLASTER OVER GYP BOARD VENER.
  - PROVIDE TEMPORARY SUPPORT OF SHED WHILE NEW FOUNDATION IS INSTALLED
  - RECONSTRUCT WEST WALL OF SHED ON TOP OF NEW FOUNDATION WALL
  - NEW OVERHEAD DOOR. INSTALL NEW TRIPLE 14" LVL HEADER
  - NEW STOREFRONT ENTRY DOOR AND SIDELIGHT
  - NEW 1'-2" HIGH STAGE. EXTEND EXISTING FLOOR DUCTS THROUGH FRAMING AND INTEGRATE SUPPLY DIFFUSERS INTO RISERS OF STEPS. COORD. WITH MECH CONTRACTOR
  - NEW RAMP UP TO STAGE. RE: 5/A-301 FOR TYPICAL RAILING AT OPEN SIDE OF RAMP. PROVIDE WALL MOUNTED HANDRAIL ALONG NORTH SIDE OF RAMP
  - NEW PLATFORM LEARNING STEPS. COORD. FINISH WITH OWNER. COORD. WITH OWNER AND A/V CONTRACTOR FOR CONNECTIONS NEEDED AT SOUND BOOTH
  - NEW STOREFRONT WINDOWS. INSTALL DOUBLE 11 1/4" LVL HEADER. PROVIDE ROLLER SHADE BLINDS WITH ELECTRIC UP/DOWN CONTROLS
  - NEW DOOR WITH SIDELIGHT. DOOR IS NOT PART OF MEANS OF EGRESS.
  - INSTALL NEW TRIPLE 9 1/4" LVL HEADER OVER EXPANDED OPENING
  - RETURN RAMP HANDRAIL BOTTOM EXTENSION BACK TO WALL
  - WALL OFF STEPS TO UPPER FIRST FLOOR AND INSTALL NEW HANDRAIL TO BASEMENT. RE: 4/A-301 FOR TYPICAL WALL MOUNTED HANDRAIL
  - DEMO WALL BETWEEN FELLOWSHIP HALL AND RAMP. RECONSTRUCT TRUSS OVERHEAD AND INSTALL NEW CABLE RAIL AT EDGE OF FLOOR. RE: 2/A-301 FOR TYPICAL CABLE RAIL
  - INSTALL NEW RAMP HANDRAIL. ATTACH TO CABLE RAIL POSTS WHERE THEY OCCUR AND PROVIDE WALL BRACKETS ELSEWHERE. RETURN TOP AND BOT. EXTENSIONS TO TOP RAIL OF CABLE RAIL OR WALL AS SHOWN
  - RELOCATE EXISTING FURNACE TO NEW MECHANICAL CLOSET
  - CONTRACTOR TO COORDINATE CABINETRY SELECTION WITH OWNER. UTILIZE EXISTING PLUMBING CONNECTIONS FOR NEW SINK. REFRIGERATOR PROVIDED BY OWNER.
  - INSTALL DOUBLE 11 1/4" LVL HEADER (ABOVE CEILING) ACROSS OPENING FOR CAFE
  - NEW STOREFRONT WINDOW. INSTALL DOUBLE 9 1/4" LVL HEADER
  - OVERBUILD STEPS TO INFILL FLOOR AREA AT NEW OFFICE 105

ARCHITECT:  
**PIPER-WIND ARCHITECTS, Inc.**  
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**LEAWOOD PRESBYTERIAN**  
RED DOOR RENOVATION  
2715 WEST 83rd STREET, LEAWOOD, KANSAS 66206

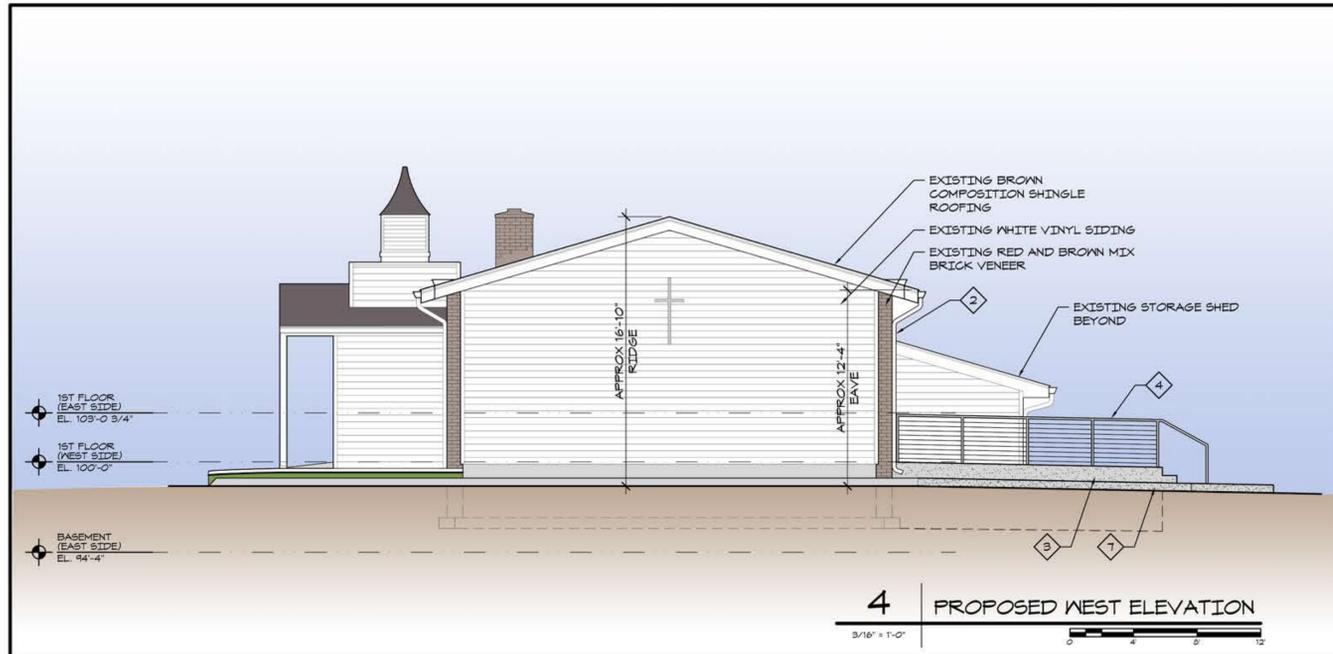
FINAL DEVELOPMENT PLAN

PROJECT NO.	4117
DATE	10/22/2018
DRAWN BY	MDB
CHECKED BY	JMW
REVISION	
REVISION DATE	DESCRIPTION

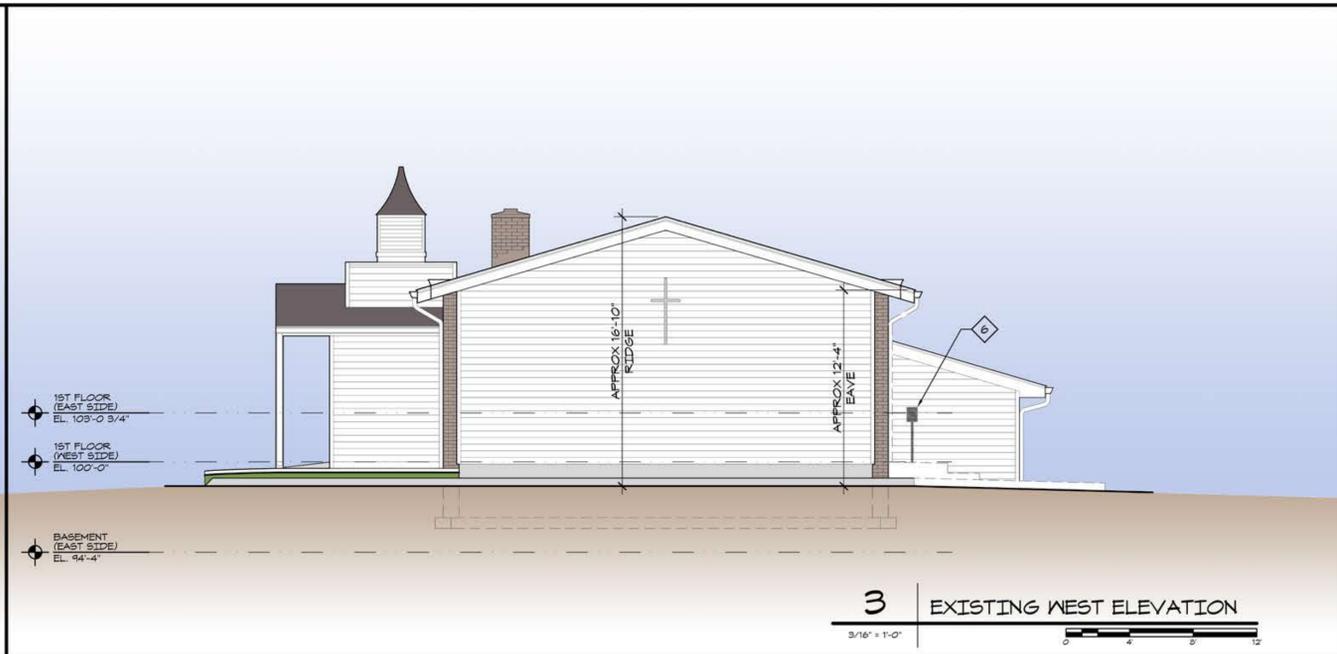
SHEET TITLE & NUMBER  
**FIRST FLOOR PLANS**

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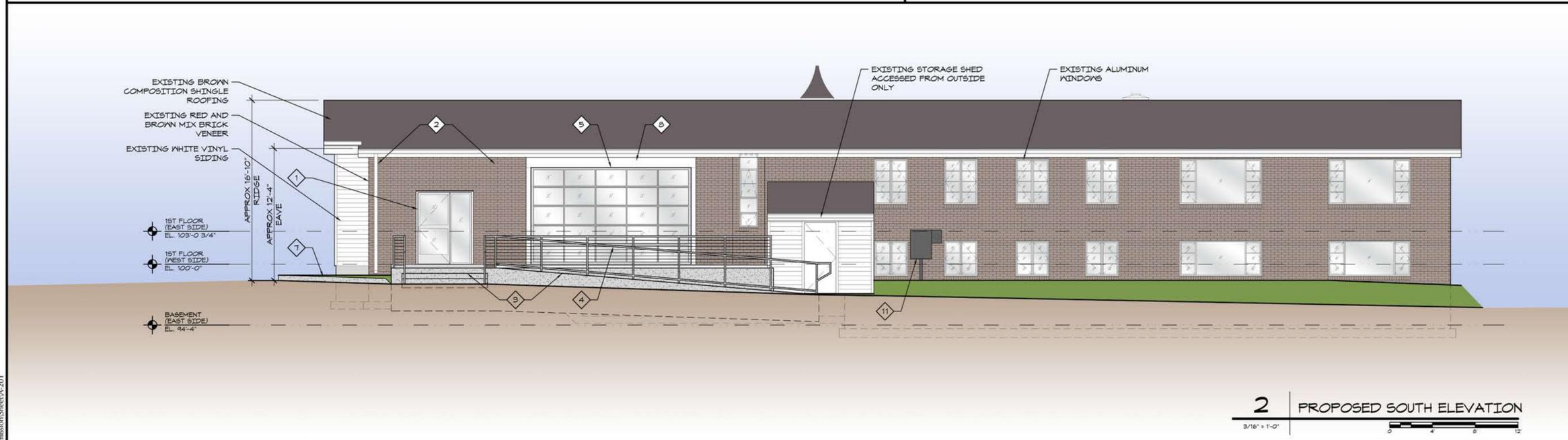
**A-102**



**4** PROPOSED WEST ELEVATION  
3/16" = 1'-0"



**3** EXISTING WEST ELEVATION  
3/16" = 1'-0"



**2** PROPOSED SOUTH ELEVATION  
3/16" = 1'-0"



**1** EXISTING SOUTH ELEVATION  
3/16" = 1'-0"

- GENERAL NOTES**
- TOUCH UP ALL GALVANIZED STEEL SURFACES AFTER FIELD WELDING OR IF COATING IS DAMAGED DURING INSTALLATION
- KEYED NOTES**
- DEMO EXISTING HOLLOW METAL DOORS AND INSTALL NEW ALUMINUM AND GLASS STOREFRONT STYLE DOORS, CLEAR ANODIZED ALUMINUM FINISH
  - RELOCATE EXISTING DOWNPOUT TO WEST SIDE OF NEW PATIO
  - NEW CONCRETE PATIO, STEPS, AND RAMP
  - NEW RAILING AROUND PATIO AND AT STEPS AND RAMP
  - DEMO OPENING IN WALL FOR NEW ALUMINUM GLASS PANEL OVERHEAD DOOR, CLEAR ANODIZED ALUMINUM FINISH
  - EXISTING ELECTRICAL METERS TO BE RELOCATED TO EAST SIDE OF SHED
  - NEW CONCRETE CURB PER PLAN
  - COMPOSITE TRIM BOARDS AROUND NEW OVERHEAD DOOR, PAINT WHITE TO MATCH EXISTING SIDING AND TRIM
  - DEMO CURB
  - DEMO CONCRETE STOOP AND SIDEWALK
  - NEW ELECTRICAL PANEL AND METER LOCATION

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**LEAWOOD PRESBYTERIAN**  
 RED DOOR RENOVATION  
 2715 WEST 83rd STREET, LEAWOOD, KANSAS 66206

**FINAL DEVELOPMENT PLAN**

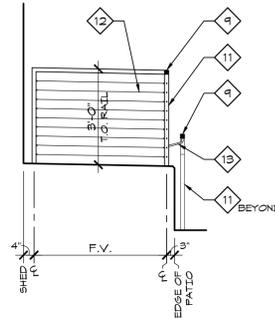
PROJECT NO.	4117
DATE	10/22/2018
DRAWN BY	MDR
CHECKED BY	BMH
CHECKED BY	
REVISED DATE	DESCRIPTION

SHEET TITLE & NUMBER  
**EXTERIOR ELEVATIONS**

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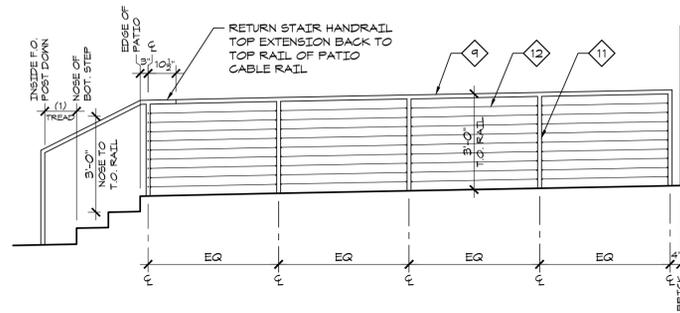
**A-201**

10/16/2018 2:26 PM J:\AutoCAD\Projects\Leawood Presbyterian RED DOOR\Planning\Commission\Sheet\A-201 Piper-Wind Architects, Inc.



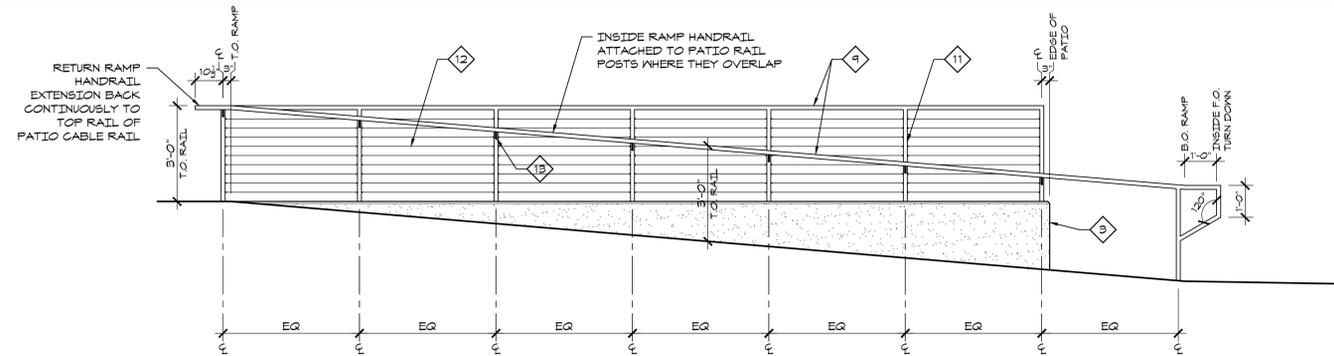
**4 RAILING ELEVATION**

3/8" = 1'-0"



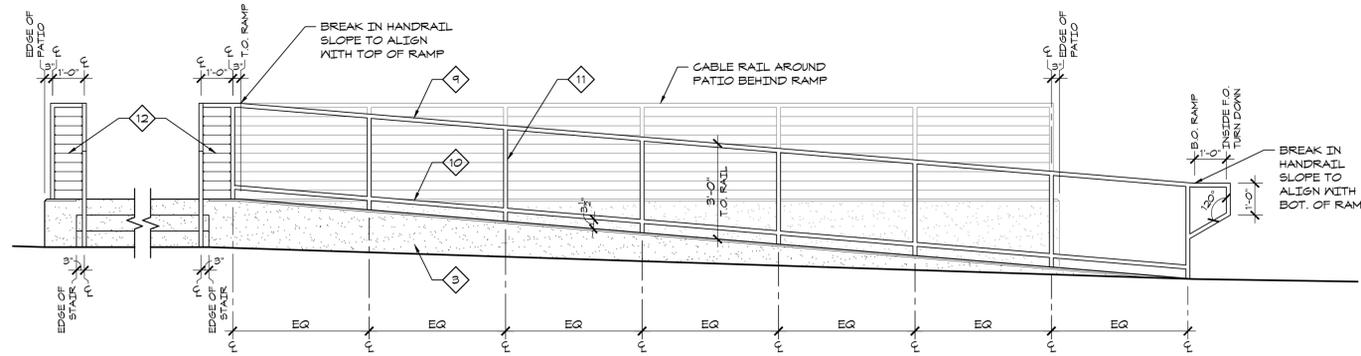
**3 RAILING ELEVATION**

3/8" = 1'-0"



**2 RAILING ELEVATION**

3/8" = 1'-0"



**1 RAILING ELEVATION**

3/8" = 1'-0"

**GENERAL NOTES**

- TOUGH UP ALL GALVANIZED STEEL SURFACES AFTER FIELD WELDING OR IF COATING IS DAMAGED DURING INSTALLATION

**KEYED NOTES**

- 1 NOT USED
- 2 NOT USED
- 3 NEW CONCRETE PATIO, STEPS, AND RAMP
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 NOT USED
- 9 1 1/2" GALV. TUBE STEEL TOP RAIL AT ALL RAILINGS, TYPICAL
- 10 1 1/2" GALV. TUBE STEEL BOTTOM RAIL AT RAMP, TYPICAL
- 11 1 1/2" GALV. TUBE STEEL POST AT ALL RAILINGS, TYPICAL
- 12 STAINLESS STEEL CABLE RAIL, TYPICAL
- 13 WELD GALV. SOLID STEEL ROD HANDRAIL BRACKET TO POST

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**LEAWOOD PRESBYTERIAN**  
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 2715 WEST 83rd STREET, LEAWOOD, KANSAS 66206

FINAL  
 DEVELOPMENT  
 PLAN

PROJECT NO.	DATE	DRAWN BY	CHECKED BY	REVISED DATE	DESCRIPTION
4117	10/22/2018	MDB	JMW		

SHEET TITLE & NUMBER

RAILING  
 ELEVATIONS

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A-202

# City of Leawood Planning Commission Staff Report

MEETING DATE: NOVEMBER 27, 2018  
REPORT WRITTEN: NOVEMBER 16, 2018

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**STATE LINE NORTH OFFICE BUILDING – REQUEST FOR APPROVAL OF A PRELIMINARY PLAN, FINAL PLAN, PRELIMINARY PLAT, AND FINAL PLAT – Located south of 127<sup>th</sup> Street and west of State Line Road – Case 130-18** **\*\*PUBLIC HEARING\*\***

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## APPLICANT:

- The applicant and architect is Scott Coryell with Bell/Knott & Associates.
- The property owner is MO'S State Line Building, LLC.
- The engineer is Judd Claussen with Phelps Engineering.
- The landscape architect is Kevin Vogt with VerdiGris Studio Midwest.

