

**City of Leawood**  
**Planning Commission Agenda - Revised**  
**May 28, 2019**  
**Dinner Session – 5:30 p.m. – No Discussion of Items**  
**Leawood City Hall – Main Conference Room**  
**Meeting - 6:00 p.m.**  
**4800 Town Center Drive**  
**Leawood, KS 66211**  
**913.339.6700 x 160**

**CALL TO ORDER/ROLL CALL:**

McGurren, Hunter, Belzer, Hoyt, Elkins, Coleman, Block, Stevens, Peterson

**ELECTION OF CHAIR PRO TEM.**

**APPROVAL OF THE AGENDA:**

**APPROVAL OF MINUTES:**

Approval of minutes from the May 14, 2019 Planning Commission work session.

**CONTINUED TO THE JUNE 25, 2019 PLANNING COMMISSION MEETING:**

CASE 41-19 – PARKWAY PLAZA – KIDDIE KOLLEGE EXPANSION – Request for approval of a Special Use Permit for a Commercial Daycare and Revised Preliminary Plan, located south of 134<sup>th</sup> Street and east of Briar Street. **PUBLIC HEARING**

**CONSENT AGENDA:**

CASE 42-19 – LEAWOOD SQUARE – REVISED SIGN CRITERIA – Request for approval of a Revised Final Sign Plan, located north of Blue Ridge Boulevard and west of State Line Road.

CASE 44-19 – MANFIELD MULTI-TENANT BUILDING – LIGHTING AND SIGN CRITERIA – Request for approval of a Final Plan, located south of 103<sup>rd</sup> Street and west of State Line Road.

CASE 46-19 – PLAZA POINTE, 6<sup>TH</sup> PLAT – Request for approval of a Revised Final Plat, located south of 135<sup>th</sup> Street and east of Briar Street.

**NEW BUSINESS:**

CASE 63-19 – CITY OF LEAWOOD 2020-2024 CAPITAL IMPROVEMENT PROGRAM – Request for approval of the 2020-2024 Capital Improvement Program. **PUBLIC HEARING**

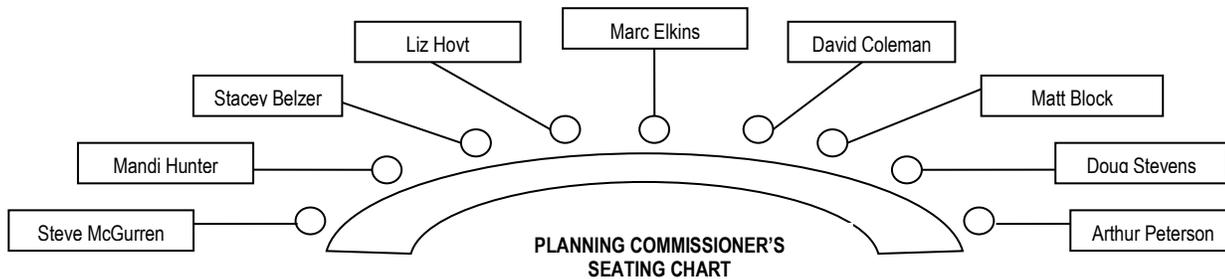
CASE 45-19 – HOMESTEAD OF LEAWOOD ASSISTED LIVING FACILITY – ADDITION – Request for approval of a Rezoning from AG (Agricultural District) to RP-3 (Planned Cluster Attached Residential District), Special Use Permit for an Assisted Living Facility, Preliminary Plan, and Final Plan, located south of 127<sup>th</sup> Street and west of State Line Road. **PUBLIC HEARING**

CASE 39-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-10.3, MATERIALS AND COLORS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to artificial stone. **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 Work Session  
May 14, 2019  
Capital Improvement Program**

**Planning Commission Members in Attendance:** Peterson, Hunter, Coleman, Belzer, McGurran, Stevens

**Staff in Attendance:** Dawn Long, Finance Director; Mark Klein, Planning; David Ley, Public Works; Ricky Sanchez, Planning; Jessica Schuller, Planning; Patty Bennett, Legal; Brian Scovill, Public Works; Debbie Brenner, Planning

Chairman Coleman: Chairman Elkins is in Europe for the month. There is only one agenda item this evening. To let the new folks know, work sessions typically occur four times a year on average. Staff calls them when there is an in-depth issue they want to discuss with us. We discuss it at the work session, and then it appears on our agenda at one of our regularly scheduled meetings to take action on. This is an annual thing with the Capital Improvement Program (CIP). It will appear on the agenda probably this month.

Mr. Klein: It's actually scheduled for the May 28<sup>th</sup> meeting. Originally, we were going to have this come before you at the April 9<sup>th</sup> work session; however, we had the joint Planning Commission/Governing Body work session.

Chairman Coleman: With that, I understand David Ley will begin, and then it will move over to Dawn to talk about the Capital Improvement Program.

Mr. Ley: I have a brief overview of the CIP since we have some newer members here. Really, Dawn and I will just be here to answer any questions you may have about any projects in here or the process. The CIP is a five-year planning document used by the city to identify capital improvement projects and coordinate the financing and timing of the projects. We update the CIP annually to coincide with the budget, at which time we may re-prioritize the projects. Even though it's a five-year program, next year, we may look at a project in 2021, and it may get pushed back. It's more for planning over the next five years. It is developed in context with the five-year Expenditure and Revenue Forecast that is completed by Finance. For a project to be in the CIP, it should exceed \$100,000 in cost, and the financing options are either pay-as-you-go financing or debt financing. Examples of projects that will be in here are roads and bridges, storm sewers, facility construction, park improvements, and plan acquisition. Staff looks at the guiding documents, which include the Parks Master Plan, the Pedestrian/Bicycle Master Plan, Impact Fee Programs, and any funding we get through Mid-American Regional Council (MARC) for roadway projects. We review those internally with staff, and then the directors work with Scott Lambers and City Council for priorities, schedules, and funding for those projects. We bring that to the Planning Commission to review the CIP and make

recommendations to City Council. The Planning Commission determines if the projects in the CIP are in conformity with the Comprehensive Plan that was handed out today. Once it gets your recommendation for approval, it goes to City Council for their approval. The CIP is set up in tabs. The first two tabs are overview of the Debt Management Policy. That is primarily written by the Finance Department. Beyond that is where other projects are listed. With that, I'll turn it over to Dawn or Patty.

Ms. Bennett: The reason this comes to you is by statute. You determine whether the projects in here are in conformity with the Comprehensive Plan. When you do that, it means every time Dave builds a street or puts in a storm sewer, he doesn't need to come back through the planning process because it equates to approval under Kansas statute. That's why you're here; it's not to ask if we should bond a project or pay as we go. That's more of a City Council determination. Yours is mainly to make sure it's in conformity with the Comprehensive Plan.

Mr. Ley: With that, I don't know if you want to look at the projects and review those.

Chairman Coleman: Let's reach out to the new members.

Comm. McGurren: What has been the typical approach?