## REQUEST:

- The applicant is requesting approval of a Preliminary Plan, Final Plan, Preliminary Plat and Final Plat for a 9,702 sq.ft, single-story, office building on 1.2 acres for an F.A.R of 0.19.

## COMPREHENSIVE PLAN DESIGNATION:

- The Comprehensive Plan designates this area as Office.

## ZONING:

- The property is zoned SD-O, Planned Office.

## SURROUNDING ZONING/LAND USE:

- North To the north of the property is Brookdale Assisted Living Facility, zoned AG (Agricultural).
- South To the south of the property is State Line Office Building, a building zoned SD-O (Planned Office).
- East To the east of the property is State Line Road and single family residential located within the city of Kansas City, MO.
- West To the west of the property is Leawood South, a residential subdivision zoned RP-4 (Planned Cluster Residential District) under a previous version of the Leawood Development Ordinance (LDO).

## LOCATION:



**SITE PLAN COMMENTS:**

- The proposed building is located approximately 1,000' south of 127<sup>th</sup> Street and west of State Line Road.
- The driveway entrance is located on the south side of the property off of State Line Road. The primary building entrance is located on the south side of the building.
- A 5 foot sidewalk spans the southern and western sides of the building. Head-in parking spaces are directly adjacent to the main sidewalk.
- Two ADA parking spaces are provided on the south side of the building, in front of the main entrance and adjacent to the 5 foot sidewalk.
- The trash enclosure is proposed on the southwest corner, attached to the building.
- Parking is located on the west and south sides of the building. There are 39 parking spaces provided for the development.
- Bike racks are proposed to be located at the southeastern corner of the building, adjacent to the 5 foot sidewalk.
- Landscaping is shown around the perimeter of the property and the proposed building.
- A 5 foot sidewalk connection is provided from the east side of the building to State Line Road.
- A 2.5 foot high Versa Lok retaining wall is proposed along the southeast corner of the building. The wall will match as closely as possible to the wall design of the adjacent office building to the south.

**FINAL PLAT:**

- The final plat contains one lot on 1.2 acres.
- A 10' utility easement is shown along the north, east and west property lines.
- The final plat consists of the following:

<i>Parcel</i>	<i>Area (sq.ft.)</i>	<i>Area (Acres)</i>
Lot 1	52,121.56	1.1965
ROW	5,600	0.1286

**BULK REGULATIONS:**

<i>Criteria</i>	<i>Required</i>	<i>Provided</i>	<i>Conformance</i>
Front Setback - Structures	40'	78'	Complies
Side Setback - Structures	40'	40.1'	Complies
Rear Setback - Structures	40'	34'	Deviation requested to building setback along north property line only
Setback from Residential - Structures	75'	96'	Complies
Parking Setback	25'	25'	Complies
Open Space	30%	47.9%	Complies
F.A.R.	0.25	0.19	Complies
Height Limit	90'	20'	Complies
Interior Site Landscaping	8%	8.27%	Complies

**DEVIATIONS:**

- The applicant is requesting a deviation to the rear yard setback (north property line), changing the 40' setback required within the SD-O zoning district to 34'. Per Section 16-3-9(A)5 of the Leawood Development Ordinance, setbacks of buildings from a property line other than a public street may be reduced to 85% of the standard requirement, when compensating additional open space on a

1:1 ratio. The applicant is proposing 47.9% open space, which is above the required 30% open space.

### **ELEVATIONS:**

- The proposed building is composed primarily of tan colored natural stone (Buechel Stone Corporation, Fon Du Lac Rustic), and brown cementitious siding (Rustic Series by Woodtone) on all elevations.
- The natural stone will skirt the building on all four sides to a height of approximately 5'. A buff colored cast stone will provide a cap for the stone skirt.
- Medium brown brick will accent the building facades on the northern and southern elevations, and will wrap the entryway columns and trash enclosure.
- The trash enclosure is proposed to be located on the western elevation, and is site obscured by a solid steel gate.
- Decorative light fixtures will be located on the entryway columns and above the rear door on the northern elevation.
- An aluminum storefront system will be installed on the north and south elevations. Aluminum window frames will be located on all facades.
- The applicant proposes a spandrel glazing on the bottom 2/3rds of a portion of the building windows for privacy.
- The remainder of the windows will have a light gray tinted glazing.
- The roofing material will consist of Davinci Multi-Width Shake shingle in Aged Cedar.

### **LANDSCAPING:**

- Perimeter street trees will be installed along State Line Road at a rate of 1 per 35 lineal feet, and ornamental trees will be planted a rate of 1 per 12 lineal feet. Due to space limitations between the back-of-curb and sidewalk, the trees will be planted on the west side of the sidewalk.
- Deciduous shrubs will be planted along State Line Road at a rate of 1 per 5 lineal feet.
- The western property line is screened from the residential neighborhood by shade and evergreen trees planted at a rate of 1 per 20 lineal feet and by deciduous shrubs and grasses at a rate of 1 per 6 lineal feet. Grading at the property line provides a natural berm, a minimum of 3' in height, screening the view to the parking lot.
- A shade tree is provided for each 10 parking spaces.
- Berms three feet in height and accented with landscaping are proposed to screen the parking lots near the north property line and adjacent to the north side of the main driveway entrance.
- The northern and southern property lines are site obscured by ornamental trees, deciduous and evergreen grasses and shrubs.

### **PARKING:**

- Parking is located on the south and west sides of the building.
- The Leawood Development Ordinance requires 3 to 4 parking spaces per 1,000 sq.ft. of lease space. The applicant proposes 39 parking space at ratio of 4 spaces per 1,000 sq.ft., meeting the requirements of the LDO.

### **SIGNAGE:**

- No signage is proposed with this application. Signage will be reviewed through a separate application by the Planning Commission and approved by the City Council.

### **LIGHTING:**

- The applicant provided a photometric study showing a uniformity ratio of 3.58 within the parking lot, a maximum of 0.5 foot-candles at the property line, and a minimum maintained average illumination of 0.18 foot-candles for pedestrian ways, meeting the requirements of the LDO.
- The applicant proposes brushed aluminum wall sconces from the Northland Collection.
- The proposed parking lot light fixture is Philips Gardco PureForm LED at a height of 18' tall, including the base.

### **TRAFFIC:**

- Per the Public Works department, a traffic study is not required.

### **IMPACT FEES:**

- The applicant is responsible for a public art impact fee or a piece of public art. Approval of the design and location of the art will need to go before the Arts Council and Planning Commission at a later date. In lieu of that, the applicant may pay a public art impact fee in the amount of \$0.15/square foot of finished floor area estimated at current date to be ( $\$0.15 \times 9,702 = \$1,455.30$ ). This amount is subject to change by Ordinance.
- A park impact fee in the amount of \$0.15/square foot of finished floor area is required for non-residential estimated at current date to be ( $\$0.15 \times 9,702 = \$1,455.30$ ). This amount is subject to change by Ordinance.

### **GOLDEN FACTORS:**

- **The character of the neighborhood:**  
This area is characterized primarily as residential and office with an office building located directly south of this property. Leawood South, a residential subdivision is located to the south and west of this property. Kansas City, Missouri is located on the east side of State Line Road.
- **The zoning and uses of properties nearby:**  
The multi-family subdivision of Leawood South, zoned RP-4 (Planned Cluster Residential under a previous Leawood Development Ordinance) surrounds this property on the west side, with an existing office building to the south. To the north of the property is Brookdale Assisted Living Facility, zoned AG (Agricultural) and Homestead of Leawood, an assisted living facility, zoned AG.
- **The suitability of the subject property for uses to which it has been restricted:**  
The property is currently zoned SD-O (Planned Office) and serves as a buffer between the existing multi-family residential subdivision of Leawood South and State Line Road, a major arterial with a substantial amount of traffic. This use will also be compatible with the existing office use to the south. Green areas and landscaping are proposed along the perimeter of the subject property, which contributes to the buffer requirements of the Leawood Development Ordinance. This property is more suitable for office than residential due to frontage on State Line Road.
- **The extent to which removal of the restrictions will detrimentally affect nearby property:**  
Although the site is suitable for this development, the recommended stipulations are necessary to ensure a high quality project that will fit in with the surrounding multi-family and office developments.

- **The length of time that the property has been vacant:**  
The property has been vacant since its incorporation into the City of Leawood under the AG zoning classification.
- **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:**  
There would be little gained from the denial of this application. The proximity of this site to other office uses and major arterial streets makes it suitable for the proposed use and inappropriate for other uses such as single family residential.
- **The recommendation of the permanent staff:**  
City Staff recommends approval of the application with the stipulations in the staff report.
- **Conformance of the requested change to the adopted master plan of the City of Leawood:**  
The Comprehensive Plan designates this site as Office, which matches the proposed use of the property.

**STAFF COMMENTS:**

- The site does not provide an adequate turnaround provision for 47 foot long and 10 foot wide fire truck, per Section 7-215 of the City of Leawood Code. Staff recommends the applicant work with the adjacent property owner to the south to connect the two parking lots, providing a fire truck circulation route between both sites. **(Stipulation 5)**
- Staff is not supportive of the spandrel glass proposed on the windows, but recommends the tenant use window blinds as a sources of privacy. **(Stipulation 13)**
- All ground mounted utilities should be screened. The applicant did not screen the transformer located on the northwest corner of the building. **(Stipulation 14)**
- The northern parking lot extends beyond the 25' parking lot setback. The applicant should revise to meet the requirements of the Leawood Development Ordinance. **(Stipulation 15)**

**STAFF RECOMMENDATIONS:**

Staff recommends approval of State Line North Office Building – Request for approval of a Preliminary Plan, Final Plan, Preliminary Plat and Final Plat, with the following stipulations:

1. The project is limited to the construction of a 9,702 sq.ft. office building located on 1.2 acres for an F.A.R. of 0.19.
2. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed underground. This must be done prior to final occupancy of any building within the project.
3. The applicant is responsible for a public art impact fee or a piece of public art. Approval of the design and location of the art will need to go before the Arts Council and Planning Commission at a later date. In lieu of that, the applicant may pay a public art impact fee in the amount of \$.15/square foot of finished floor area estimated at current date to be \$1,455.30 (\$.15 x 9,702). This amount is subject to change by Ordinance.
4. A park impact fee in the amount of \$.15/square foot of finished floor area is required for non-residential estimated at current date to be \$1,455.30 (\$.15 x 9,702). This amount is subject to change by Ordinance.

5. Prior to Governing Body, plans shall be revised to provide an adequate fire truck turn around provision, per Section 7-215 of the Leawood City Code, and per the Fire Marshal's memo dated November 19, 2018.
6. All utility boxes, not otherwise approved with the final development plan, with a height of less than 55 inches, a footprint of 15 sq.ft. in area or less, or a pad footprint of 15 sq.ft. in area or less, shall be installed only with the prior approval of the Director of Planning as being in compliance with the Leawood Development 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.
8. Per the Leawood Development Ordinance, where pedestrian routes intersect vehicular access routes, the material of the pedestrian route shall be enhanced and differentiated from the vehicular paving material, including the pedestrian crossing across the driveway off of State Line Road.
9. The project shall meet all required setbacks of the Leawood Development Ordinance with the exception of a deviation is approved to allow for a 34' building setback from the north property line.
10. Prior to recording with the county, the applicant shall revise the Final Plat to include the building and parking setback lines from the east property line, adjacent to State Line.
11. 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.
12. All downspouts shall be enclosed.
13. Prior to Governing Body approval, the applicant shall remove the spandrel glass from the building elevations.
14. Prior to Governing Body approval, the applicant shall screen the transformer located on the northwest corner of the building. 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.
15. Prior to Governing Body, the applicant shall revise the northern parking lot extension located on the west side of the building to not encroach the 25' parking lot setback.
16. Per the Leawood Development Ordinance, all parking lot light fixtures associated with this project shall be a maximum of 18' in height from grade, including base.
17. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
18. The approved final landscape plan shall contain the following statements:
  - All trees shall be callipered and undersized trees shall be rejected.
  - All parking lot islands shall be bermed to discourage foot traffic.
  - All hedges shall be trimmed to maintain a solid hedge appearance.
  - All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.

- Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
- 19. All landscaped open space shall consist of a minimum of 60% living materials.
- 20. 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.
- 21. Per the Leawood Development Ordinance, the perimeter area of all on-site open parking areas shall be screened from the view of adjacent properties and streets to a minimum height of 3 feet by the use of a combination of berms and/or walls accented with plant material.
- 22. Per the Leawood Development Ordinance, at the time of planting, plant material screening the ground mounted utilities shall be a minimum of 6" taller than the utility it is to screen, with lower shrubs in the foreground to eliminate any gaps in screening.
- 23. The applicant shall construct the retaining wall on the southeast corner of the building to match the retaining wall of the office building located directly to the south.
- 24. All landscaped areas shall be irrigated.
- 25. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo dated November 20, 2018 and on file with the City of Leawood Planning and Development Department, prior to recording the plat.
- 26. The applicant shall obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo dated November 19, 2018 and on file with the City of Leawood Planning and Development Department, prior to issuance of a building permit.
- 27. A sign permit from the Community Development Department shall be obtained prior to installation of any signs.
- 28. 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.
- 29. All sidewalks shall be installed as per street construction standards.
- 30. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
- 31. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
- 32. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through thirty-two.

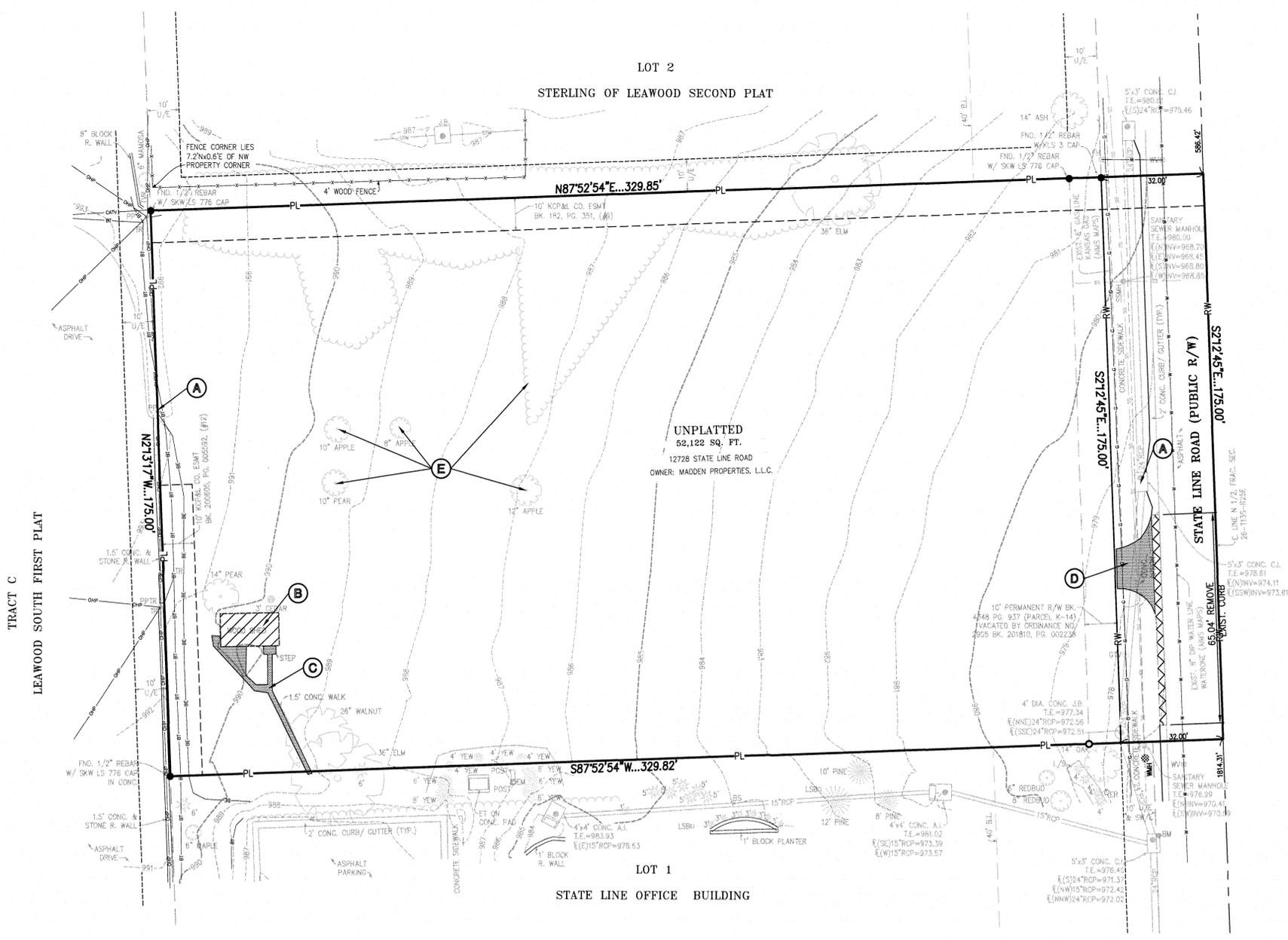




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**DEMOLITION PLAN**  
 STATE LINE NORTH OFFICE BUILDING  
 12728 STATE LINE ROAD  
 LEAWOOD, KANSAS



**DEMOLITION KEY NOTES:**

- (A)** ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.
- (B)** THE CONTRACTOR SHALL REMOVE ALL PRE-EXISTING STRUCTURES, FOUNDATIONS, FOOTINGS, PIERS, WATER WELLS, SEPTIC TANKS, LATERAL LINES, BURIED DEBRIS, MISCELLANEOUS CONCRETE, ETC. WHICH MAY BE ENCOUNTERED DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES.
- (C)** THE CONTRACTOR SHALL REMOVE ALL EXISTING CONCRETE AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION. TYPICAL LOCATION.
- (D)** THE CONTRACTOR SHALL REMOVE EXISTING CONCRETE DRIVE ENTRANCE. REMOVE AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION.
- (E)** THE CONTRACTOR SHALL REMOVE ALL GROUND VEGETATION, TREES, SHRUBS, BRUSH AND DEBRIS SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CLEARED ITEMS. TYPICAL LOCATION.

**LEGEND:**

	EXISTING LIGHT POLE		EXISTING WATERLINE
	REMOVE EXISTING CURB AND GUTTER		EXISTING GAS LINE
	EXISTING BUILDING TO BE REMOVED		EXISTING BURIED ELEC.
	EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED		EXISTING BURIED TELEPHONE
			EXISTING SANITARY SEWER
			EXISTING STORM SEWER
			FIRE HYDRANT (EXISTING)

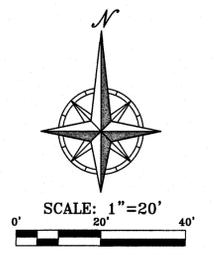
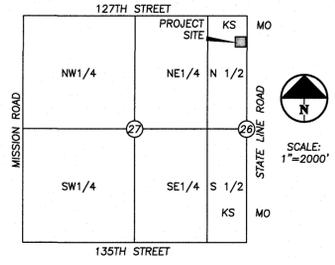
- DEMOLITION NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
  - THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
  - DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**UTILITY NOTE:**  
 UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL DIG. PEI DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON.

BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1 800 DIG-SAFE OR 811 FOR UTILITY LOCATES.

**BENCHMARK:** VERTICAL DATUM = ASSUMED BASED ON PEI SURVEY JOB#95378

- FOUND "C" CUT ON NORTHEAST CORNER OF CURB INLET ON STATE LINE ROAD ±33 FEET SOUTHWEST OF SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION =976.51

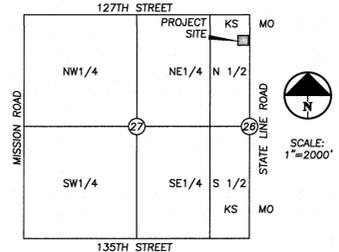
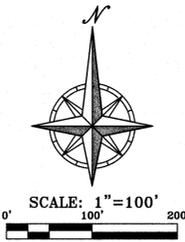
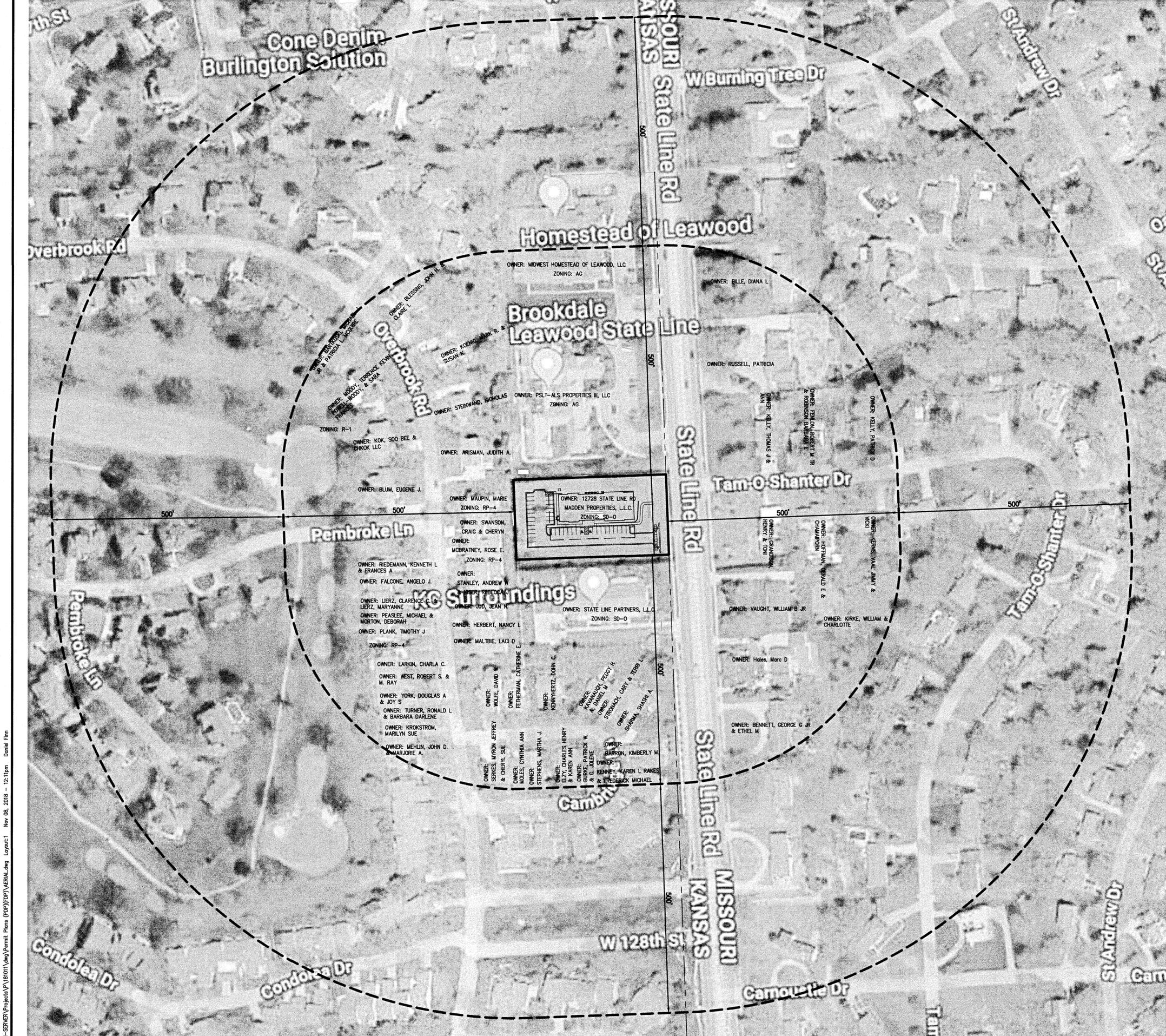


VICINITY MAP  
 FRACTIONAL SEC. 26-T13S-R25E

PROJECT NO.	DATE	NO.	REVISIONS	BY	APP.
10-23-18	11-09-18	1	REVISED PER STAFF COMMENTS	DAF	JDC



**UTILITY NOTES:**  
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



VICINITY MAP  
FRACTIONAL SEC. 26-T13S-R25E



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PLANNING  
ENGINEERING  
IMPLEMENTATION

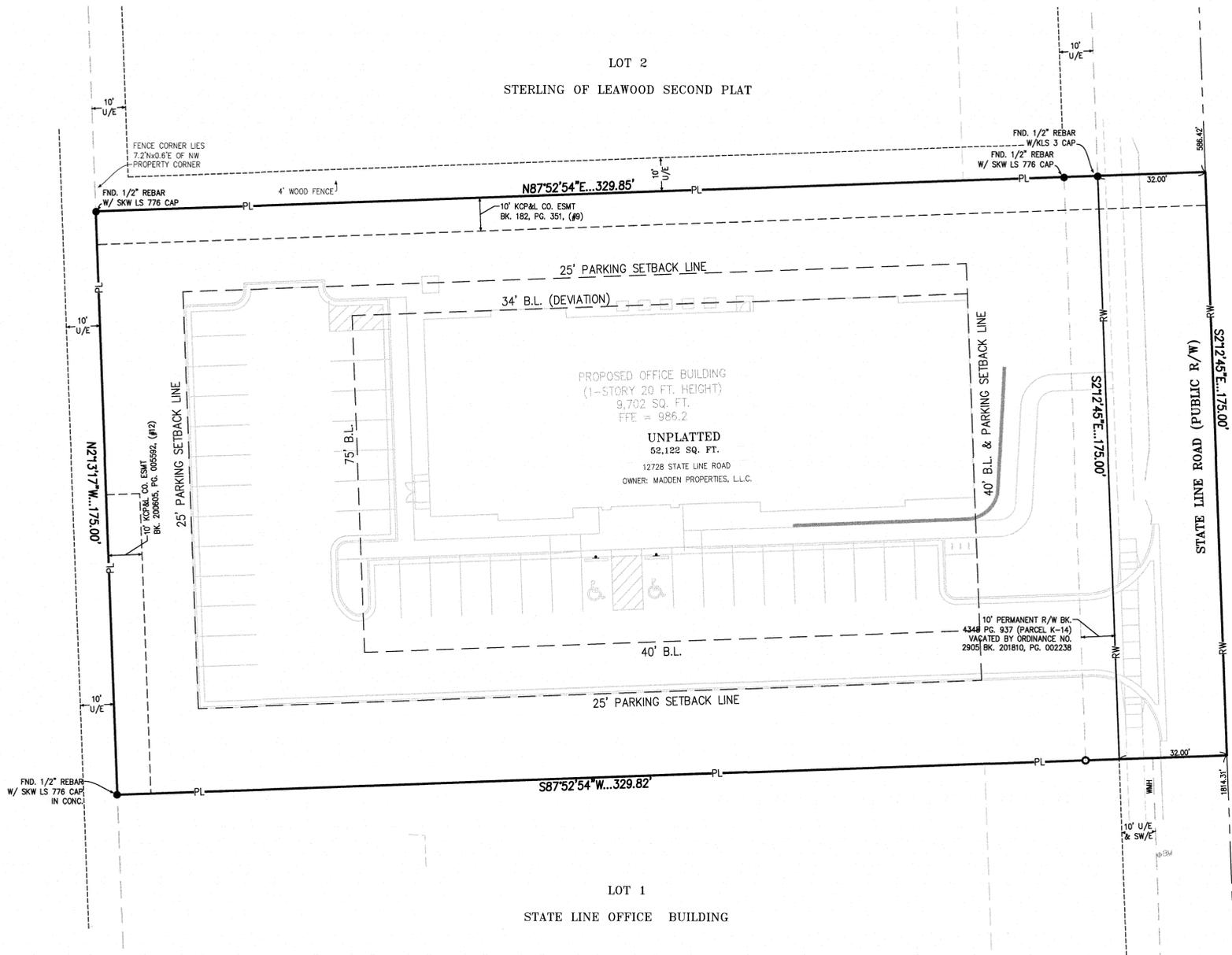


**AREIAL PLAN**  
STATE LINE NORTH OFFICE BUILDING  
12728 STATE LINE ROAD  
LEAWOOD, KANSAS

PROJECT NO.	DATE	NO.	BY	APP.	REVISIONS
181011	11-08-18	1	DAF	JDC	
10-23-18					REVISED PER STAFF COMMENTS
10-23-18					CHECKED: DAF APPROVED: JDC
10-23-18					CERTIFICATE OF AUTHORIZATION
10-23-18					LAND SURVEYING - LS-92
10-23-18					ENGINEERING - E-301
10-23-18					CERTIFICATE OF AUTHORIZATION
10-23-18					LAND SURVEYING - LS-92
10-23-18					ENGINEERING - E-301

SHEET  
**C2**

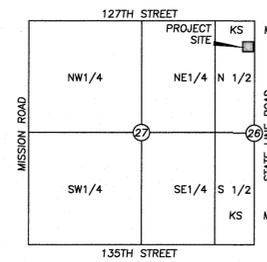
\\PBS-SERVER\Projects\181011\ang\Permit Plans (PDP)\PDP\VERIAL.dwg Layout:1 Nov 08, 2018 - 12:11pm Daniel Finn



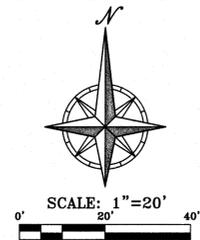
**LEGAL DESCRIPTION:**

All that part of the North One-Half of Fractional Section 26, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, and being more particularly described as follows:  
 Commencing at the Northeast corner of the North One-Half of said Fractional Section 26; thence S 21°32'33" E, along the East line of the North One-Half of said Fractional Section 26 and also along the Kansas-Missouri state line, a distance of 73.58 feet to the Northwest corner of the Southwest Quarter of Fractional Section 18, Township 47 North, Range 33 West, Jackson County, Missouri; thence S 21°24'5" E, continuing along the East line of the North One-Half of said Fractional Section 26 and the Kansas-Missouri state line, a distance of 175.00 feet to the Northeast Plot corner of STATE LINE OFFICE BUILDING, a platted subdivision of land in the City of Leawood, Johnson County, Kansas; thence S 87°52'54" W, along the North plot line of said STATE LINE OFFICE BUILDING, a distance of 329.82 feet to the Northwest Plot corner of said STATE LINE OFFICE BUILDING, said Northwest plot corner also being on the East Plot line of LEAWOOD SOUTH FIRST PLAT, a platted subdivision of land in the City of Leawood, Johnson County, Kansas; thence N 21°31'7" W measured, N 21°35'5" W platted, along the East plot line of said LEAWOOD SOUTH FIRST PLAT, a distance of 175.00 feet to the Southwest Plot corner of said STERLING OF LEAWOOD SECOND PLAT; thence N 87°52'54" E, along the South plot line of said STERLING OF LEAWOOD SECOND PLAT, a distance of 329.85 feet to the Point of Beginning containing 1.3251 acres, more or less, unplatted land.

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	52121.56	1.1965
PLAT	57721.56	1.3251
ROW	5600.00	0.1286



VICINITY MAP  
FRACTIONAL SEC. 26-T13S-R25E



Know what's below.  
Call before you dig.

UTILITY NOTES:  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.  
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



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**PRELIMINARY PLAT**  
STATE LINE NORTH OFFICE BUILDING  
12728 STATE LINE ROAD  
LEAWOOD, KANSAS

PROJECT NO.	DATE	BY	REVISIONS
181011	11-08-18	DAF	REVISED PER STAFF COMMENTS
0-23-18			

SHEET  
**C3**



**PHELPS ENGINEERING, INC.**  
 1270 N. Winchester  
 Olathe, Kansas 66061  
 (913) 393-1155  
 Fax (913) 933-1165  
 www.phelpsengineering.com



**SITE PLAN**  
 STATE LINE NORTH OFFICE BUILDING  
 12728 STATE LINE ROAD  
 LEAWOOD, KANSAS

No.	Date	By	App.	Revisions
1	11-08-18	DAF	JDC	REVISED PER STAFF COMMENTS

PROJECT NO. 181011  
 DATE: 10-23-18  
 DRAWING: CHL  
 CHECKED: DAF  
 APPROVED: JDC  
 CONSULTING ENGINEER OF AUTHORIZATION  
 LAND SURVEYING - KS-92  
 MEASUREMENT OF AUTHORIZATION  
 MEASUREMENT NO. 2007002128  
 EXPIRES: 08/31/2028

**SHEET**  
**C4**

**LEGAL DESCRIPTION:**

All that part of the North One-Half of Fractional Section 26, Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, and being more particularly described as follows:  
 Commencing at the Northeast corner of the North One-Half of said Fractional Section 26; thence S 21°32'23" E, along the East line of the North One-Half of said Fractional Section 26 and also along the Kansas-Missouri state line, a distance of 73.58 feet to the Northwest corner of the Southwest Quarter of Fractional Section 18, Township 47 North, Range 33 West, Jackson County, Missouri; thence S 21°24'45" E, continuing along the East line of the North One-Half of said Fractional Section 26, a distance of 586.42 feet to the Southeast Flat corner of STERLING OF LEAWOOD SECOND PLAT, a platted subdivision of land in the City of Leawood, Johnson County, Kansas, said Southeast Flat corner also being the Point of Beginning; thence S 21°24'45" E, continuing along the East line of the North One-Half of said Fractional Section 26 and the Kansas-Missouri state line, a distance of 175.00 feet to the Northeast Flat corner of STATE LINE OFFICE BUILDING, a platted subdivision of land in the City of Leawood, Johnson County, Kansas; thence S 87°52'54" W, along the North plat line of said STATE LINE OFFICE BUILDING, a distance of 329.82 feet to the Northwest Flat corner of said STATE LINE OFFICE BUILDING; said Northwest Flat corner also being on the East Flat line of LEAWOOD SOUTH FIRST PLAT, a platted subdivision of land in the City of Leawood, Johnson County, Kansas; thence N 21°17'17" W measured, N 21°3'55" W platted, along the East plat line of said LEAWOOD SOUTH FIRST PLAT, a distance of 175.00 feet to the Southwest Flat corner of said STERLING OF LEAWOOD SECOND PLAT; thence N 87°52'54" E, along the South plat line of said STERLING OF LEAWOOD SECOND PLAT, a distance of 329.85 feet to the Point of Beginning containing 1.3251 acres, more or less, of unplatted land.

**GROSS ±57,721.56 SF, ±1.3251 ACRES**  
**NET ±52,121.56 SF, ±1.1965 ACRES**

**SITE PLAN NOTES:**

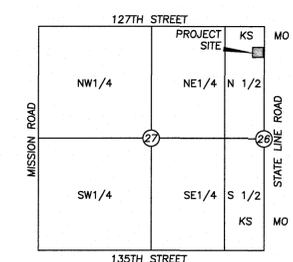
- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:  
 A) City ordinances and O.S.A. Resolutions.  
 B) The City of Leawood Technical Specifications and Municipal Code.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Leawood, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc., as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.