Mr. Ley: Typically, people ask questions about some of the projects if they have any. The first page has an update on what has changed since last year's CIP. We added two projects to bury overhead lines. Last year, City Council decided to bury overhead power lines that are adjacent to the arterial programs. Whenever we do a mill and overlay project or a reconstruction project, we are going to bury the power lines.

Comm. McGurren: Does KCP&L share in any of that expense?

Mr. Ley: No, we pay for that cost. They added a park maintenance facility project in 2021. A couple years ago, Parks lost their facility in a flood at 104<sup>th</sup> and State Line Road. Fire Station No. 1 replacement was pushed from 2019 to 2020, so they are beginning to design that project, and it will come through probably later this year for your review. We increased the Stormwater Improvement Projects from \$3 million to \$3.5 million beginning in 2022. Then, Public Works rearranged the construction of Kenneth Road from 143<sup>rd</sup> Street south and 151<sup>st</sup> Street. With the bridge constructed soon, we feel that 151<sup>st</sup> Street will have more traffic in 2030, so we swapped those two streets around. 151<sup>st</sup> Street would be constructed in 2028; Kenneth Road is anticipated in 2030.

Comm. McGurren: The new bridge is supposed to open when?

Mr. Scovill: That project was supposed to open a couple years ago. The design has been completed, and it's been approved by the state to move forward with bidding. KC, MO is managing that project, and there's a hang-up with respect to some approval they needed, so they are working it out. They still anticipate advertising it for bid this year. They were supposed to advertise this time last year.

Comm. McGurren: And if they were to go to bid this year, would it take a year and a half?

Mr. Scovill: It would take probably 8-10 months to build.

Comm. McGurren: As someone who comes across Highway 150 from 71 and then gets off and comes through the Industrial Park, it is astounding the number of cars that are trying to turn left off the highway onto Wyandotte to cut across and the number of people coming back the other direction, heading out of Leawood and toward the highway. It is astounding how many cars there are today that weren't there three years ago. I don't know if they're diverted because of 435. I don't know if people are choosing to try that instead of going out to 435 and cutting across, but I'm assuming there's going to be a massive amount of traffic that heads out to 151<sup>st</sup> Street. I'm a good example of that. I could get off at Holmes, cut up the street, come straight across and go right up 151<sup>st</sup> because of the bridge. I agree with the logic that says sooner. 2028 seems like a long time from now in comparison to the bridge opening in two years.

Mr. Ley: We did improvements at 151<sup>st</sup> and Mission over the past year to try to increase capacity through that intersection. Actually, that intersection at 151<sup>st</sup> and Mission would be improved in 2024 because we'll start Mission Road at 133<sup>rd</sup> in 2022. We'll go to 143<sup>rd</sup>, and then in 2024, we'll do Mission Road from 143<sup>rd</sup> down to Bell.

Comm. McGurren: When I cut across 143<sup>rd</sup>, I turn on Mission, go out Mission to 151<sup>st</sup> and cut over to White Horse. Before you did the intersection at 151<sup>st</sup> and Mission, there were two lanes that continued to the south through that intersection. Now, because there's a turn lane, there is only one. It takes longer to get through the intersection now, and there are a lot more cars backed up when you're going southbound. The opposite is true when you're going east-west because of the way that's configured. That's certainly faster than it was, but it's slowed down going from north to south.

Mr. Ley: That will all be corrected in 2024 when we do the improvements at that intersection.

Comm. McGurren: Perfect. We built our house in 2000 and moved in 2001. I checked with the city at that point about when they would do Mission Road and 151<sup>st</sup>. We've obviously passed all those dates because of the recession. I completely get that, but it's going to end up being a decade and a half later than it was initially planned.

Comm. Belzer: But you'll enjoy it.

Comm. McGurren: I'm going to be one of those people who wants to stay in Leawood but who wants to move to the kind of house we all talked about a month ago.

Mr. Ley: The other thing we added is traffic signal replacement that begins in 2024. We are actually going to do two signals a year, and we will start at 89<sup>th</sup> and State Line and

work north. Those will be interconnected with fiber to improve the coordination along State Line Road. Parks Master Plan was reprioritized for the years 2019 through 2024. Arterial Program was reviewed and reprioritized. That is the pay-as-you-go and will be changed hopefully in the next couple weeks. We are looking at adding State Line Road from 435 to south of College this year to do a mill and overlay there, working with KC, MO. We also reprioritized the storm sewer projects, pay-as-you-go projects. We made adjustments for art acquisitions on the art projects.

Chairman Coleman: Does anyone have questions?

Comm. McGurren: From year to year, as you update the five-year plan, is this a typical number of changes?

Mr. Ley: Yes, I think we had about the same number last year.

Ms. Long: The CIP is different than an operating budget. It's a little more fluid. We evaluate this throughout the year. If something comes up that needs to be fixed immediately, it's constantly being moved around. I would say this is about standard, but it does show you that it's a pretty fluid process.

Chairman Coleman: I have a few questions. On Page 28, there are several pictures for the stormwater improvements. Are these the bad pipes?

Mr. Ley: These would be the worst of the worst. On Page 28, we would address the upper picture with a point repair. More than likely, it's already been addressed. If we have issues like that, we're trying to get those addressed immediately. It's really the rusting of the inverts where we're having a lot of problems.

Chairman Coleman: Is it just collapsing?

Mr. Ley: The water goes, and it just creates voids underneath the pipe because there is no bottom, so the water is just falling on the gravel.

Chairman Coleman: Are most of the pipes that were put in like this throughout the city?

Mr. Ley: Prior to the mid '70s, it was all concrete pipe. Then, from '75 to '85, the city allowed metal pipe, so it's the corridor from 119<sup>th</sup> to 127<sup>th</sup>, from Nall to Roe where most of the metal pipe is.

Comm. Peterson: I live near 124<sup>th</sup> and Mission. The metal pipe was used primarily from 119<sup>th</sup> to 127<sup>th</sup> and from Mission to Nall. It mentioned in here earlier that some of the damage is done by boring. Is that primarily utility companies? I know there are HOAs in our area that have to bore under the street for various lighting and lines, etc. Are they going through these pipes?

Mr. Ley: Sometimes, they do. We televise our pipes. We try to get to them every 5-8 years for video inspection. If we see something like that, we will track down the utility, and they will have to open that up, pull the pipe out, and repair our storm sewer pipe. A lot of times, we'll have metal pipes behind the back of curb. When someone comes in to plant a tree, they may hit the metal pipe and bend it, causing it to begin to collapse.

Chairman Coleman: When you target these, you're scoping them, looking at them through a camera, and assessing the damage?

Mr. Ley: Yes. Right now, we're working in Leawood South on the metal pipe. There are a lot of capacity issues in Leawood South. They're undersized, so we're increasing the size of the pipes while we're replacing them.

Comm. McGurren: Do I remember that we had a multi-year curb replacement program that has ended?

Mr. Scovill: Yes, that is complete.

Comm. McGurren: And we'll have a multi-year storm sewer replacement project?

Mr. Ley: Correct.

Comm. McGurren: That ends when?

Mr. Ley: It's about 25 years out. It starts at \$3 million every other year.

Comm. McGurren: That will be going on the rest of our tenure.

Mr. Ley: Yes. Is there anything else that's like that, that is multi-year?

Mr. Ley: Residential Street Construction Project is the other one that is on the odd years, and the even years have the storm sewer pipe replacement.

Comm. McGurren: The curbs and sewers happened because something was defective, right?

Mr. Ley: Right.

Comm. McGurren: Normal street repair is just normal maintenance, right?

Mr. Ley: Well, when they built the city, Kroh Brothers initially built it and only put in about 3-4 inches of asphalt. That is why we have had to accelerate some of the streets. They're actually 50-60 years old, so they've lasted quite a while.

Comm. Peterson: Some of the streets seem like they're on a ten-year schedule.

Mr. Ley: On the mill and overlay, we're looking at trying to get them to a ten-year schedule, doing a 1" mill and overlay. We used to do a chip and seal every 8-10 year, which is a thin product. Now, we've switched to a 1" product so we can do the subdivisions more frequently.

Chairman Coleman: You also mentioned traffic signal replacement on Page 45. I know State Line Road does not have a line literally going down State Line Road. Do we work with KC, MO on any of these projects?

Mr. Ley: On a larger project, we typically do. On the traffic signals, once we get north of 89<sup>th</sup> Street, most of the road is Leawood up to the new Wendy's. Going south from 89<sup>th</sup>, it is about 50/50 with KC, MO.

Chairman Coleman: I know we had a sign on the east side of State Line Road that was completely in Leawood. I assumed it went up and down, but that makes sense.

Mr. Ley: The other portion is 103<sup>rd</sup> to about 435. The road makes a huge bend there with the bridges and all that within Leawood, too.

Chairman Coleman: I have one other question. On Page 61, in the Pay-As-You-Go program, do we just swap out the HVAC at a 15-year point, or do we wait until the unit is distressed and then switch it out?

Mr. Ley: No, it gets switched out between 15-18 years.

Chairman Coleman: Even if they're still working fine?

Mr. Ley: Typically, that's the age where we start getting to a lot of repairs, and we're looking at facilities that we need to have be operational all the time. It's just better to replace them.

Comm. McGurren: I looked at every page when we got it, and I looked at it briefly today. I apologize if I'm asking a silly question, but is there a place in here where it goes through what was projected and what was the actual cost?

Ms. Long: No.

Comm. McGurren: Do we ever do a comparison that tells us that we're doing an incredible job projecting what the costs are?

Ms. Long: We do. On the bonded projects, when the project is completed, the finalized costs before bonded are all taken to City Council. We don't very often come in over on projects. We're usually pretty close. I can't remember any projects that have gone way over.

Mr. Ley: Sometimes, it will happen on a roadway project. Mission Road went over because it was actually supposed to be built last year.

Comm. McGurren: Didn't it come in with high bids?

Mr. Ley: It came in with higher bids. The reason for that is there was a lot more storm sewer that had to be replaced. Once we started doing the design, we didn't have easements for the layout of the storm sewer pipes. We were going between two homes that were really close together, so we decided to reroute the storm sewer down the street and stay out of the right-of-way.

Ms. Long: That's one of those reasons this document is changing constantly. We might get a bid back that's not what we thought it was going to be. Then, we have to go in and reevaluate.

Comm. McGurren: It's probably kind of rare that we had money set aside for a project in one year that we should move that favorability to the next year. Does that not happen much?

Ms. Long: Do you mean that there's money left over in the project that just gets rolled?

Comm. McGurren: Correct.

Ms. Long: It does on some of the smaller projects but not the big projects.

Chairman Coleman: Are there other questions?

Comm. Peterson: Right before Page 24, one of the projects mentioned is CAD Systems. What is CAD?

Ms. Long: That's a technology thing.

Chairman Coleman: Isn't that a computer drawing?

Mr. Ley: It's the Police CAD System Upgrade.

Ms. Bennett: I'm sure it's for tracking their cars and crimes. Would it be their crime mapping?

Mr. Ley: Computer-Aided Dispatch is what it is.

Comm. Belzer: It's typically a construction program for drawing.

Comm. Peterson: I was wondering if that had anything to do with some of the cameras on the streetlights.

Mr. Ley: We're putting those up with our projects, so we'll put two point-tilt-zoom cameras at each intersection. That gets that back to the Justice Center.

Comm. Peterson: Related to cameras and off the CIP, our HOA and a couple others I know of would like to install security cameras at the entrances. They would like to be able to somehow automatically transmit authorization for the police to tap into it. Is there some procedure they need to go through?

Ms. Bennett: As far as installation, it would depend on where they're being installed. If they're in the right-of-way, they need to come through Dave and figure if we would allow them in the right-of-way or not. The police do have a system where it wouldn't automatically feed into their system, but you would let them know you have it so that they could contact you if they had something suspicious. They also have a Next Door app that hopes to encompass a lot of that into one place, but you can certainly contact the police and they could walk you through their process.

Comm. McGurren: Aren't they almost soliciting volunteers to provide insight that those cameras exist, either on their own or whatever?

Ms. Bennett: It's always good for law enforcement to know.

Comm. McGurren: Then, if something happens, they'll contact you.

Comm. Peterson: That's the Police Capture Program. They will come out to HOAs if invited to a meeting and explain the program and how it works. What our particular subdivision is looking at is the home devices with technology that is not as good as what is probably being used by the police. It's a very short-distance camera. We had a huge spike in crash-and-grab robberies last year. We started looking into them and discovered that most of the equipment that works the best is usually used by police departments. We don't have the ability to monitor it, and we really don't want it. All we want is, if something happens, police to come in and access it. How do we hook into light poles?

Ms. Bennett: That is a Dave question. The city doesn't allow a lot of private things in the right-of-way for obvious reasons. Some people bore under it, and they'll break the line or the camera. If it's on private property, it would be more like the Capture program the police already does because they can only monitor so many cameras. If they monitored every subdivision, we'd have to hire a lot more dispatchers. I would certainly contact them. They're always very interested in working with HOAs.

Comm. Stevens: I was trying to track through the various changes listed in the summary. Maybe, as things have been changing, there are typos related to that. I can see it's really confusing to match up each page with each change. For example, the first item is No. 82-082, which says, "completed in 2024," but then on the various updates, it refers to 2022. Page 20 has been updated. Page 39 is a project sheet, and it refers to 2022 as the construction date. On Page 47, which is a summary, a lot of those dates don't seem to

quite match. The finish date on Page 47 is the finish date of construction, I believe. Is that right? The bonding date is usually after the fact.