**SITE DIMENSION NOTES:**

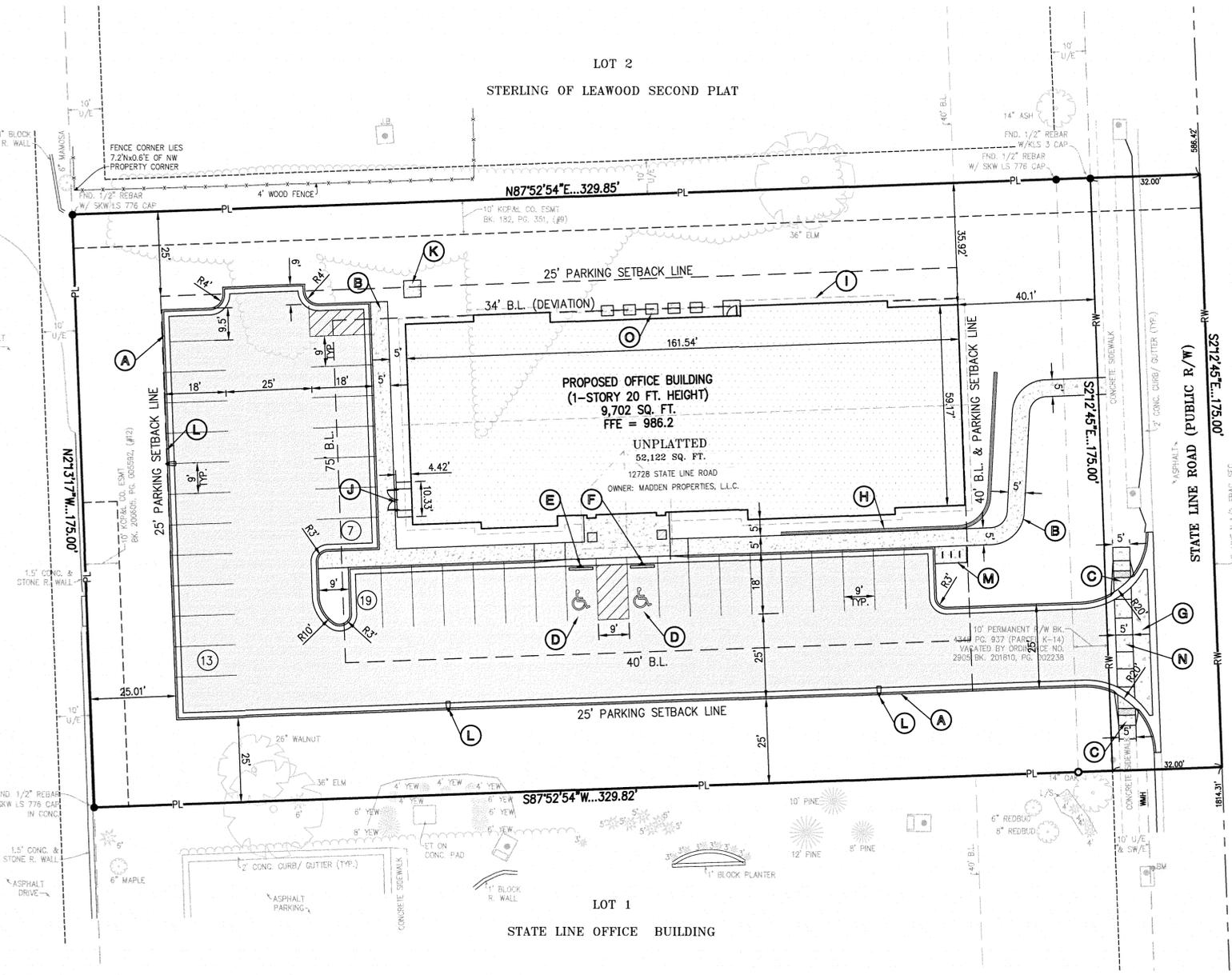
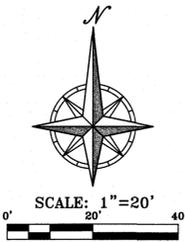
- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

**PAVEMENT MARKING AND SIGNAGE NOTES:**

- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-2912 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.



**VICINITY MAP**  
 FRACTIONAL SEC. 26-T13S-R25E



**SITE DATA**

LOT 1 AREA	52,121.56 S.F. / 1.1965 AC.
ZONING: EXISTING	SD-0
BUILDING HEIGHT (1-STORY)	20 FT.
PROPOSED BUILDING (1-STORY GROSS) FAR	9,702 S.F. / 0.186
FLOOR AREA	9,702 S.F. / 18.6%
% OF SITE COVERED BY BUILDING	

**PARKING DATA**

REQUIRED PARKING MIN. (3/1000 S.F.)	29
MAX. (4/1000 S.F.)	39
PROPOSED PARKING STANDARD STALLS (9'-0" X 18'-0")	37
ACCESSIBLE STALLS	2
TOTAL STALLS (4/1000)	39
REQUIRED ACCESSIBLE STALLS TOTAL STALLS	26-50
REQUIRED STANDARD ACCESSIBLE STALLS	1
REQUIRED VAN ACCESSIBLE STALLS	1

**SITE KEY NOTES:**

- (A) CONSTRUCT 2' CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (OMIT DETECTIBLE MARKING).
- (D) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS & BUMPER PER CITY STD. DETAIL (2).
- (E) INSTALL HANDICAPPED PARKING SIGN (1).
- (F) INSTALL VAN ACCESSIBLE PARKING SIGN (1).
- (G) CONSTRUCT COMMERCIAL CONCRETE ENTRANCE PER CITY STD. DETAIL.
- (H) CONSTRUCT MODULAR BLOCK RETAINING WALL.
- (I) BUILDING OVERHANG (RE: ARCH. PLANS).
- (J) TRASH ENCLOSURE (RE: ARCH. PLANS).
- (K) CONSTRUCT CONCRETE TRANSFORMER PAD.
- (L) INSTALL PARKING LOT LIGHT (RE: ARCH. PLANS).
- (M) PROPOSED BIKE RACKS (RE: ARCH. PLANS).
- (N) CONSTRUCT PLAIN SCORED CONCRETE CROSSWALK.
- (O) PROPOSED CONDENSING UNITS (TYP., RE: ARCH & MEP PLANS).

**LEGEND**

- PL PROPERTY LINE
- LOT LINE
- R/W RIGHT-OF-WAY
- PROPOSED CURB & GUTTER
- PROPOSED PARKING ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK

**BENCHMARK:** VERTICAL DATUM = ASSUMED BASED ON PEI SURVEY JOB#95378  
 1. FOUND "C" CUT ON NORTHEAST CORNER OF CURB INLET ON STATE LINE ROAD ±33 FEET SOUTHEAST OF SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 976.51

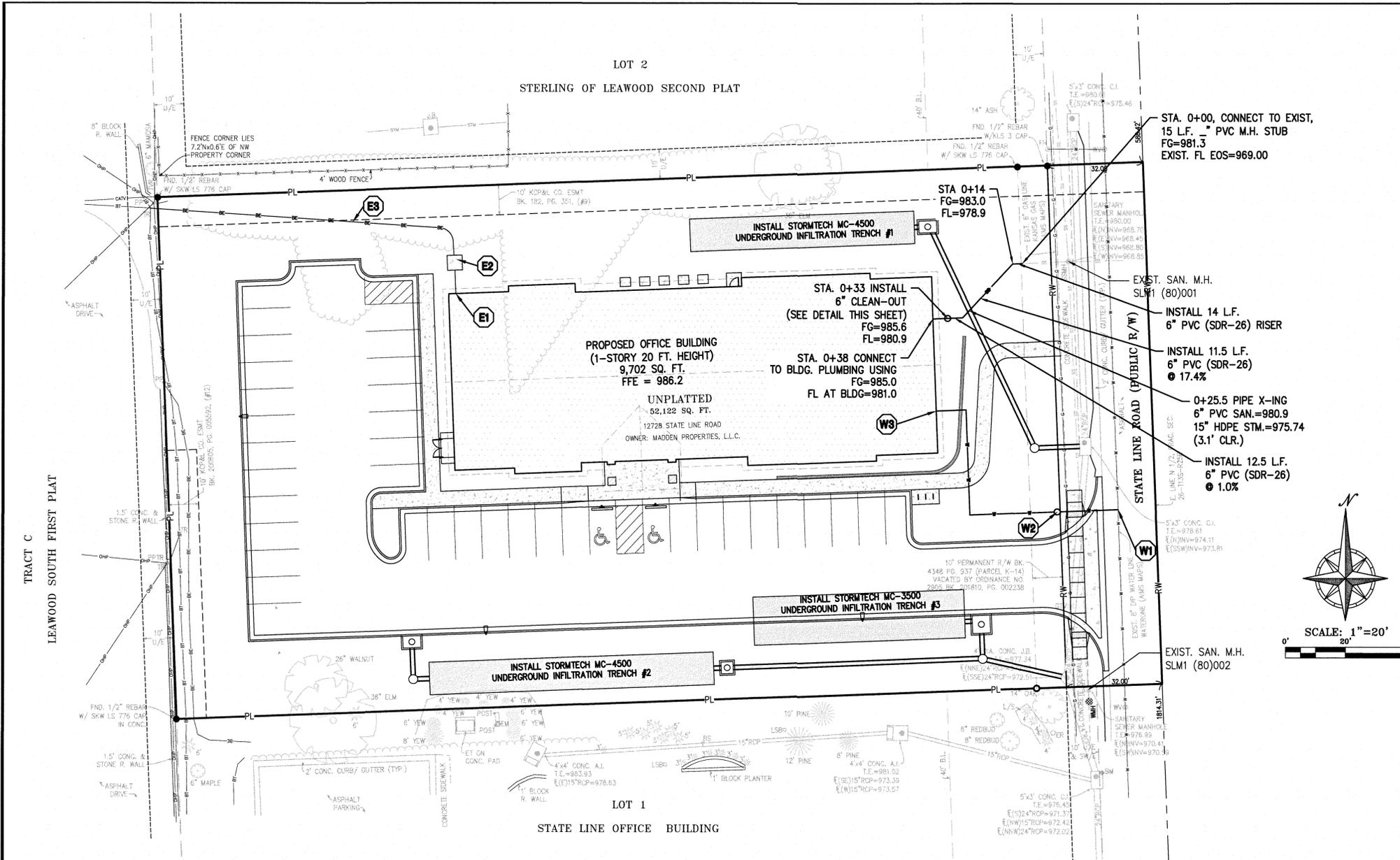
**FLOOD NOTE:**  
 THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, MAP NO. 20091C00856, AND DATED AUGUST 3, 2009.

**UTILITY NOTE:**  
 UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL DIG. PEI DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON.

BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1 800 DIG-SAFE OR 811 FOR UTILITY LOCATES.

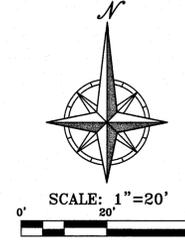
**ZONING:**  
 THIS PROPERTY IS ZONED SD-0 (PLANNED OFFICE) PER JOHNSON COUNTY AIMS WEBSITE  
 NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.





**UTILITY NOTES:**

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate any existing utilities which conflict with the proposed improvements shown on the plans.
- The construction of storm sewers on this project shall conform to the requirements of the City of Leawood, Kansas Technical Specifications and Design Criteria.
- The contractor shall verify the exact location and elevation of the existing storm sewer lines and the existing elevation at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
- It will be the contractor's responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
- Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
- The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City of Leawood, Kansas.
- The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of the City of Leawood, Kansas and the Johnson County Unified Wastewater District.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Leawood, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
- The contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
- All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
- Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
- Water lines shall be installed per WaterOne & City of Leawood standards and specifications.
- Minimum trench width shall be 2 feet.
- Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to waterone's specifications for commercial services.
- All waterlines shall be kept min. ten (10) feet (parallel) from sanitary sewer lines or manholes. Or when crossing, on 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
- In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing (or encased in concrete to same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 24" clearance. Meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CJASCS 50).
- All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
- All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
- Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to paving.
- When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.



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**UTILITY PLAN**  
STATE LINE NORTH OFFICE BUILDING  
12728 STATE LINE ROAD  
LEAWOOD, KANSAS

V:\PE-SERVER\Projects\1510101\1510101.dwg Layout:UTILITY Nov 08, 2018 - 12:13pm Daniel Finn

**LEGAL DESCRIPTION:**  
ALL OF THE SOUTH 175.00 FEET OF THE NORTH 835.00 FEET OF THE EAST 330.00 FEET OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 26, TOWNSHIP 13, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, EXCEPT ANY PART IN STREETS OR ROADS.  
**NET AREA = ±1.1065 ACRES / ±52,122 SQ.FT.**

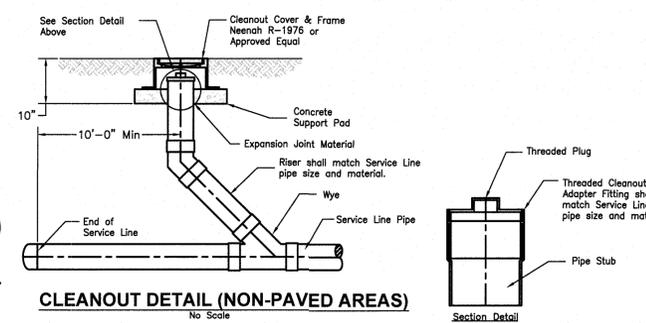
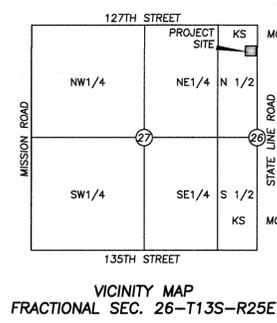
**BENCHMARK:** VERTICAL DATUM = ASSUMED BASED ON PEI SURVEY JOB#95378

- FOUND "C" CUT ON NORTHEAST CORNER OF CURB INLET ON STATE LINE ROAD ±33 FEET SOUTHEAST OF SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION =976.51

**FLOOD NOTE:**  
THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, MAP NO. 20091C00856, AND DATED AUGUST 3, 2009.

**UTILITY NOTE:**  
UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MARKING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL DIG. PEI DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON.  
BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1 800 DIG-SAFE OR 811 FOR UTILITY LOCATES.

- KEY NOTES:**
- E1** ELECTRIC ENTRY INTO BUILDING. FOLLOW KCPL REQUIREMENTS (RE: BUILDING ELECTRIC PLAN.)
  - E2** PROPOSED LOCATION OF CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH KCPL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.
  - E3** FOLLOW KCPL WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE TO POWER POLE.
  - W1** CONTRACTOR TO PERFORM AND COORDINATE 8"x1-1/2" TAP ON EXISTING MAIN FOR PROPOSED DOMESTIC SERVICE LINE. CONTRACTOR SHALL TRANSITION FROM 1-1/2" TO 2" DOMESTIC SERVICE LINE AT POINT 5 FEET PAST METER. CONTACT WATERONE FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM DEVELOPMENT FEES ASSESSED BY WATERONE.
  - W2** PROVIDE AND INSTALL 1-1/2" WATER METER PIT PER WATERONE REQUIREMENTS. CONTRACTOR TO COORDINATE AND PAY ALL FEES. ALL LABOR AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR'S PLUMBER IN ACCORDANCE WITH WATERONE STANDARDS.
  - W3** 2" DOMESTIC WATERLINE ENTRY TO BUILDING (IN SAME TRENCH AS FIRE LINE WHERE APPLICABLE). CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES (RE: BUILDING PLANS), GATE VALVES, REDUCERS, BENDS, TEES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.



- LEGEND**
- |         |                               |       |                                  |
|---------|-------------------------------|-------|----------------------------------|
| — PL —  | PROPERTY LINE                 | — S — | PROPOSED STORM SEWER             |
| — L —   | LOT LINE                      | — R — | PROPOSED ROOF DRAIN / UNDERDRAIN |
| — R/W — | RIGHT-OF-WAY                  | — S — | PROPOSED SANITARY SEWER LINE     |
| — G —   | EXISTING GAS LINE             | — W — | PROPOSED WATER LINE              |
| — BE —  | EXISTING BURIED ELECTRIC LINE | — G — | PROPOSED GAS LINE                |
| — T —   | EXISTING TELEPHONE LINE       | — E — | PROPOSED BURIED ELECTRICAL LINE  |
| — SWP — | EXISTING OVERHEAD POWER LINE  | — T — | EXISTING BURIED TELEPHONE LINE   |
| — W —   | EXISTING WATER LINE           | — S — | EXISTING STORM SEWER             |
| — W —   | EXISTING WATER LINE           | — S — | EXISTING STORM SEWER             |

- SANITARY SEWER SERVICE LINE NOTES:**
- ALL SERVICE LINES SHALL BE 6" PVC (SDR-26) W/ RUBBER-GASKETED JOINTS (UNLESS OTHERWISE NOTED).
  - ALL SERVICE LINES TO BE INSTALLED AT 1.00% UNLESS OTHERWISE NOTED.
  - THREE (3) FEET OF COVER SHALL BE MAINTAINED AT ALL TIMES OVER THE TOP OF THE SANITARY SEWER MAIN & SERVICE STUBS.
  - NO ROOF DRAINS SHALL CONNECT TO SANITARY SEWER.
  - NO FOUNDATION DRAINS ARE INCLUDED WITH THIS PROJECT.
  - SANITARY SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT IOW SERVICE LINE DESIGN AND CONSTRUCTION STANDARDS.
  - IN THE EVENT OF WORK IN OR ON THE JOE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT WILL BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
  - RETAINING WALL DRAINS SHALL NOT CONNECT TO SANITARY SEWER.



**UTILITY NOTES:**  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PROJECT NO.	151011	Date	11-08-18
DATE: 10-23-18	BY: DAF	DATE OF APPROVAL:	
CHECKED: DAF	DATE OF APPROVAL:	DATE OF APPROVAL:	
DESIGNED: DAF	DATE OF APPROVAL:	DATE OF APPROVAL:	
DRAWN: DAF	DATE OF APPROVAL:	DATE OF APPROVAL:	
CHECKED: DAF	DATE OF APPROVAL:	DATE OF APPROVAL:	
DESIGNED: DAF	DATE OF APPROVAL:	DATE OF APPROVAL:	
DRAWN: DAF	DATE OF APPROVAL:	DATE OF APPROVAL:	

SHEET  
**C6**





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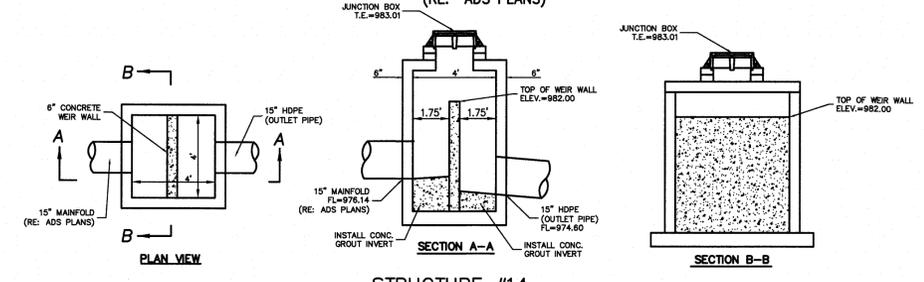
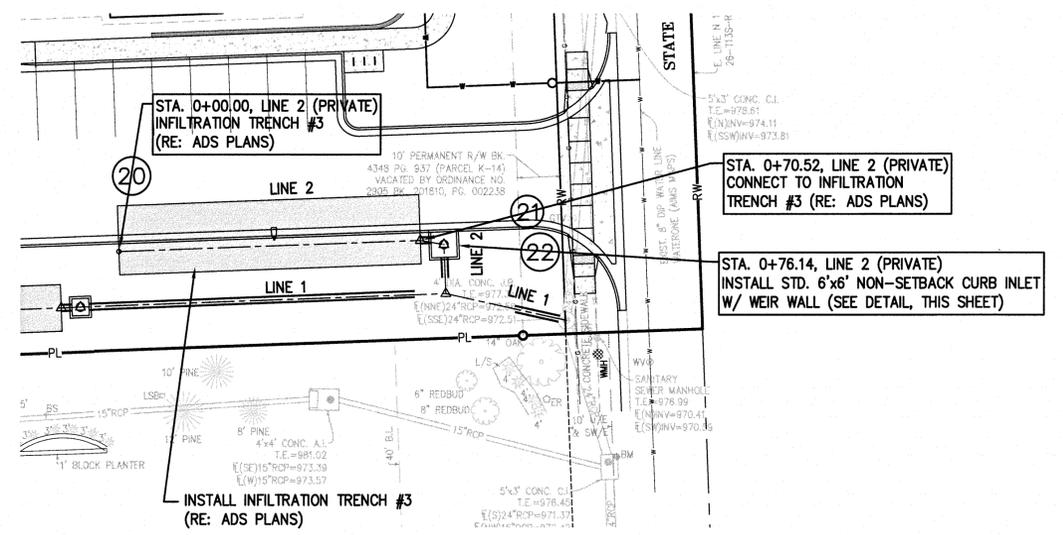
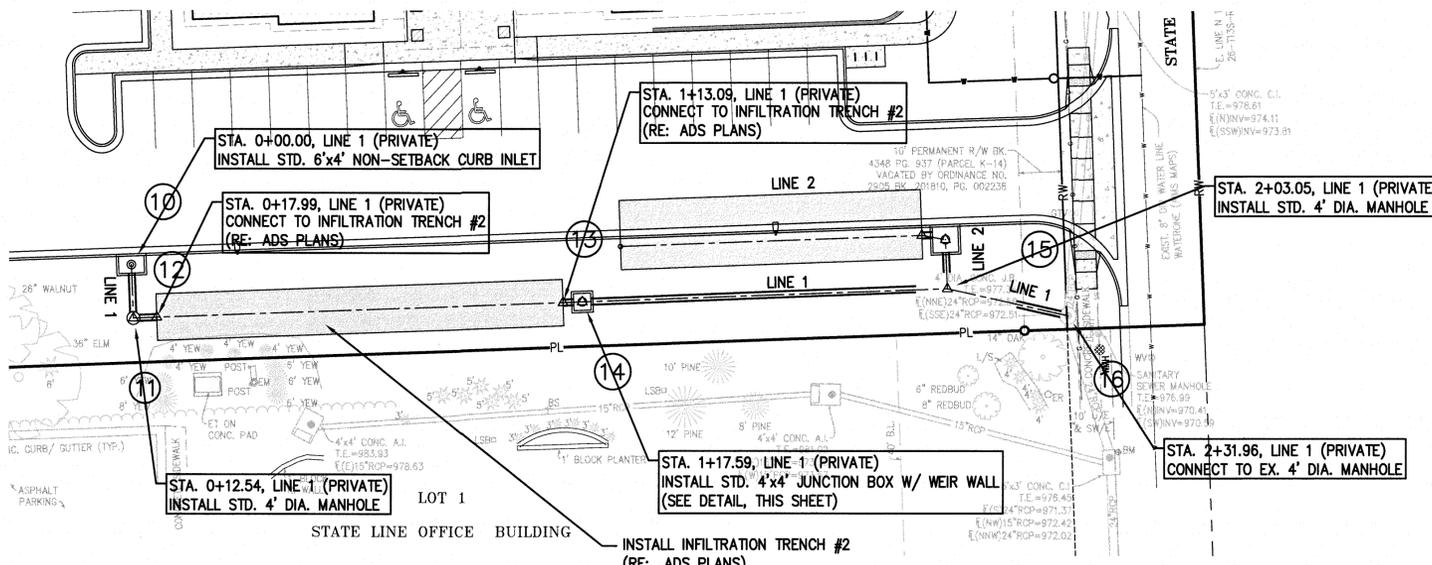
PLANNING  
 ENGINEERING  
 IMPLEMENTATION

**PEI**

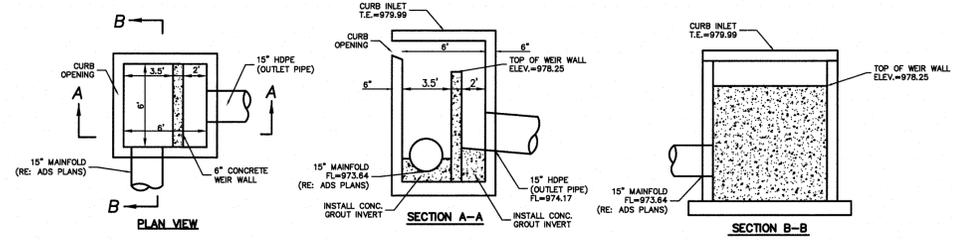
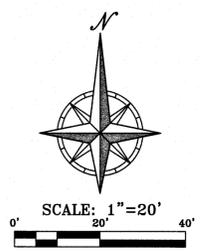
**STORM SEWER PLAN & PROFILE**  
 STATE LINE NORTH OFFICE BUILDING  
 12728 STATE LINE ROAD  
 LEAWOOD, KANSAS

PROJECT NO.	DATE	BY	APP.	REVISIONS
181011	11-08-18	DAF	JDC	
10-23-18		DAF	JDC	REVISED PER STAFF COMMENTS
10-23-18		DAF	JDC	CHECKED, DAF APPROVED, JDC
10-23-18		DAF	JDC	CERTIFICATE OF AUTHORIZATION
10-23-18		DAF	JDC	LAND SURVEYING - LS-42
10-23-18		DAF	JDC	ENGINEERING - E-36
10-23-18		DAF	JDC	CERTIFICATE OF AUTHORIZATION
10-23-18		DAF	JDC	LAND SURVEYING - LS-42
10-23-18		DAF	JDC	ENGINEERING - E-36

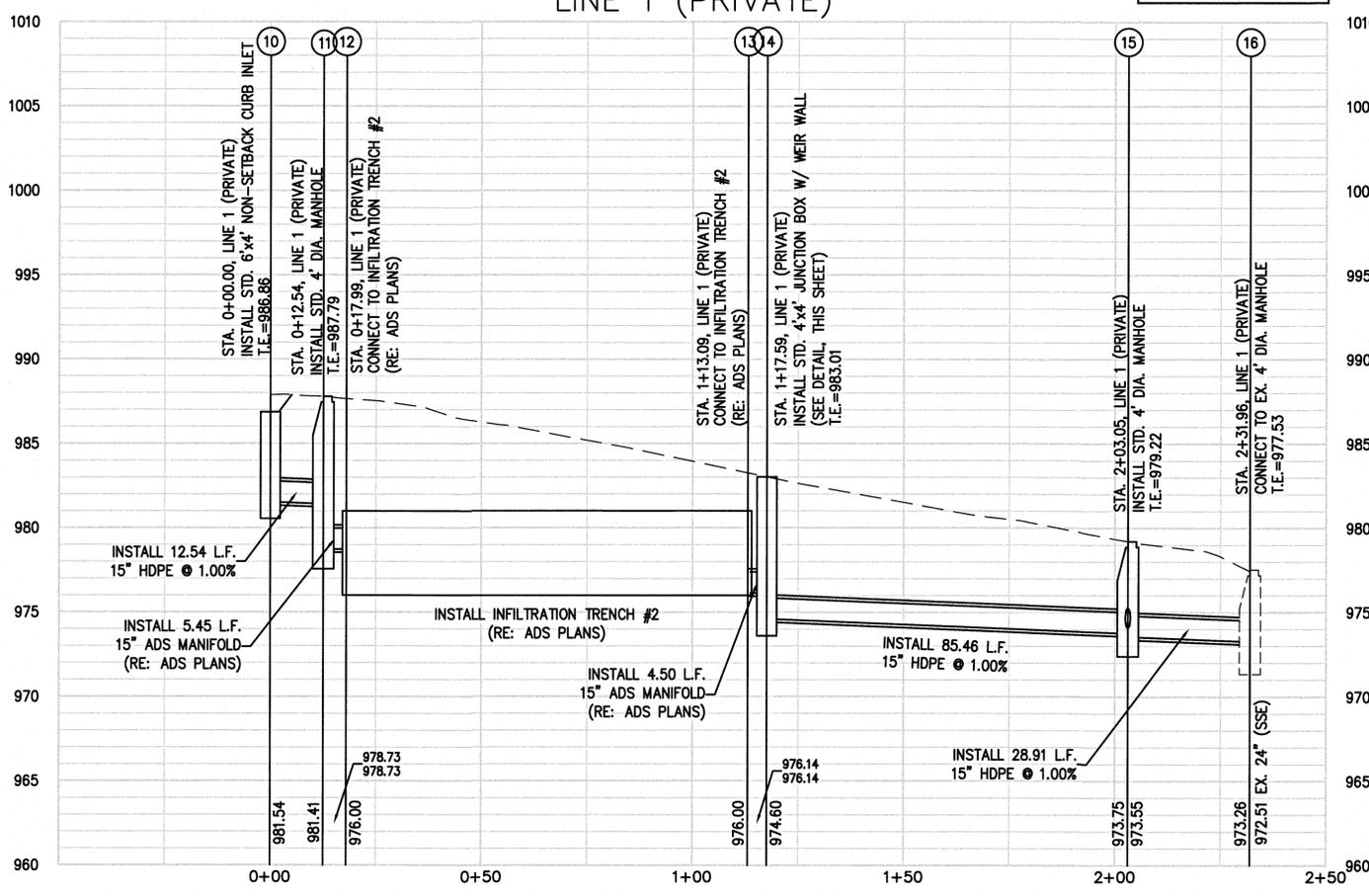
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**C8**



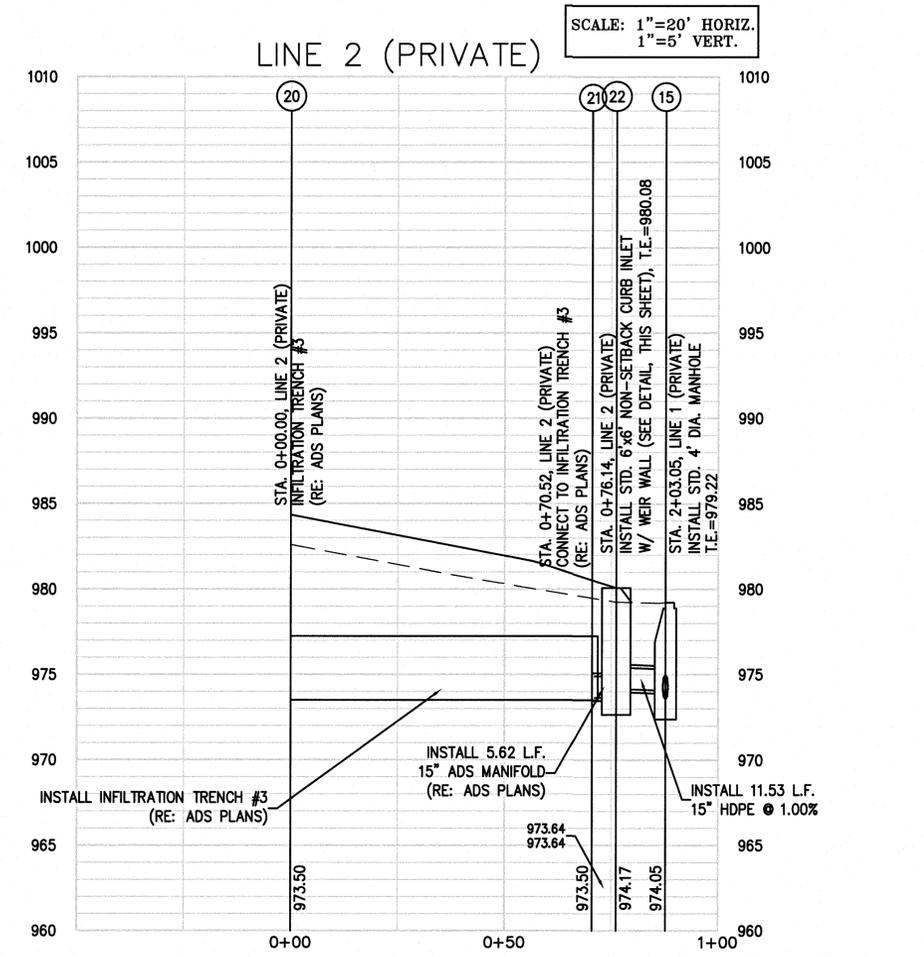
STRUCTURE #14  
 4'x4' JUNCTION BOX W/ WEIR WALL



STRUCTURE #22  
 6'x6' NON-SETBACK CURB INLET  
 W/ WEIR WALL



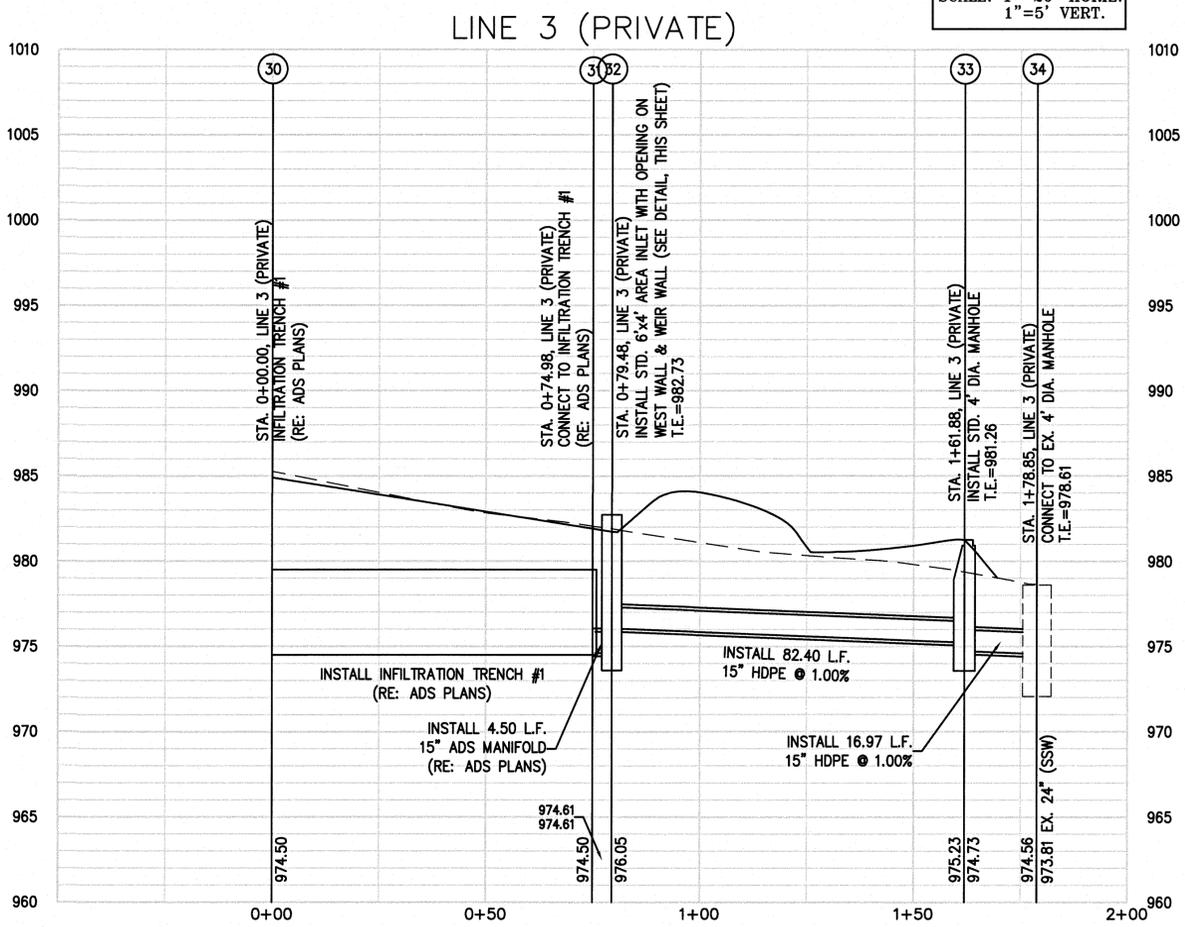
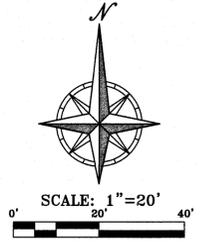
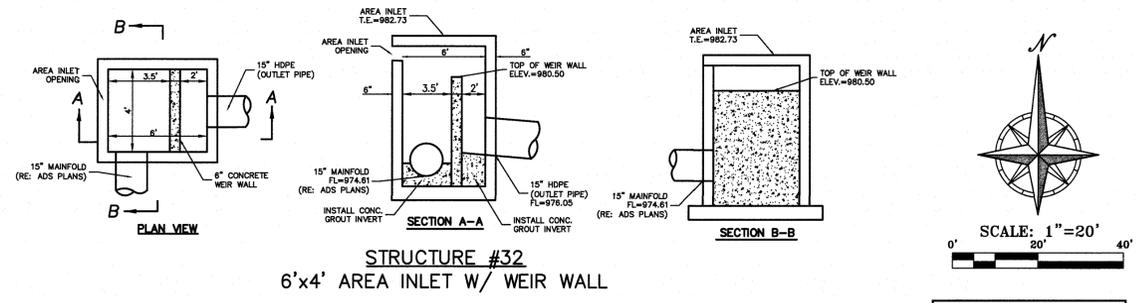
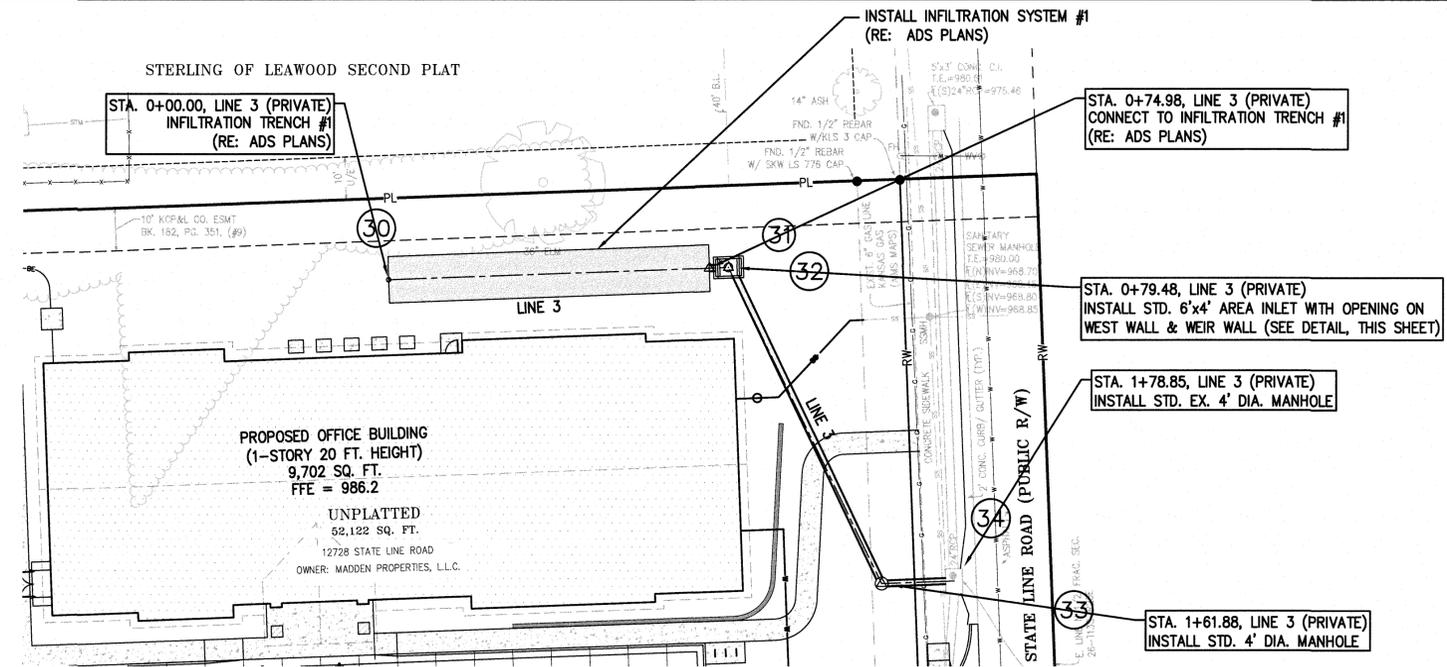
SCALE: 1" = 20' HORIZ.  
 1" = 5' VERT.