Ms. Long: Sometimes, there will be a difference between the finish date and the bonding date because we don't always bond every year. If there are not enough projects, we may skip a year and not bond anything. This year, we're not bonding any projects; we're just rolling over temporary notes, and we'll bond next year because unless we have a decent-sized bonding, it doesn't pay to do it. We spend less money just rolling the temporary notes over for a year and bonding the following year. That might be some of the differences that you're seeing. You're looking at No. 82.

Comm. Stevens: Yes; for example, Page 39 is the project sheet for that, and at the top, it says the construction date is 2022, and the bond date is 2023. I'm trying to match that with the sheet of the debt service. Then, it changed to 2024.

Mr. Ley: That's just a typo, and the 2024 should be 2022.

Comm. Stevens: Then on No. 82-076, it is saying it will be finished in 2022, but yet it also says 2023.

Ms. Long: Yes, the 82-082 looks like it has the wrong bond date in there. I'll have Kathy look at that.

Comm. Stevens: I was trying to go through every listed change with all these page updates, and I can see it's a lot.

Ms. Long: It's a lot of numbers to chase.

Comm. Stevens: On Page 20, you show it as 2022. I guess they affect a lot of your updated spreadsheets if you're changing.

Mr. Ley: That project is scheduled for 2022. It's just the update that says 2024 that needs to be switched.

Comm. Stevens: The Fire Station project – 80-173 must not be a correct reference. I think it's 80-158. I was just trying to help sort through the various changes.

Ms. Long: Fire Station is 80-158; 80-173 is the maintenance facility. We'll get those corrections made.

Comm. Stevens: I had a couple others marked, but I'm not finding them. Maybe an example is on Page 38. Project 82-078 has construction in 2022, but then on the debt service sheet, the finish date of construction is in the 2023 grouping, but that's probably the bonding grouping. Maybe I was confused on the finish date is really the construction finish date.

Ms. Long: Sometimes, they go over. For instance, construction might start in 2022 but complete in 2023. That would be my guess.

Comm. Peterson: But you don't necessarily do the bonding when the project starts if something is small.

Ms. Long: These are actually grouped in year by when they're going to be bonded, not necessarily when they're completed.

Comm. Stevens: The finish date throws me because it has the bond date.

Comm. McGurren: I have a question on Page 30. The diagram shown there shows four acres in the blue highlighted section where the new maintenance facility will go. How many of those other parcels does Leawood own?

Mr. Ley: South of 143<sup>rd</sup> Street, the only one we do not own is 14300, which is the corner lot on Kenneth.

Comm. Peterson: On Page 53, under the debt factors, it shows net debt and direct debt over operating revenues. In '19, it goes to 53%; in '20, it goes to 31%, and it keeps going down from there. Yet, the level set of actual issued debt seems to maintain about \$71-\$73 million level each year for the next 10-15 years. It appears we need a significant increase in city revenue to get those numbers down like that. I'm not sure how those figures were calculated.

Ms. Long: I would have to check on that. Kathy Byard puts these numbers together, and you're right.

Comm. Peterson: Within a five-year period, debt as a percentage of operating revenue goes from 53% down to 17%. That is a lot faster than people pay off a mortgage.

Ms. Long: Our debt payments are going down, and our revenues are projected to go up, but that does look a little extreme, so let me check on that.

Chairman Coleman: Any other questions? Can I say something that is not related to this but is related to the Planning Commission?

Ms. Bennett: I think so.

Chairman Coleman: I just want to thank everyone for your time. These work sessions are tough. Everyone has the fourth Tuesday marked off on their calendar, and then when we throw these up, it can be difficult to get a quorum. Thank you for making time to come here. Every April or May, the National Planning Conference occurs. The American Planning Association is the professional organization of planners, commissioners, and such. The last couple years, we have sent two representatives to that conference. Marc

and I went last year in New Orleans. This year, Jessica and Ricky will go. I know Kipp Strauss went the year before. I don't know history prior to that.

Mr. Klein: We had two planners go that time as well.

Chairman Coleman: So, typically, about two or three go. One of the most interesting things is there are over 6,400 attendees at this conference. It ranges from commissioners to professionals to planners to city councilmen. All 50 states are represented. Countries from all over the world send people to this. It is seminars throughout the four-day period. Basically, you get an itinerary of all the available events, and you get to pick what you want to go to. For instance, I went to more suburban-type things. Marc and I were in a couple conference seminars together. I wanted to see if you wanted to give an overview from your standpoint.

Mr. Sanchez: There was a lot of talk about housing. It was held in San Francisco, so a lot had to do with their initial problems they have there.

Ms. Schuller: The theme of the conference was equity in planning. They pulled from a lot of experiences in San Francisco, which is a very dense city with a large homeless population and a lot of very high housing costs. That was a large theme throughout the conference.

Mr. Sanchez: You kind of got to hear from planners' perspective. All over the county, they had planners giving all these different types of talks about the issues they're having and how that correlates nationwide. There were suburban-type cities that attended and gave their own talk about what they're going through and then solutions they had implemented. Some of them were even mistakes they made and how other cities could learn from those as well.

Ms. Schuller: You get to learn about new, emerging technologies in the planning field and new ideas to bring back to your city.

Chairman Coleman: Usually in the fall, Richard brings up anyone who wants to go. He's got a limited budget, but I would encourage all the commissioners. I spent four days there, and I was enthralled in every single session. They start at 9:00 in the morning and go until 5:00. They break for lunch, and you have the evenings to yourself. One of the most interesting things is the field trips. They have a listing of 10-15 field trips you can take for that particular city. I went to New Orleans, and they talked to us about flood control. We went around New Orleans in a bus, and they showed where the floods were and what they were doing to overcome that. I went to this regional planning center hub. I sat next to a commissioner from California, and we chatted on the bus ride about issues in his city versus my city. He asked if we had any water problems. I said it floods every march. Of course, he was asking about the lack of water because he's from California. If the opportunity comes up, I highly encourage everyone to go. It's fascinating stuff. Obviously, everyone has an interest in the planning process, so when it comes up, definitely try to go.

Mr. Klein: The next one is in Houston.

Mr. Scovill: March or April, 2021.

Chairman Coleman: It's Houston in April, 2021; Boston in May; San Diego in 2022 in early May. Thank you all for your time. We'll see you in two weeks.

*MEETING ADJOURNED*

DRAFT

# City of Leawood Planning Commission Staff Report

MEETING DATE: May 28, 2019  
REPORT WRITTEN: May 15, 2019

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**LEAWOOD SQUARE – REVISED SIGN CRITERIA – REQUEST FOR APPROVAL OF A REVISED FINAL SIGN PLAN – Located north of Blue Ridge Boulevard and west of State Line Road – Case 42-19 \*\*Consent Agenda\*\***

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## **STAFF RECOMMENDATION:**

Staff recommends approval of Case 42-19, Leawood Square – request for approval of a Revised Final Sign Plan, with the stipulations stated in the staff report.

## **APPLICANT:**

- The applicant is Bryan Hethcoat with Nolte and Associates.
- The property is owned by Leawood Square Limited.