SCALE: 1" = 20' HORIZ.  
 1" = 5' VERT.

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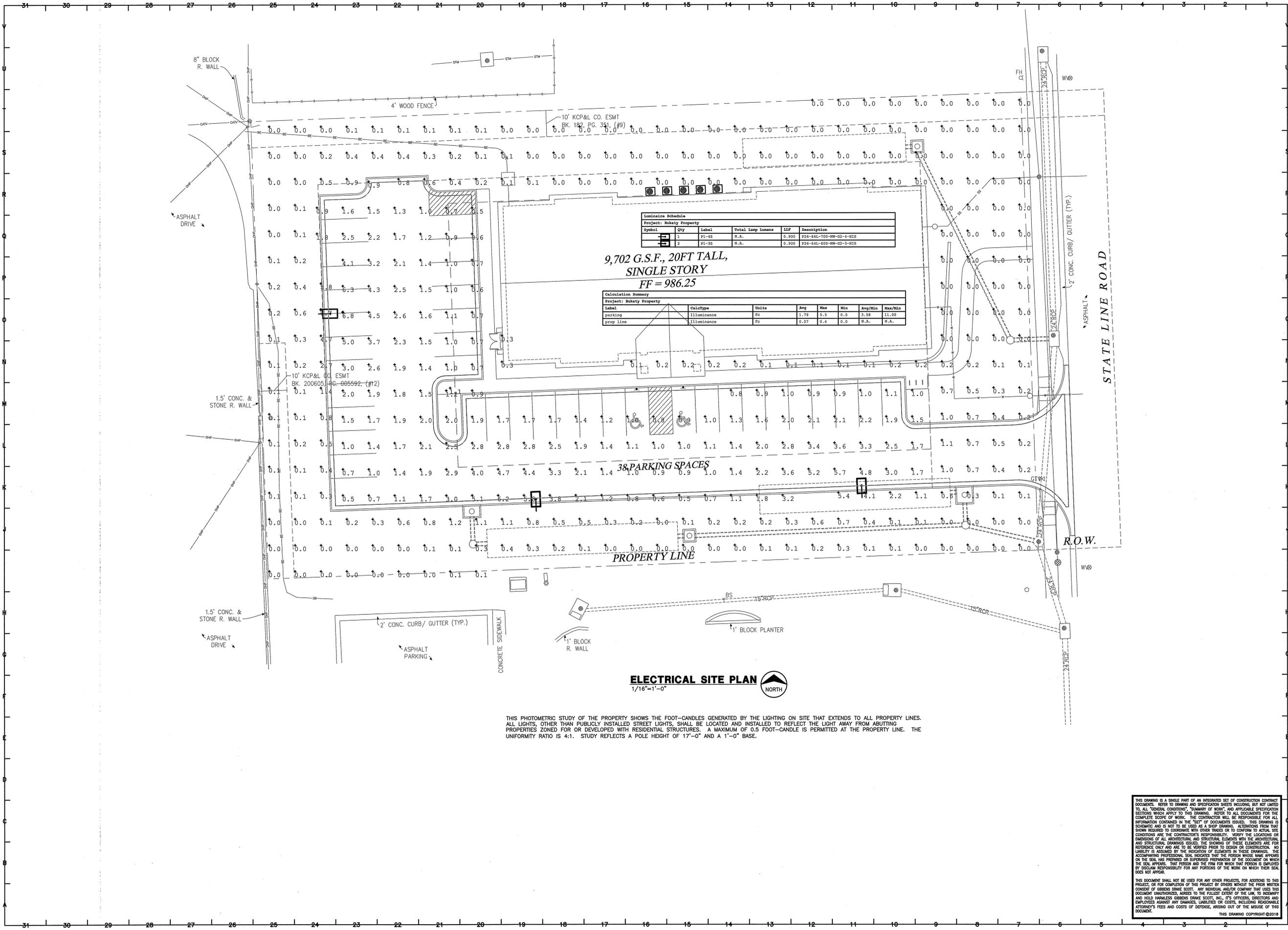
PLANNING  
ENGINEERING  
IMPLEMENTATION



**STORM SEWER PLAN & PROFILE**  
STATE LINE NORTH OFFICE BUILDING  
12728 STATE LINE ROAD  
LEAWOOD, KANSAS

PROJECT NO.	181011	Date	11-08-18
DATE TO 23-18	DATE TO 23-18	DATE TO 23-18	DATE TO 23-18
CHECKED: DAF	APPROVED: JDC	REVISIONS:	REVISED PER STAFF COMMENTS
DATE OF AUTHORIZATION	DATE OF AUTHORIZATION	BY:	DATE:
NAME: DANIEL FIM	NAME: DANIEL FIM	DFI	JDC
STATE: KANSAS	STATE: KANSAS		
EXPIRES: 12-31-22	EXPIRES: 12-31-22		
REGISTERED PROFESSIONAL ENGINEER	REGISTERED PROFESSIONAL ENGINEER		
NO. 111710	NO. 111710		

SHEET  
**C9**



**Luminaire Schedule**

Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
1	P1-45	N.A.	0.900	0.900	P26-64L-700-WH-G2-4-HIS
2	P1-35	N.A.	0.900	0.900	P26-64L-600-WH-G2-3-HIS

**Calculation Summary**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
parking	illumination	Fc	1.79	5.5	0.3	3.58	11.00
prop line	illumination	Fc	0.07	0.4	0.0	N.A.	N.A.

**9,702 G.S.F., 20FT TALL,  
SINGLE STORY  
FF = 986.25**

**38 PARKING SPACES**

**ELECTRICAL SITE PLAN**  
1/16"=1'-0"



THIS PHOTOMETRIC STUDY OF THE PROPERTY SHOWS THE FOOT-CANDLES GENERATED BY THE LIGHTING ON SITE THAT EXTENDS TO ALL PROPERTY LINES. ALL LIGHTS, OTHER THAN PUBLICLY INSTALLED STREET LIGHTS, SHALL BE LOCATED AND INSTALLED TO REFLECT THE LIGHT AWAY FROM ADJUTING PROPERTIES ZONED FOR OR DEVELOPED WITH RESIDENTIAL STRUCTURES. A MAXIMUM OF 0.5 FOOT-CANDLE IS PERMITTED AT THE PROPERTY LINE. THE UNIFORMITY RATIO IS 4:1. STUDY REFLECTS A POLE HEIGHT OF 17'-0" AND A 1'-0" BASE.

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**V S M**  
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**SEAL:**  
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LICENSED PROFESSIONAL ENGINEER  
KANSAS  
11964  
11-19-18

**REVISIONS:**

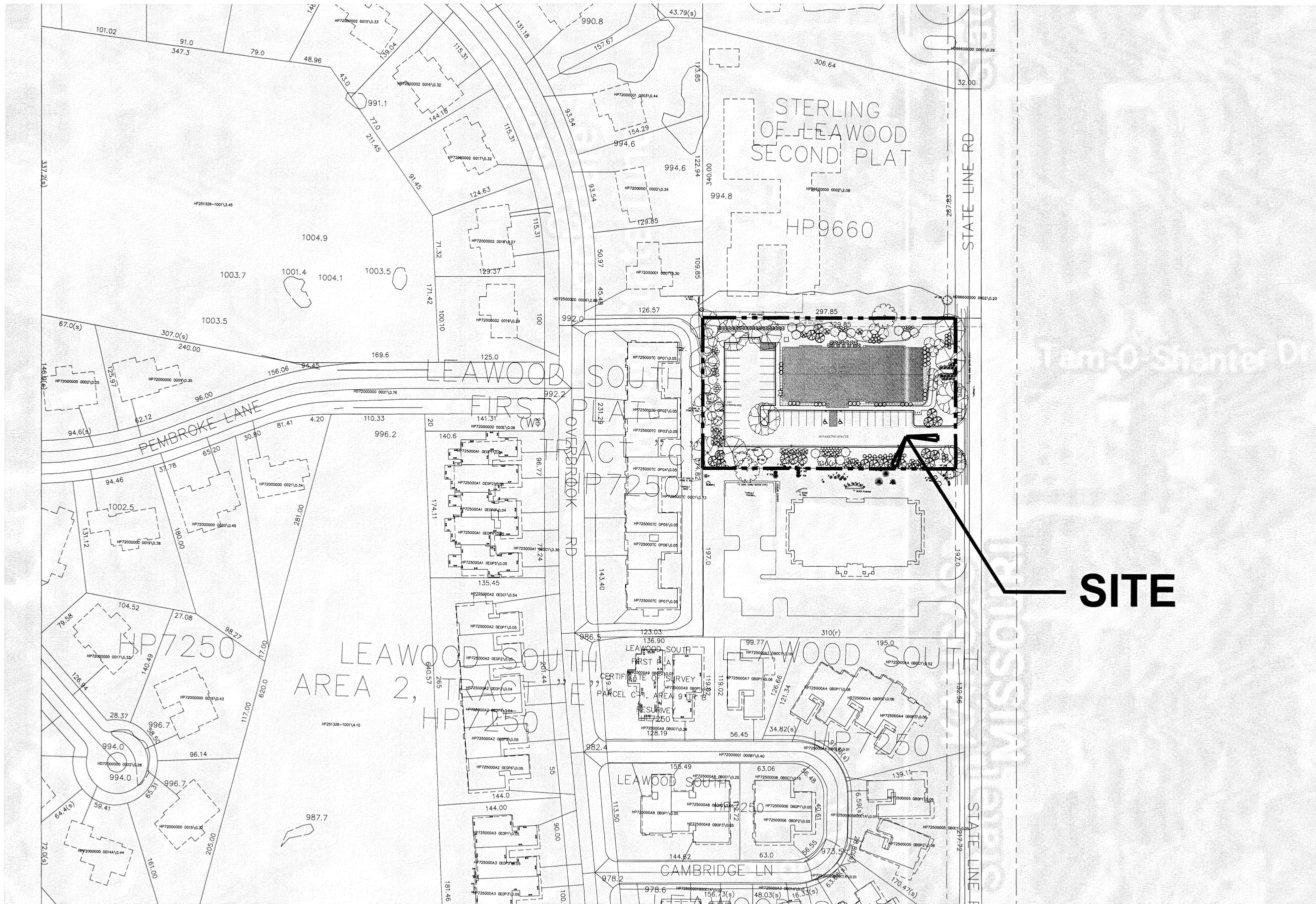
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**REASON FOR ISSUE:** PLANNING REVIEW  
**PROJECT NUMBER:** 18-068  
**PROJECT PHASE:** SS  
**SHEET TITLE:** ELECTRICAL SITE PLAN

**SHEET NUMBER:**  
**E101**

File Path: R:\20180521\20180521.DWG\_20180521-E101.dwg  
Save Date: November 9, 2018 - 1:50 PM  
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SEAL:



REVISIONS:

ISSUE DATE: November 9, 2018  
REASON FOR ISSUE: PLANNING REVIEW  
PROJECT NUMBER: 18-068  
PROJECT PHASE: SS

SHEET TITLE:  
**DETAIL MAP  
(500 FT CONTEXT)**

SHEET NUMBER:

**A101**



**1** Detail Map  
1" = 50'-0"

**Building Data**

**Zoning:**  
SD-O

**Site Area:**  
52,122 SF / 1.1965 Acres

**Building Area:**  
9,702 GSF

**FAR:**  
0.186 (0.25 Maximum)

**Percentage of Site Covered by Building:**  
18.6%

**Building Height:**  
1 Story (6 Allowed)  
20ft (90ft Allowed)

**Total Open Space:**  
24,947 SF

**Percentage of Open Space:**  
47.86% (30% Minimum Required)

**Interior Site Area:**  
18,467 SF

**Interior Site Area to be Landscaped:**  
1,528 SF

**Required Percentage of Interior Site to be Landscaped:**  
8%

**Provided Percentage of Interior Site to be Landscaped:**  
8.27%

**Required Parking:**  
3:1000 (29) to 4:1000 (39)

**Provided Parking:**  
38

**Required / Provided Accessible Stalls:**  
1 Standard Accessible  
1 Van Accessible

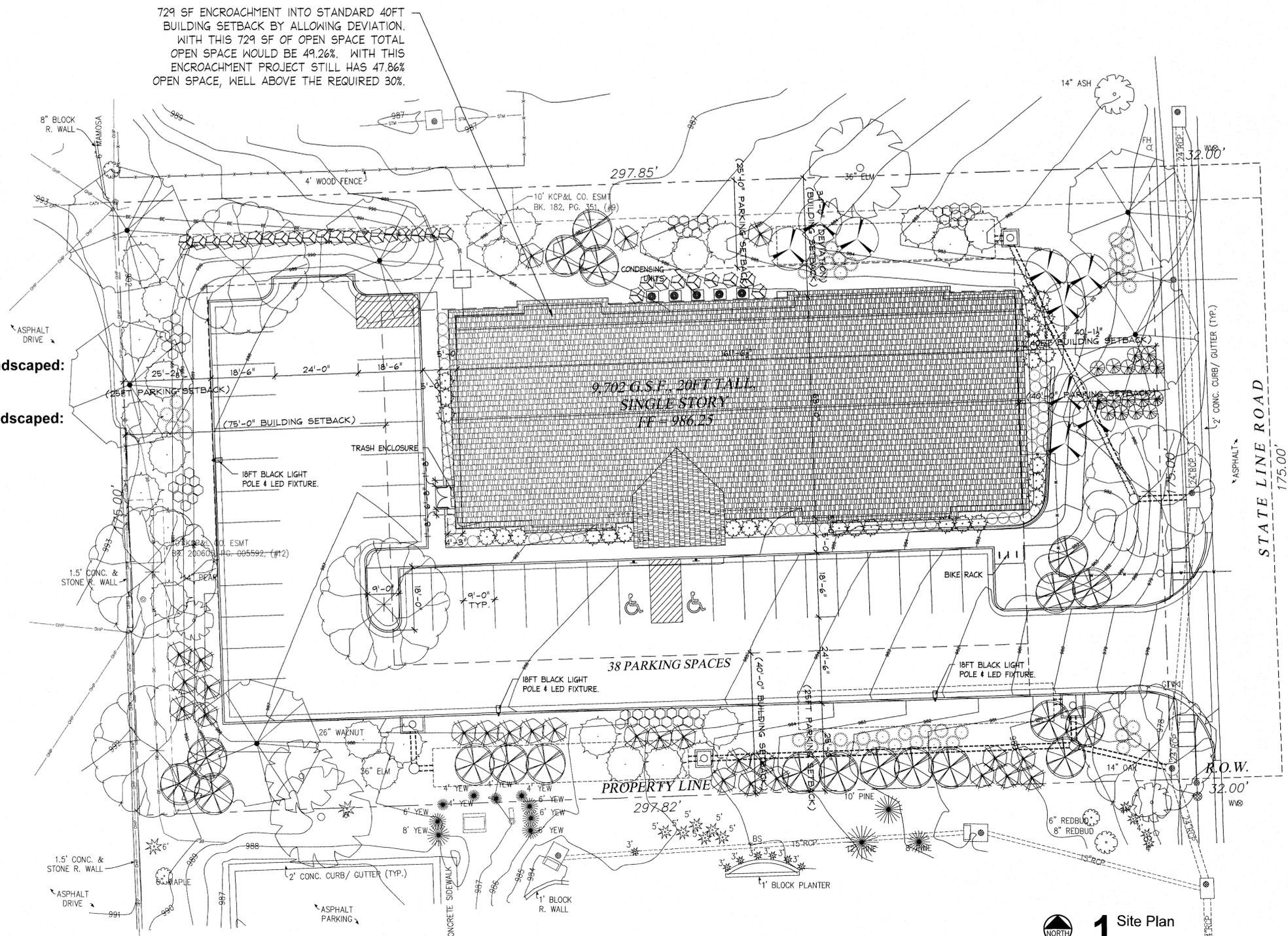
**Parking Setbacks (Required / Provided):**

Front (South)	25 / 25
Side (East)	25 / 40
Side (West)	25 / 25
Rear (North)	25 / 25

**Building Setbacks (Required / Provided):**

Front (South)	40 / 40
Side (East)	40 / 40
Rear (North)	40 / 34 (Deviation)
Residential (West)	75 / 75

**Hours of operation:**  
7:00am - 6:00pm



**1 Site Plan**  
1/16" = 1'-0"

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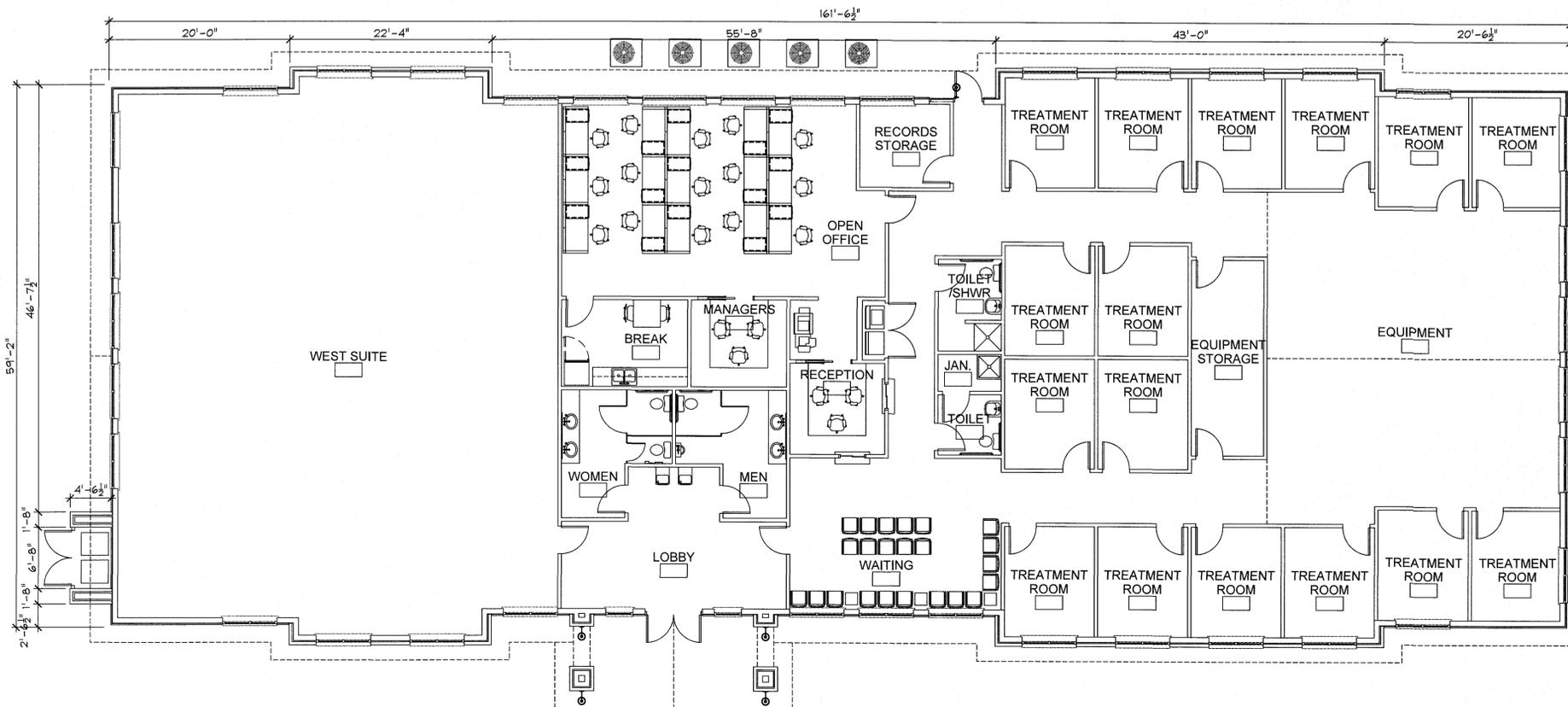
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PROJECT NUMBER: 18-068  
SHEET PHASE: SS

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:

**A102**



 **1** Floor Plan  
1/8" = 1'-0"

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& Associates**

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STRUCTURAL ENGINEER:



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LANDSCAPE ARCHITECT:



SEAL:



REVISIONS:

ISSUE DATE: November 9, 2018  
REASON FOR ISSUE: PLANNING REVIEW  
PROJECT NUMBER: 18-068  
PROJECT PHASE: SS  
SHEET TITLE: **FLOOR PLAN**

SHEET NUMBER:

**A200**

CLIENT:

MO'S State Line Building, LLC  
4601 College Boulevard  
Leawood, Kansas 66211

ARCHITECT:

**Bell / Knott & Associates**

CORPORATE ARCHITECTS, P.C.  
12730 State Line Road Voice: 913.378.1600  
Suite 100 Fax: 913.378.1601  
Leawood, KS 66209 www.bellknott.com

CIVIL ENGINEER:

**PEI** PHELPS ENGINEERING, INC.  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166

STRUCTURAL ENGINEER:

**B D C**  
Structural Engineers - Since 1957

BOB D. CAMPBELL & CO., INC.  
4338 Belleview  
Kansas City, MO 64111  
(816) 531-4144 FAX (816) 531-8572  
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MEP ENGINEER:

**G S** GIBBENS DRAKE SCOTT, INC.  
Consulting Engineers  
9201 E. 63rd Street, Suite 100  
Raytown, Missouri 64133  
(816) 368-1700

LANDSCAPE ARCHITECT:

**V S M**  
landscape architecture - planning

SEAL:



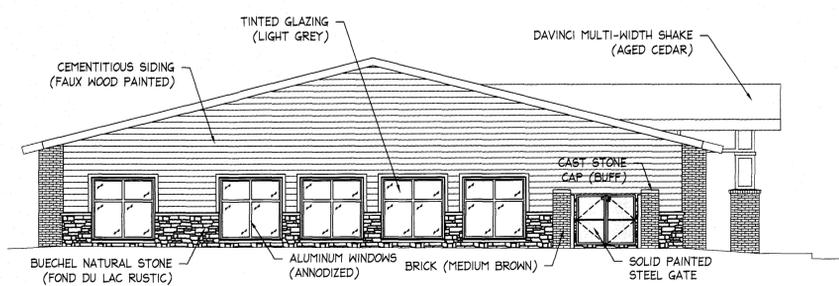
REVISIONS:

ISSUE DATE: November 9, 2018  
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PROJECT NUMBER: 18-068  
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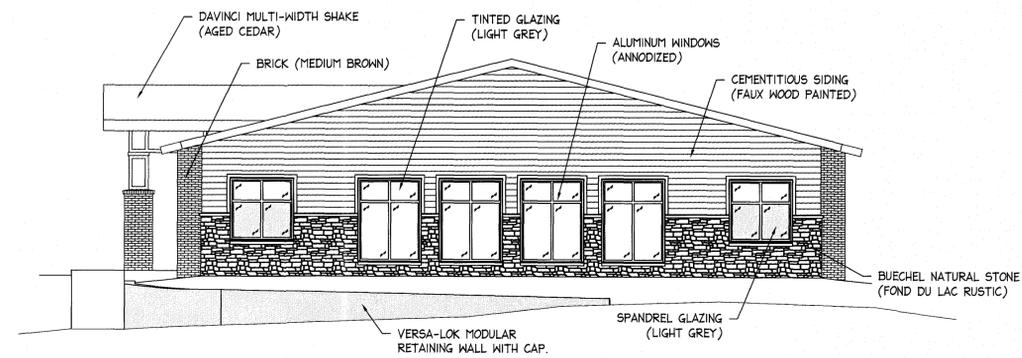
SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:

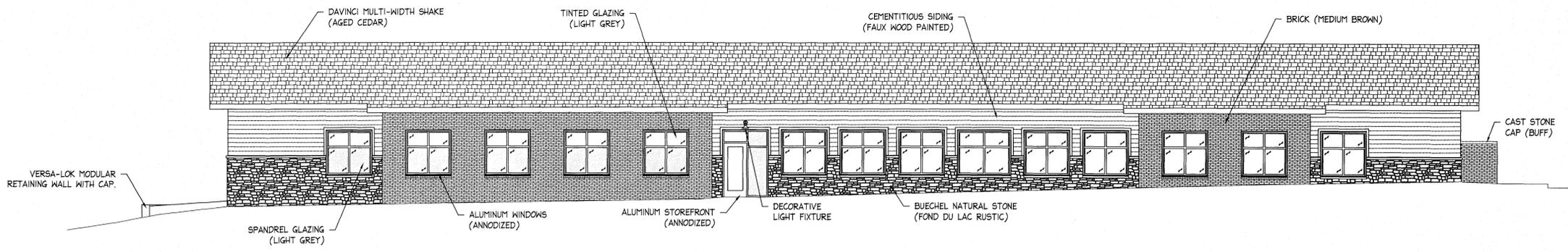
**A400**



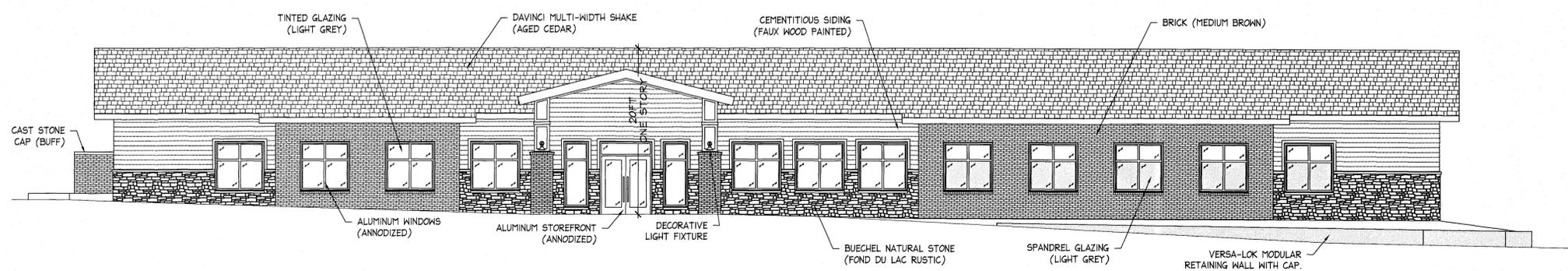
**4 West Elevation**  
1/8" = 1'-0"



**3 East Elevation**  
1/8" = 1'-0"



**2 North Elevation**  
1/8" = 1'-0"



**1 South Elevation**  
1/8" = 1'-0"

## MEMORANDUM

Date: November 20, 2018

To: Richard Coleman, Director of Community Services

From: Brian Scovill, P.E., City Engineer

Re: State Line North Office Building  
Case Number: 130-18

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) Plat:
  - a) No additional Right-of-Way is required as part of this project.
  - b) The developer shall provide a ten (10) foot Utility Easement abutting all the Right-of-Way.
- 2) Storm Water Study:
  - a) The developer submitted a stormwater study and is meeting the MARC BMP and American Public Works Association, KC Metro Standards.
  - b) Three underground infiltration trenches have been proposed to improve stormwater quality.
- 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 for private improvements shall be contained on the proposed development unless a Right-of-Way Permit has been obtained by the Contractor to close a lane.
- 4) The developer shall provide as-built storm sewer information in accordance with our standards. This includes, but is not limited to, vertical and horizontal coordinates of all structures constructed or modified, flow line information at each structure, pipe size information, downstream structure numbers and type of structure. This information shall be provided to us on the Johnson County AIMS coordinate system. The spreadsheet for the data will be provided to the developer after the storm sewer improvements have been completed.

- 5) The Developer shall provide documentation by a licensed professional engineer certifying the BMPs have been constructed in accordance with City standards and the approved plans.
- 6) The Developer shall repair any damaged areas between the back of curb and the Right-of-Way. This shall include street lighting equipment, traffic signal equipment, sidewalk, storm sewers, grass, etc.
- 7) All public improvements shall be designed and constructed in accordance with the City of Leawood Public Improvement Construction Standards as developed by the Department of Public Works (latest revision).
- 8) The developer shall obtain and submit to the Department of Public Works and the Building Official a copy of the NPDES Land Disturbance Permit issued by the Kansas Department of Health and Environment prior to any grading work at the site.
- 9) The permit fee for plan review and construction observation shall be five (5) percent of the construction cost for all improvements within the Right-of-Way or Public Easement(s) granted to the City of Leawood. The fee will be charged and collected from the Contractor prior to issuance of the permit from the Department of Public Works.
- 10) Temporary Certificates of Occupancy shall not be issued for any building until all stipulations have been completed, unless otherwise noted above, by the developer and accepted by the Public Works Department.

If you have any questions, please call me at (913) 663-9134.

Copy: Project File  
PW Book

## Jessica Schuller

---

**From:** Gene Hunter  
**Sent:** Monday, November 19, 2018 1:49 PM  
**To:** Jessica Schuller  
**Subject:** RE: State Line North Office Building

City of Leawood Code Section 7-215 requires that any fire apparatus access road exceeding 150 feet in length have turn around provisions for a fire truck. The drive and parking lot for this building qualifies as a fire apparatus access road. Using State Line Road as a turn-around appears impractical. Please provide a plan showing the turn around provision for a truck 47 feet long and 10 feet wide.

*Gene Hunter, Leawood Fire Marshal*

# Final Stormwater Management Plan

## State Line North Office Building

12728 State Line Road  
Section: NE ¼ Sec. 26-13-25  
Leawood, Kansas

**Prepared by:**



PLANNING  
ENGINEERING  
IMPLEMENTATION

**PHELPS ENGINEERING, INC**

1270 N. Winchester  
Olathe, Kansas 66061

(913) 393-1155

Fax (913) 393-1166

[www.phelpsengineering.com](http://www.phelpsengineering.com)



**PEI #181011**  
**October 22 2018**

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## APPENDICES

### A. Level of Service

- Existing Conditions Map A1
- Proposed Conditions Map A2
- Level of Service Worksheet #1A
- Level of Service Worksheet #2
- Stormwater Treatment Plan A3
- NRCS Web Soil Survey

### B. Details and Calculations

- Existing Drainage Map B1
- Existing HydroCAD Calculations
- Proposed Drainage Map B2
- Proposed HydroCAD Calculations
- Detention Basin Calculations & Details

### C. Stormwater Quality Establishment & Maintenance

- BMP Establishment & Maintenance Instructions

## 1. EXECUTIVE SUMMARY

This report is a final stormwater management plan for the proposed State Line North Office Building prepared by Phelps Engineering, Inc. (PEI).

The site is bounded by State Line Road (public) to the East, existing multifamily residential developments to the North and West, and existing commercial development to the South. The existing site consists of a single residential home that will be removed. The proposed development is 1.20 acres and consists of a single commercial office building and parking lot.

The site is located within the Blue River Watershed. The site lies within Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the flood insurance rate map prepared by the Federal Emergency Management Agency for the City of Leawood, Community No. 200167, Johnson County, Kansas, Map No. 20091C0085G, and dated August 3, 2009.

See the Vicinity Map below.

**Figure 1 - Vicinity Map**



## **EXISTING SITE SOIL CONDITIONS**

The existing site is undeveloped and consists of Grundy Silt Loam and Chillicothe Silt Loam soils which designate the site as hydrologic soil group (HSG) D. See Appendix A of this report for the NRCS Web Soil Survey for the site.

## **STORMWATER QUALITY BMPs**

Level of Service (LOS) worksheet 1 was utilized for the stormwater treatment design. The difference in curve number from the existing conditions to the proposed conditions is 9 resulting in a required LOS of 7 and a required value rating of 8.40. Existing Conditions Map A1 and Proposed Conditions Map A2 are included in Appendix A of this report. Level of Service Worksheets 1 and 2 are included in Appendix A of this report.

Required Total Value Rating = 1.20 acres x 7 = 8.40

### **Underground Infiltration Trench #1**

Underground Infiltration Trench (IT) #1 will capture and treat 0.27 acres of on-site runoff. IT #1 was sized per the 2012 MARC Manual to hold and infiltrate, at a minimum, the water quality volume. IT #1 consists of 15 Stormtech MC-4500 Chambers and 2 end caps. An outlet control structure is located directly downstream of IT #1 and consists of a weir wall. The elevation of the top of the weir wall is equal to the elevation of the top of infiltration trench storage area. See Appendix B of this report for design calculations and details for IT #1.

Per the 2012 MARC Manual, an infiltration trench corresponds to a value rating of 9.00.

Total Value Rating = 0.27 acres \* (VR=9.00) = 2.43

### **Underground Infiltration Trench #2**

Underground Infiltration Trench (IT) #2 will capture and treat 0.33 acres of on-site runoff. IT #1 was sized per the 2012 MARC Manual to hold and infiltrate, at a minimum, the water quality volume. IT #2 consists of 20 Stormtech MC-4500 Chambers and 2 end caps. An outlet control structure is located directly downstream of IT #2 and consists of a weir wall. The elevation of the top of the weir wall is equal to the elevation of the top of infiltration trench storage area. See Appendix B of this report for design calculations and details for IT #2.

Per the 2012 MARC Manual, an infiltration trench corresponds to a value rating of 9.00.

Total Value Rating = 0.33 acres \* (VR=9.00) = 2.97

### **Underground Infiltration Trench #3**

Underground Infiltration Trench (IT) #3 will capture and treat 0.34 acres of on-site runoff. IT #3 was sized per the 2012 MARC Manual to hold and infiltrate, at a minimum, the water quality volume. IT #3 consists of 16 Stormtech MC-3500 Chambers and 4 end caps. An outlet control structure is located directly downstream of IT #3 and consists of a weir wall. The elevation of the top of the weir wall is equal to the elevation of the top of infiltration trench storage area. See Appendix B of this report for design calculations and details for IT #3.

Per the 2012 MARC Manual, an infiltration trench corresponds to a value rating of 9.00.

Total Value Rating = 0.34 acres \* (VR=9.00) = 3.06

### **Bypass**

A total of 0.26 acres of on-site runoff will bypass the proposed stormwater treatment BMPs. This bypass area consists of:

- East edge of the proposed development (frontage to State Line Road)
- Southeast corner of proposed development

### **Total Value Rating**

The Total Value Rating for all proposed water quality BMP's is 8.46 exceeding the required value rating of 8.40 and meeting the 2012 MARC BMP Manual. See Appendix B of this report for Stormwater Treatment Plan A3. See Appendix C of this report for BMP Establishment & Maintenance Instructions.

## **DETENTION REQUIREMENTS**

Stormwater detention shall be provided to reduce the total combined site stormwater runoff to levels less than existing for the 2-yr, 10-year, and 100-year rainfall events per the APWA 5600 and City of Leawood design criteria.

## **EXISTING CONDITIONS**

Presently, the existing site surface drains easterly to existing public area curb inlets located along the western curb line of State Line Road. From the existing public curb inlets, runoff is conveyed southerly via an existing public underground enclosed storm sewer system away from the site.

See Appendix B of this report for the Existing Drainage Map.

## PROPOSED CONDITIONS

The proposed development will maintain the existing drainage pattern. The majority of the site will be captured and conveyed via a new private underground enclosed storm sewer system. The private storm sewer system will connect to the existing public curb inlets along the western curb line of State Line Road.

See Appendix B of this report for the Proposed Drainage Map.

## STORMWATER DETENTION

For both the existing and the proposed conditions, composite CNs and times of concentration were determined using SCS TR-55 methods. The SCS Type II 24 hour duration storm event was utilized for the stormwater analysis. Using HydroCAD, the existing and proposed discharge rates were determined in order to validate that the proposed condition reduces the total combined site stormwater runoff to less than existing levels for the 2-year, 10-year, and 100-year rainfall events per APWA 5600 and City of Leawood requirements.

The existing composite curve numbers and times of concentration are shown in Table 1 below. See Appendix B of this report for the Existing Drainage Map.

**Table 1 – Existing Runoff Conditions**

Drainage Sub-Basin	Open Space (acres)	Impervious (acres)	Total (acres)	Composite CN	Time of Conc. (min)
Existing	1.19	0.01	1.20	80	17.5

Using HydroCAD, the existing 2-year, 10-year, and 100-year site peak discharges, or the allowable release rates, were determined and are shown in Table 2 below. See Appendix B of this report for existing HydroCAD calculations.

**Table 2 – Existing Runoff Results**

Storm Event	Allowable Release Rate (cfs)		
	2-Year	10-Year	100-Year
Existing	2.46	4.53	7.69

Detention will be provided by the three underground infiltration trenches. An outlet control structure, consisting of a weir wall, is located directly downstream of each infiltration trench. The elevation of the top of the weir wall is equal to the elevation of the top of infiltration trench storage area. See Appendix B of this report for all design details for the underground infiltration trench.