## **REQUEST:**

- The applicant is requesting approval of a Revised Final Sign Plan for revised sign criteria for Leawood Square to bring the criteria up to date with current signage standards, allow for tenant creativity, and define appropriate locations for the placement of signage.

## **ZONING:**

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

## **COMPREHENSIVE PLAN:**

- The Comprehensive Plan designates this property as Retail.

## **LOCATION:**



**SURROUNDING ZONING:**

- North and West Directly north and west of Leawood Square is Cambridge townhomes within Leawood South second plat, zoned RP-4 under a previous version of the Leawood Development Ordinance.
- South South of Leawood Square is the Village of Seville, a commercial development zoned SD-CR (Planned General Retail).
- East East of Leawood Square is State Line Road and commercial development under the jurisdiction of Kansas City, MO.

**SIGNAGE:**

- The applicant is proposing the following be included in the sign criteria for Leawood Square:
  - The signage and logos for in-line tenants should be white letters routed within the sign band above the front colonnade and should be internally illuminated.
  - Font style within the sign band should be Helvetica type font, or a font as approved by the landlord.
  - The outparcel tenant is permitted two signs, one per façade.
  - The signage locations for the outparcel tenant are within the brick fields between window areas. Signage is not permitted to be located on the mansard roof.
  - The letter height for the outparcel tenant is limited to 30". Letter returns shall extend no more than 5".
  - The letter height of the multi-line signs shall be no more than 18" per line of signage, for an overall height of 40".
- Per the Leawood Development Ordinance, signage shall be no more than 5% of the area of the façade, and shall not extend more than 90% of the width and 85% of the height of the signage area.
- No signage is permitted on the east elevation of the multi-tenant building facing State Line Road.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve Case 42-19, Leawood Square – request for approval of a Revised Final Sign Plan, with the following stipulations:

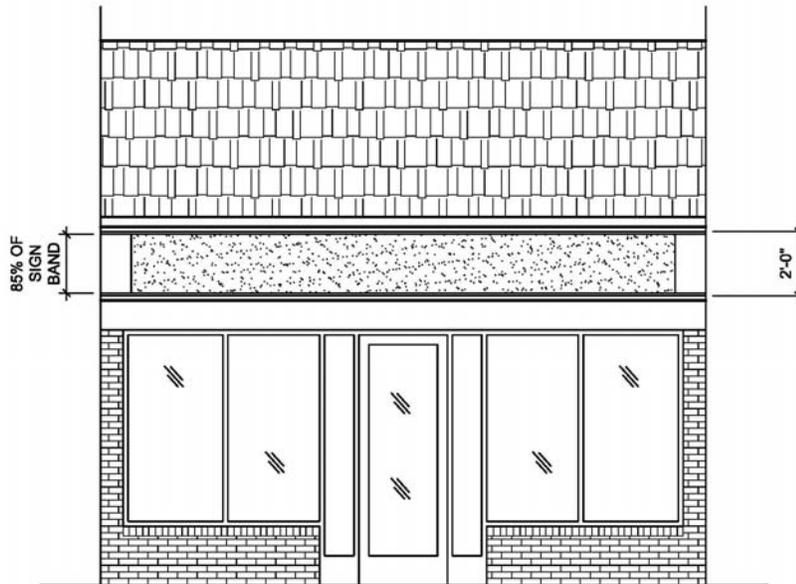
1. This application is limited to a Revised Final Plan to modify the sign criteria for the Leawood Square development.
2. A sign permit from the Community Development Department shall be obtained prior to installation of any sign.
3. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through three.

# **LEAWOOD SQUARE**

## **TENANT SIGNAGE CRITERIA**

A. Submittals and Approvals:

1. All Tenant signage is subject to the Landlord's written approval.
2. The Tenant agrees to the submission requirements to secure the Landlord's approval:
  - a. Submit one (1) set of detailed sign design, shop drawings.
  - b. Sign drawings are to be prepared by a reputable state licensed Sign Contractor or as required to be licensed by the local authorities.
  - c. Sign drawings must include scaled plan and store front elevation(s), indicating the intended signage locations.
  - d. A scaled section drawing must be submitted indicating materials, colors, dimensions, construction & attachment method. The drawing needs to indicate the height and width of the façade, and the height and width of the signable area. The drawing is to show a profile view of letters showing the depth of the letter returns.
  - e. Unless Landlord has received the above described drawings and information in the quantities set forth above, the Landlord will not approve the Tenant's exterior sign.
3. All drawings marked "Revise and Resubmit" must be resubmitted with the required corrections until all drawings have been marked "Approved as Noted".
4. Installation of the exterior sign is not premised until the following conditions have occurred:
  - a. A stamped set of final drawings reflecting the Landlord's approval shall be on file in the Landlord's office.
  - b. Tenant and their Sign Contractor shall be responsible for the securing of all applicable sign permits.
  - c. The Landlord must be notified 48 hours in advance prior to the sign installation, by contacting the on-site Center Manager.
5. The Tenant shall pay for all signs, their installation (including any required electrical connection back to the J-box and any secondary J-box required) and all other labor, materials, and future maintenance.
6. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetic of design shall remain the sole right of the Landlord.



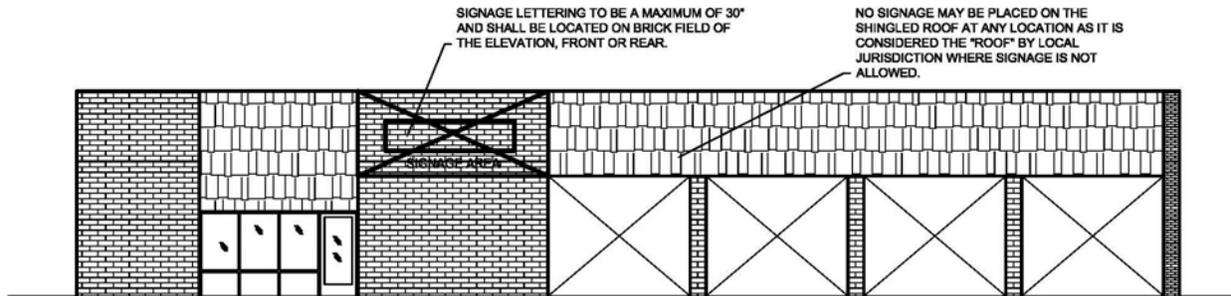
SIGNAGE LETTERING TO BE 85% OF THE SIGN BAND HEIGHT 2'-0", AND 90% OF SIGN BAND WIDTH WHICH RUNS FROM LEASE LINE TO LEASE LINE, TYPICALLY 20'-0" BAYS. FIELD VERIFY ALL DIMENSIONS PRIOR TO DESIGN.

B. Tenant Signage Types Allowed & Guidelines:

Inline tenants are to adhere to the following criteria.

Exterior façade, and logos for inline tenants are to be part of the illuminated sign band for the center. Sizes of logos should be limited in height to letter sizes. Additional signage allowed would be interior storefront transom signs, & storefront graphics on glazing. These graphics shall not exceed 20% of the continuous window area. If tag lines are desired in the signage, it must be a part of the legal name of the tenant.

All in-line tenants shall have their main signage located in the given sign band located in the overhanging roof structure of the colonnade. No signage shall be located on the tower element of the main center. Signage shall match the existing font helvetica type, or font approved by landlord. The size shall not exceed 90% of the sign width, and 85% of the sign height. Lettering and logos should be white. The replaced sign band should be painted to match existing color.



Parcel pads are to adhere to the following criteria:

1. Maximum of one façade sign per elevation with no more than (2) two façade signs.
2. If tag lines are desired in the signage, it must be a part of the legal name of the tenant.
3. Façade Signage: All letters must be individual internally illuminated and lighting must be concealed. Tenants can have colored letters and logos as part of the sign.
4. Signs shall not extend more than 5" beyond the face of the bulkhead the sign is mounted to.
5. The sign shall not exceed 85% of the width and 90% of the height of the signage area.
6. The sign area shall not exceed five percent (5%) of the storefront area.
7. No exposed tubing, raceways, backer panel, box signs, conduits, and bracket type connections are to be visible or allowed.
8. The maximum height for single letters and logos on the pad buildings shall be 30" and may be located on the brick façade. Multiline signage lines are to be of a max height of 18" per line of signage with a 4" offset from upper and lower lines for a total height of 40".
9. Window Graphics. Tenants may incorporate window graphics into their storefront glazing in addition to the signs above. Sizes vary per location of tenancy. Window graphics may not be illuminated. Only Tenant names or logos w/ or w/out tag lines are allowed as window graphics.

Permitted Window Graphic Types:

- Clear, translucent screen printed directly on glass.
- Clear, translucent film for letterforms.
- Translucent film with muted coloration.

- Color painted directly on glass will be considered on a case-by-case basis.
- Window graphics are not to exceed 20% of the continuous storefront area.

Monument Signs:

1. One monument sign shall be permitted for the development and shall be placed 5' from all property lines and sidewalks outside of all site triangles.
2. The monument sign shall meet the following requirements.
  - a. The monument sign shall be either halo-illuminated, non-illuminated, externally illuminated. Internally illuminated letters/characters/logos are not permitted.
  - b. The maximum area of the monument sign is limited to 50 sqft.
  - c. Dimensions-6' maximum in height (inclusive of base), 10' maximum in length, 24" maximum in width.
  - d. Graphics/Text-signs may include the name or graphic identification of the project or development. Such graphic or text shall not exceed 18" in height.
  - e. Base-brick masonry, stone, or other solid base that is coordinated with the primary finish material used in the project building elevation. The base of the sign shall be a minimum in height of 12".

C. Fabrication & Installation Requirements:

1. Tenant's Sign Contractor is required to contact the onsite Center Manager prior to installation of signage and again at completion so acceptance can be determined.
2. Installation crews are responsible for establishing a safety zone around their work area. Tenant Signage crews must display caution tape and safety cones and apply these safety devices to the surface of walkways and door. Electrical cords cannot be run outside of this safety zone.
3. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and patched to match adjacent finish. Spacers must be painted to match building color. No PK housings allowed.
4. Each Tenant, or their Sign Contractor, shall be responsible for the repair of any damage to the building caused by the installation of said Tenant's sign. Particular attention must be made in and around the access panels into any canopy areas. If required, repainting these areas will be back-charged to the Tenant.
5. The installation Sign Contractor is responsible for removing all debris and cleaning the work area after installation is complete. Sign Contractor shall protect existing wall surfaces and nearby awning structures during sign installation.

# City of Leawood Planning Commission Staff Report

MEETING DATE: May 28, 2019

REPORT WRITTEN: May 16, 2019

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**MANFIELD MULTI-TENANT BUILDING – LIGHTING AND SIGN CRITERIA – REQUEST FOR APPROVAL OF A FINAL PLAN – Located south of 103<sup>rd</sup> Street and west of State Line Road – Case 44-19 \*\*Consent Agenda\*\***

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## **STAFF RECOMMENDATION:**

Staff recommends approval of Case 44-19, Manfield Multi-Tenant Building – request for approval of a Final Plan, with the stipulations stated in the staff report.

## **APPLICANT:**

- The applicant is Gordon Rock with KCPMG Inc.
- The properties is owned by Why Not Now LLC.

## **REQUEST:**

- The applicant is requesting approval of a Final Plan for the Manfield Building to clearly demarcate signage areas and signage types allowed.
- The applicant is also proposing to add five gooseneck light fixtures to the east façade of the building to externally illuminate the signage on the front of the building.

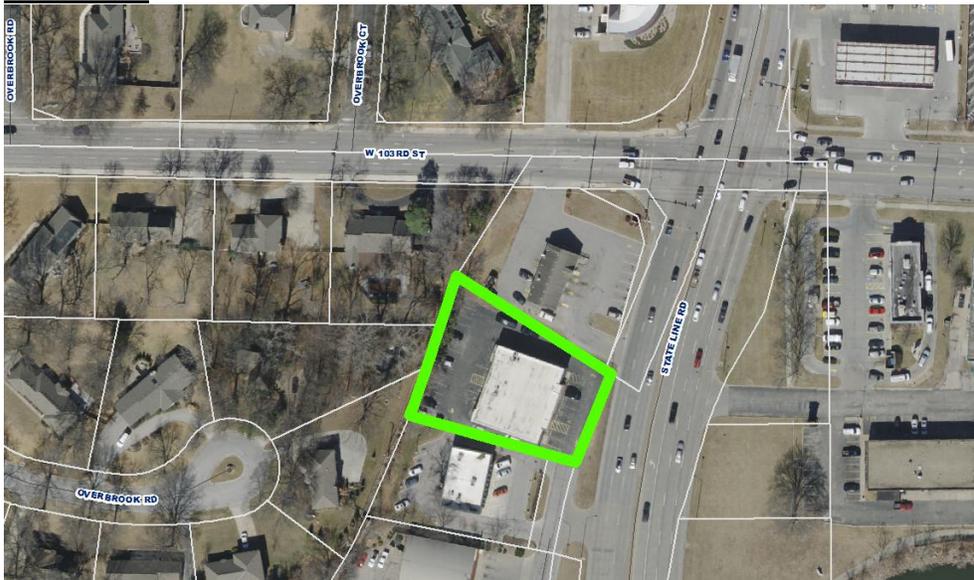
## **ZONING:**

- The property is currently zoned BP (Planned Business Park)

## **COMPREHENSIVE PLAN:**

- The Comprehensive Plan designates this property as Retail.

## **LOCATION:**



**SURROUNDING ZONING:**

- North Directly north is Jiffy Lube, zoned SD-CR (Planned General Retail). Across 103<sup>rd</sup> street is the Wells Fargo Bank, zoned SD-NCR (Planned Neighborhood Retail).
- South Directly south are more businesses, zoned BP (Planned Business Park)
- East Directly east of State Line Road is vacant land within the City of Leawood that is adjacent to Kansas City, Missouri.
- West Directly to the west of the site is the residential subdivision Leawood Estates, zoned R-1 (Planned Single Family Low-Density Residential).