The proposed composite curve numbers and times of concentration are shown in Table 3 below. See Appendix B of this report for the Proposed Drainage Map.

**Table 3 – Proposed Runoff Conditions**

Drainage Sub-Basin	Open Space (acres)	Impervious (acres)	Total (acres)	Composite CN	Time of Conc. (min)
IT #1	0.15	0.12	0.27	88	5.0
IT #2	0.17	0.16	0.33	89	5.0
IT #3	0.08	0.26	0.34	94	5.0
Bypass	0.06	0.20	0.26	84	5.0

Using HydroCAD, the proposed 2-year, 10-year, and 100-year site peak discharges were determined with the proposed infiltration trenches included. The proposed 2-year, 10-year, and 100-year infiltration trench results are shown in Table 4 below. The proposed 2-year, 10-year, and 100-year site peak discharges are shown in Table 5 below. See Appendix B of this report for proposed HydroCAD calculations.

**Table 4 – Proposed Detention Basin Results**

Basin	Storm Event	Detention Inflow (cfs)	Detention Outflow (cfs)	Maximum <sup>1</sup> WSEL (ft.)	Maximum Storage (cf)
IT #1	2-Year	1.14	0.00	3.25	2,313
	10-Year	1.86	0.03	6.01	3,450
	100-Year	2.90	2.94	6.38	3,450
IT #2	2-Year	1.44	0.00	3.10	2,935
	10-Year	2.31	0.03	6.01	4,516
	100-Year	3.58	1.76	6.27	4,516
IT #3	2-Year	1.68	0.00	4.43	3,620
	10-Year	2.56	0.33	4.83	3,769
	100-Year	3.84	4.84	5.27	3,769

<sup>1</sup> – Maximum WSEL is equal to height above bottom of infiltration trench gravel bed.

**Table 5 – Proposed Runoff Results**

Storm Event	Allowable <sup>1</sup> Release Rate (cfs)	Peak Overall (cfs)
2-Year	2.46	0.97
10-Year	4.53	1.65
100-Year	7.69	7.50

<sup>1</sup> – See Table 2 existing allowable release rates.

The proposed infiltration trenches result in proposed flows less than the existing for the 2-year, 10-year, and 100-year events meeting APWA 5600 and City of Leawood detention requirements.

## **SUMMARY**

This report and attached appendices complete Phelps Engineering Inc.'s submittal of the Final Stormwater Management Plan for State Line North Office Building. Please feel free to contact PEI at (913) 393-1155 if you require additional information.

Sincerely,

Daniel Finn, P.E.

Enclosures

November 13, 2018

Mrs. Jessica Schuller  
City of Leawood  
Planning Services  
4800 Town Center Drive  
Leawood, KS 66211

Re: State Line North Office Building  
12728 State Line Road

Case # 130-18  
BKA No. 18-068

Mrs. Schuller,

I am writing to provide a summary of the first of two Interact meetings for the above referenced project. The meeting was held at 6:00pm on 11/7/18 at the offices of Bell/Knott & Associates. Ten (10) people were in attendance as indicated on the included sign-in sheet.

The biggest concern raised during the meeting was regarding the impact of stormwater on the Klapmeyer Estates neighborhood, which lies on the Missouri side of State Line. The group was informed that the project has been designed to the current standards, which incorporate BMPs and that this would reduce runoff compared to past practices of allowing all water to immediately flow into the system. A copy of sheet A102 was requested by Andy Stanley and James Maxwell. This was emailed to them on 11/13/18. The question was asked regarding how much water the BMPs could handle. An answer was not available as the Civil Engineer needed to be consulted.

A contact for Leawood public works was requested by Joey D'Alesio. Contact information for Brian Scovill was emailed to him on 11/13/18.

It was asked if a wall will be built on the West side. The group was told that none was planned and that when 12730 State Line was constructed the residents on the West requested that a wall not be built as they would rather look at the landscaping. The person who asked indicated their concern was regarding construction activity, including construction vehicles being parked, during the Spring months when home sales typically occur. She confirmed that she planned on selling her house in the Spring.

A question was asked regarding construction duration. The group was informed that construction of 12730 State Line took nine (9) months and that we expected this one could be done quicker. Possibly in seven (7) months, though nine (9) months would be worst case.

It was asked if renderings were available showing the finishes. I indicated a 3D model was in process and we were hoping to have it further along for the second meeting being held on the 14th. All were invited back at that time.

It was indicated that the existing retaining wall on the West was in need of repair. I informed them that this wall was on their property, to which they agreed.

Please let me know if you have any questions.

Best regards,

A handwritten signature in blue ink that reads "Scott Coryell". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Coryell".

Scott Coryell

11-7-18

NAME

ADDRESS

PHONE

Andy STANLEY ← <sup>ASTANLEY2252@GMAIL.COM</sup>  
12763 Overbrook Rd 913-940-0001

Greg Toelkes 12806 Sagamore Rd 913-317-5525

Joyce Smith 12716 Cambridge Ln 913 963 8436  
Dawn KENNYHERTZ " 816 806 5304

LARRY FETHERMAN 12712 Cambridge Ln 913 451 7711

H. James Maxwell 1050 W. Blue Ridge Blvd. 816-210-1234  
HJMESR@KC.RR.COM

MARIE MAUPIN 12757 Overbrook Rd 913-451-3272

Bern Weinand 2023 Condover Drive 913-940-3032  
LEAWOOD, KS 66209

Joey D'Alesio 1009 Tam O'Shanter Drive  
<sup>Bqedhskr@yahoo.com</sup> KC MO 64145-1242 (816) 942-8499

Laci Matthee 12769 Overbrook Rd (913) 522-6064  
x 500

 **Bell/Knott & Associates**  
CORPORATE ARCHITECTS, P.C.  
12730 State Line Suite 100 Leawood, Kansas 66209 Ph:913/378-1600 Fax:913/378-1601

November 14, 2018

Mrs. Jessica Schuller  
City of Leawood  
Planning Services  
4800 Town Center Drive  
Leawood, KS 66211

Re: State Line North Office Building  
12728 State Line Road

Case # 130-18  
BKA No. 18-068

Mrs. Schuller,

I am writing to provide a summary of the second of two Interact meetings for the above referenced project. The meeting was held at 6:00pm on 11/14/18 at the offices of Bell/Knott & Associates. Three (3) people were in attendance as indicated on the included sign-in sheet. One attendee was also at the meeting last week and just wanted to see if there was anything new.

It was mentioned that there is some drainage from the West through the existing retaining wall that should be maintained. I told them the wall was on their property and would not be modified so there should be no issue.

The question was asked about when construction would start. The group was told we expected sometime in early Spring.

They were curious to know how the proposed parking lot compared to 12730 State Line. I indicated that the proposed project has 38 spaces compared to the 43 at the adjacent property to the South. It was asked how close the building was to the West property line. They were informed it was 95-100 ft (confirmed at 96ft).

I shared the preliminary 3D model and everyone seemed content with the design.

Please let me know if you have any questions.

Best regards,



Scott Coryell

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Amy Stanley	12763 Overbrook	913-940-0001
Debi Adams	2300 W. 126 <sup>th</sup>	913-469-5762
Craig Swanson	12759 Overbrook	913-441-2795



HEL  
CORP.  
stone.com

ROCK SOLID SOLUTIONS  
KANSAS CITY, KS 64105  
stone.com

**Northland Collection**  
**Northland Outdoor Wall 1 Light BA**  
 49775BA (Brushed Aluminum)

Project Name: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Qty: \_\_\_\_\_  
 Comments: \_\_\_\_\_



**Ordering Information**

Product ID	49775BA
Finish	Brushed Aluminum
Available Finishes	BA, BK
Collection	Northland Collection

**Dimensions**

Extension	17.25"
Height from center of Wall opening	3.00"
Base Backplate	6.00 DIA
Weight	2.20 LBS

**Specifications**

Material	Aluminum
----------	----------

**Electrical**

Voltage	120 V
---------	-------

**Qualifications**

Safety Rated	Wet
Warranty	<a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a>

**Primary Lamping**

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Socket Wire	150
Socket Type	Medium
Lamp Type	A19

**Dimensions**

Height	12.00"
Width	10.00"

**Alternate Lamps**

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	100W		

**PHILIPS**  
**GARDCO**

Site & Area

PureForm

LED area, medium



Project: \_\_\_\_\_

Location: \_\_\_\_\_

Cat.No: \_\_\_\_\_

Type: \_\_\_\_\_

Qty: \_\_\_\_\_

Notes: \_\_\_\_\_

Philips Gardco PureForm LED area medium P26 features a sleek, low profile design and optimal performance. PureForm area medium is designed to achieve maximum pole spacing, with lumen output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

**Ordering guide**      **600**      **3**      **example: P26-64L-800-NW-G2-AR-5-120-HIS-MGY**

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	
<b>P26</b>	<b>64L</b>	<b>700</b>	<b>NW-G2</b>	<input type="text"/>	<b>4</b>	<input type="text"/>	
<b>P26</b> PureForm area medium, 26"	<b>48L</b> 48 LEDs (3 modules)  <b>64L</b> 64 LEDs (4 modules)  <b>80L</b> 80 LEDs (5 modules)	<b>400</b> 400mA <b>500</b> 500mA <b>600</b> 600mA <b>700</b> 700mA  <b>600</b> 600mA <b>700</b> 700mA <b>800</b> 800mA  <b>700</b> 700mA <b>800</b> 800mA <b>900</b> 900mA	<b>WW-G2</b> Warm White 3000K, 70 CRI Generation 2  <b>NW-G2</b> Neutral White 4000K, 70 CRI Generation 2  <b>CW-G2</b> Cool White 5000K, 70 CRI Generation 2  <b>WY-G2</b> Warm Yellow 2700K, 80 CRI Generation 2 <sup>1</sup>  <b>AM-G2</b> Direct Amber (590nm) Generation 2 <sup>1</sup>	<b>AR</b> Arm Mount (standard) <sup>2</sup>  <i>The following mounting kits must be ordered separately (See accessories)</i>  <b>SF</b> Slip Fitter Mount <sup>3</sup> (fits to 2 3/8" O.D. tenon)  <b>WS</b> Wall mount with surface conduit rear entry permitted  <b>RAM</b> Retrofit arm mount kit <sup>2</sup>	<b>Type 2</b> <b>2</b> Type 2 <b>2-90</b> Rotated left 90° <b>2-270</b> Rotated right 270°  <b>Type 3</b> <b>3</b> Type 3 <b>3-90</b> Rotated left 90° <b>3-270</b> Rotated right 270°  <b>Type 4</b> <b>4</b> Type 4 <b>4-90</b> Rotated left 90° <b>4-270</b> Rotated right 270°	<b>Type 5</b> <b>5</b> Type 5 <b>5W</b> Type 5W  <b>AFR</b> Auto Front Row <b>AFR-90</b> Auto Front Row, rotated left 90° <b>AFR-270</b> Auto Front Row, rotated right 270°  <b>BLC</b> Back Light Control <b>BLC-90</b> Back Light Control rotated at 90° <b>BLC-270</b> Back Light Control rotated at 270°	<b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V <b>UNV</b> 120-277V (50/60Hz) <b>HVU</b> 347-480V (50/60Hz)

Options						
Dimming controls	Motion sensing	Photo-sensing	Electrical	Luminaire	Finish	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
<b>DD</b> 0-10V External dimming (by others) <sup>4</sup> <b>DCC</b> Dual Circuit Control <sup>4,5,6</sup> <b>FAWS</b> Field Adjustable <sup>4,5</sup> <b>SW</b> Interface module for SiteWise <sup>4,6,7</sup> <b>LLC3</b> Integral wireless module with #3 lens <sup>4,5,6</sup> <b>LLC4</b> Integral wireless module with #4 lens <sup>4,5,6</sup> <b>BL</b> Bi-level functionary with motion sensor <sup>4</sup>  <b>DynaDimmer:</b> Automatic Profile Dimming <b>CS50</b> Security 50% Dimming, 7 hours <sup>4,8</sup> <b>CM50</b> Median 50% Dimming, 8 hours <sup>4,8</sup> <b>CE50</b> Economy 50% Dimming, 9 hours <sup>4,8</sup> <b>DA50</b> All Night 50% Dimming <sup>4,8</sup>  <b>CS30</b> Security 30% Dimming, 7 hours <sup>4,8</sup> <b>CM30</b> Median 30% Dimming, 8 hours <sup>4,8</sup> <b>CE30</b> Economy 30% Dimming, 9 hours <sup>4,8</sup> <b>DA30</b> All Night 30% Dimming <sup>4,8</sup>	<b>IMR13</b> Integral with #3 lens <b>IMR17</b> Integral with #7 lens <b>IMRO</b> Pole mounted motion sensor (see accessories)	<b>PCB</b> Photocontrol Button <sup>8,9</sup> <b>TLRD5</b> Twist Lock Receptacle 5 Pin <sup>10</sup> <b>TLRD7</b> Twist Lock Receptacle 7 Pin <sup>10</sup> <b>TLRPC</b> Twist Lock Receptacle w/Photocell <sup>9,11</sup>	<b>Fusing</b> <b>F1</b> Single (120, 277, 347VAC) <sup>9</sup> <b>F2</b> Double (208, 240, 480VAC) <sup>9</sup> <b>F3</b> Canadian Double Pull (208, 240, 480VAC) <sup>9</sup>  <b>Pole Mount Fusing</b> <b>FP1</b> Single (120, 277, 347VAC) <sup>9</sup> <b>FP2</b> Double (208, 240, 480VAC) <sup>9</sup> <b>FP3</b> Canadian Double Pull (208, 240, 480VAC) <sup>9</sup>  <b>Surge Protection</b> (10kA standard) <b>SP2</b> Increased 20kA	Square Pole Adapter included as standard <b>TB</b> Terminal Block <sup>12</sup> <b>RPA</b> Round Pole Adapter (fits to 3"-3.9" O.D. pole) <sup>13</sup> <b>HIS</b> Internal Housing Side Shield <sup>14</sup>	<b>Textured</b> <b>BK</b> Black <b>WH</b> White <b>BZ</b> Bronze <b>DGY</b> Dark Gray <b>MGY</b> Medium Gray  <b>Customer specified</b> <b>RAL</b> Specify optional color or RAL (ex: RAL7024) <b>CC</b> Custom color (Must supply color chip for required factory quote)	

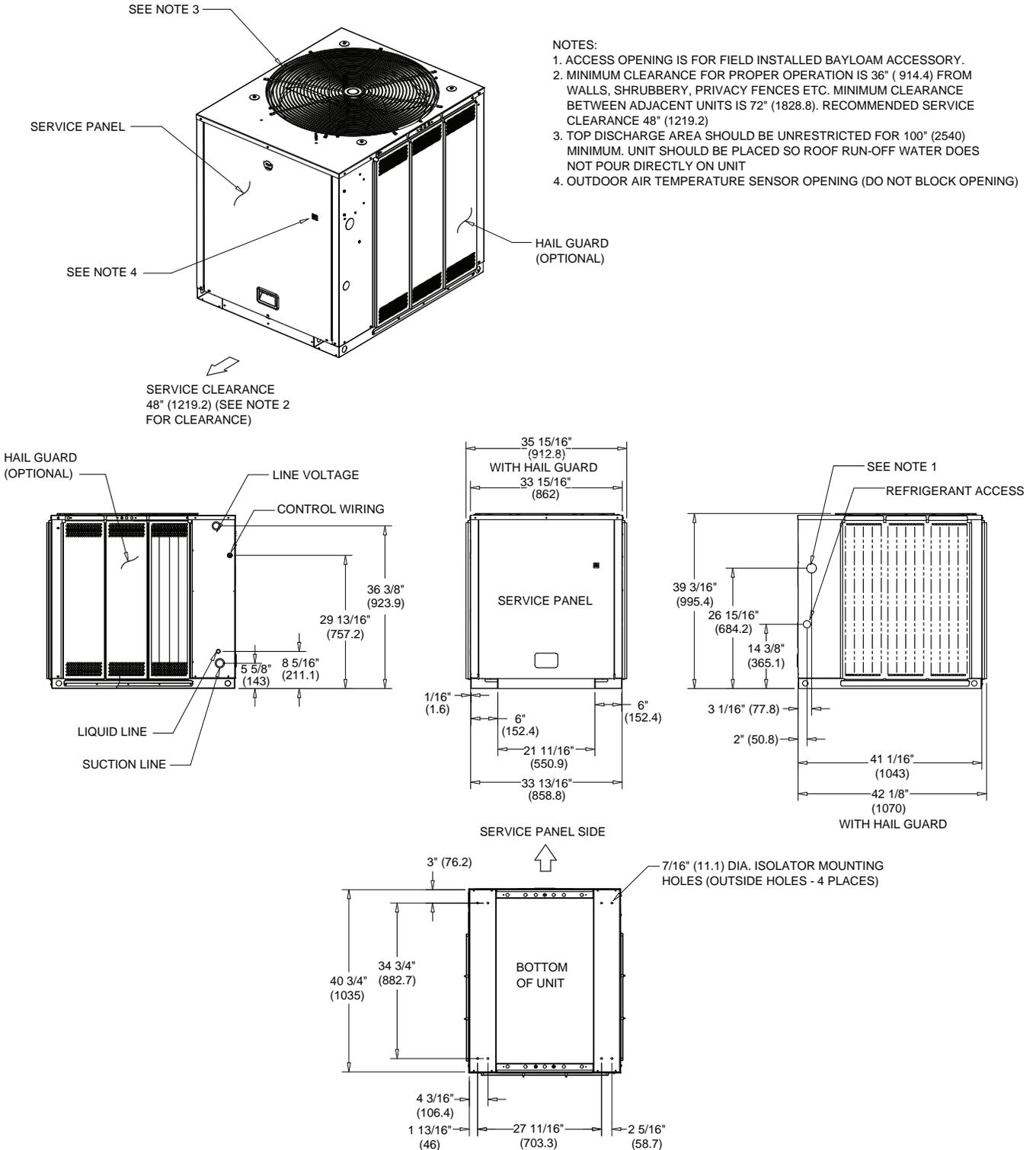
- Extended lead times apply. Contact factory for details.
- Mounts to a 4" round pole with adapter included for square poles.
- Limited to a maximum of 45 degrees aiming above horizontal.
- Not available with other control options.
- Not available with motion sensor.
- Not available with photocontrol.
- Available only in 120 or 277V.
- Not available in 347 or 480V
- Must specify input voltage.
- Dimming will not be connected to NEMA receptacle if ordering with other control options.
- Not available in 480V.
- TB not available with DCC.
- Not available with SF and WS. RPAs provided with black finish standard.
- HIS not available with Type 5, 5W, and BLC optics.



# Dimensional Data

## Heat Pump Condenser

Figure 17. 6-7.5 ton heat pump, single compressor



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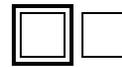
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## 1-Loop Wave Style Bike Rack - 3 Bike Capacity

Select a color: Black



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