**SIGNAGE:**

- The applicant is proposing to create sign criteria for the Manfield Building to allow wall signs on the east north and south façades of the building and to restrict the type of signage allowed on the building.
- The proposed guidelines specify the signage areas along with wall sign sizes, font type, and lighting. The criteria include the following.
  - Only non-illuminated signage is allowed on the building, with exception that the signage on east façade of the building will be externally illuminated by gooseneck lighting proposed with this application.
  - Each tenant will be allowed one wall sign per tenant façade, which must be located on the façade of each tenant’s leasable space.
  - No signs of any type are permitted to be located on the west façade of the building facing existing residential.
  - All wall signs are required to be individual letter flush mounted to the façade of the building.
  - Internally illuminated wall signs, along with raceways and backer panels are not allowed.
  - All signage is required to be a maximum 5% of the tenant façade or 10 sq.ft., whichever is less.
  - Maximum letter height is 12”. The maximum length a sign is permitted to be is 72”.
  - Logo’s are permitted, but shall not be more than 25% larger than the tallest letter in the sign.
  - All signage is required to comfortably fit within the sign area. Per the Leawood Development Ordinance wall signs shall be a maximum of 85% of the height of the sign area, and 90% of the length of the sign area.
  - Signage is not permitted to encroach or be placed over any architectural elements, or outside of the designated sign areas.
  - Signs shall be constructed of fully anodized black aluminum, 2” in depth.

**LIGHTING:**

- The applicant is proposing to add five gooseneck light fixtures evenly spaced along the east façade of the building to externally illuminate the signage on this elevation.
- The head of the light fixture will be 8” in height and 7” in width.
- The color of the light fixture will be black.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve Case 44-19, Manfield Multi-Tenant Buidling – request for approval of a Final Plan, with the following stipulations:

1. This application is limited to a Final Plan to add five gooseneck light fixtures to the east façade and to establish sign criteria for the Manfield Buidling.
2. A sign permit from the Community Development Department shall be obtained prior to installation of any sign.

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- 
3. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through three.



8800 Grant Ave, Overland Park, Kansas 66212  
913.735.5382

## **Sign Regulations for 10308-10310 State Line Rd, Leawood, Kansas 66206**

### **Sign Goals**

The goal of the tenant signage is to distinguish the tenant's identity and to be integral with the overall design of the building.

### **General Requirements**

Each tenant will be allotted 5% of the total leased square footage of a façade. The signs shall be centered within the signage areas for each tenant, which have been located in the attached exhibits.

Each tenant will be allowed one wall sign per tenant façade.

Signage is only permitted on the façade of each tenant's leasable space.

All wall signs shall be individual letters flush mounted to the façade of the building.

Raceways and backer panels are prohibited. All wall signs shall be non-illuminated with the exception of wall signs located within the signage area of the east façade which will be externally illuminated by gooseneck lighting.

No signs of any type may be located along the west façade of the building facing the existing residential.

Gooseneck lighting is to be installed to illuminate the signs on the east façade. The lighting is to be installed on the wooden face signage area and the east façade of the building. No conduit, raceways, or crossovers are to be exposed or visible from the exterior of the building.

For businesses without a logo, signs are to be of the similar design and font using the following guidelines:

- Fully anodized black aluminum
- 10 total square feet or less with the letters not exceeding 12" in height, 72" in length and 2" in depth.
- The letters are to be fastened with stainless studs and screws.
- Permissible fonts are: Helvetica, *Lucida Calligraphy*, *Bradley Hand*, **ENGRAVERS MT**, and Herculanium.
- Tag lines are prohibited unless part of the legal name of the business as signed on the lease.

For businesses with an established logo, the signs shall adhere to the size regulations for the City of Leawood. Logos may be permitted with the development and City approval. However, Logos are not to be more than 25% larger than the tallest letter.

In accordance with the Leawood Development Ordinance, all wall signs are to have a maximum length of 90% of the signable area and a maximum height of 85% of the signable area.

Signage shall not be permitted to encroach or be placed over any architectural elements, or outside of the designated sign areas.

### **Prohibited Signage**

All prohibited signage listed within the Leawood Development Ordinance shall be included as prohibited within this sign criteria, including, but not limited to profanities of any kind, or any signs which displays obscene matter.

The ownership entity will not allow tenants to exceed the maximum number of signs per façade per Leawood Development Ordinance.

All signs are prohibited from being lit by any means with the exception of wall signs located within the signage area on the east façade, which shall be illuminated externally by gooseneck lighting.

### **Submittal Requirements**

Tenants are to submit a sign plan to the building manager prior to submission to the City of Leawood for required city approval. The building owner or manager will submit a letter of approval to the tenants for their sign application to be submitted to the City of Leawood.

Please contact the property manager should you have any questions or comments. Thank you for your time and consideration.

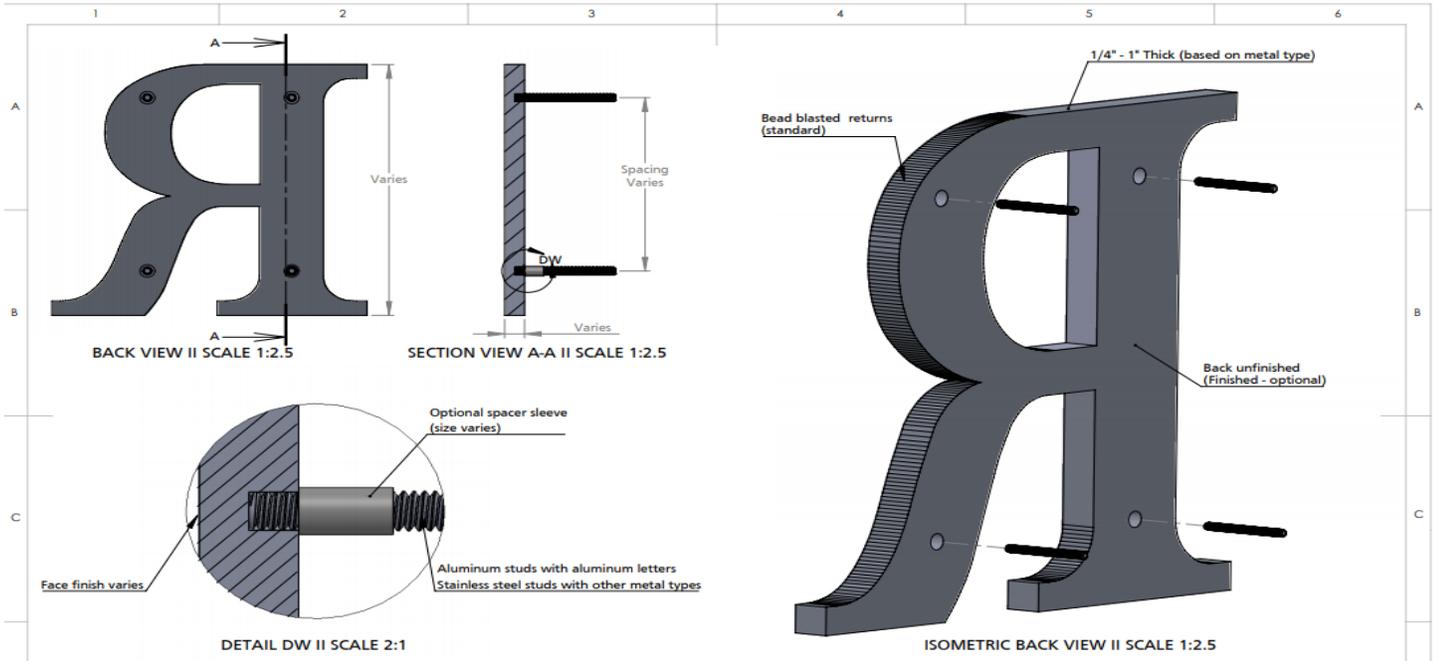
Best Regards,

Gordon M. Rock III  
Property Manager

Jasmine Calio-Why Not KS LLC  
Owner

Exhibit A

3/4" Depth on letters  
2" spacers  
Helvetica bold  
Painted black



Manfield Building  
East Facade - Signage Area



Manfield Building  
South Facade - Signage Area



Manfield Building  
North Facade - Signage Area



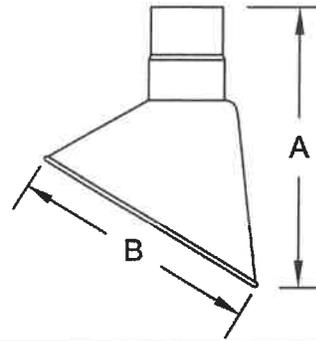


Job Name:

Globe Shade Collection

Type:

Quantity:



Item Number	Height (A)	Width (B)
H-18107	8"	7"
H-18110	10-1/2"	10"
H-18112	12"	12"
H-18114	14-1/2"	14"

Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/ Lamp options	Ballast	Voltage	
H-18107 <sup>(1)</sup>	Standard <sup>(2)</sup> 91 (Black)	Mounting Options 1/2"	Standard 91 (Black)	<b>CGU</b> (Cast guard & glass)	Standard 91 (Black)	Incandescent (6) (Fixture is standard 200W. Do not specify)	Ballast option not available for INC.	Incandescent (Fixture is standard 120V. Do not specify.)	
H-18110 <sup>(1)</sup>	93 (White)	1/2"	93 (White)	<b>LCGU</b> (Large cast guard & glass)	93 (White)	CFL (3) (6) (Compact Fluorescent)	<b>RB (4)</b> (Remote)	CFL <b>M</b> (Multi 120/277V)	
H-18112	95 (Dk. Grn)	3/4"	95 (Dk. Grn)	<b>WGU</b> (Wire guard & glass)	95 (Dk. Grn)	13/CFL 18/CFL 26/CFL 26/32/42/CFL 32/CFL 42/CFL 57/CFL	<b>BCM</b> (Canopy Mount)	HID RB and BCM <b>M</b> (Multi 120/208/240/277V)	
H-18114	96 (Galv.) BR47 (Rust) BK01, GN20.	Stem Options (Stem 1/2") <b>ST</b> Specify length and canopy. <b>HSC</b> (Canopy) <b>SMC</b> (Canopy)	96 (Galv.) BR47 (Rust)	<b>LWGU</b> (Large wire guard & glass)	96 (Galv.) BR47 (Rust)	For all finishes see pages 344-348.	<b>PLB (5)</b> (Postline)	For specs see pages 341-343.	PLB 1 (120V) 2 (277V)
	Upgraded Finishes. 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.	Flush Mount Options <b>FHSC</b> <b>FSMC</b>	For all finishes see pages 344-348.	<b>WGR</b> (Wire guard)	For all finishes see pages 344-348.	<b>DMB</b> (Dimmable Ballast for CFL. Add to Part No.)			
		Arm Options B-1 HL-K HL-A HL-U HL-H P-1 HL-C P-3 HL-D		<b>SK</b> (Swivel knuckle)		HID (3) (High Intensity Discharge)			
	For finish specs see pages 344-348.	For all arms and specs see pages 321-344.		For specs and glass color see pages 321-344.		MH (3) (6) (Metal Halide) 35/MH 50/MH 70/MH 100/MH 150/MH 175/MH			
						HPS (3) (6) (High Pressure Sodium) 50/HPS 70/HPS 100/HPS 150/HPS			
						LED 20W 30W	LED See specifications for complete part number	LED See specifications for complete part number	

H-18110	-	9	/	1/2"	-	91	/	CGU-CLR	-	91	/	1 3CFL	-	BCM	-	M
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ORDER EXAMPLE

(USE THIS FORMAT TO PLACE ORDER)

Notes:

- (1) H-18107 not available with glass enclosures.  
H-18107 available for 200W Max INC, 32W Max CFL and 100W Max HID.  
H-18110 not available with LWGU, LCGU, ARN or LARN.
- (2) For interior finish of fixture refer to color chart on pages 344-348.
- (3) Requires Globe Option. (See pages 339-341 for Globe Options)  
Max Wattages for CGU and WGU are 100W INC, 32W CFL and 100W HID.  
Max Wattages for LWGU, LCGU, ARN and LARN are 200W INC, 57W CFL and 175W HID.
- (4) (RB) Remote Ballast not available for Fluorescent Lamping.
- (5) (PLB) Post Line Ballast must specify 120V or 277V.  
(PLB) 50W MH requires a 3" dia. pole.  
(PLB) 70W and 100W MH require a 4" dia. pole.  
(PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole.
- (6) Socket Bases: INC and HID are medium base, CFL are GX24Q.

Suitable for wet location.

# City of Leawood Planning Commission Staff Report

MEETING DATE: May 28, 2019

REPORT WRITTEN: May 13, 2019

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**PLAZA POINTE, 6<sup>TH</sup> PLAT – REQUEST FOR APPROVAL OF A REVISED FINAL PLAT – Located south of 135<sup>TH</sup> Street and east of Briar Street – Case 46-19 \*\*Consent Agenda\*\***

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## **STAFF RECOMMENDATION:**

Staff recommends approval of Case 46-19, Plaza Pointe, 6<sup>th</sup> Plat – request for approval of a Revised Final Plat, with the stipulations stated in the staff report.

## **APPLICANT:**

- The applicant is Harold Phelps, P.E., with Phelps Engineering Inc.
- The property is owned by Carter Properties, LLC.
- The engineer is Harold Phelps, P.E., with Phelps Engineering, Inc.

## **REQUEST:**

- The applicant is requesting approval of a Revised Final Plat for Lot 13 of Plaza Pointe to relocate the common wall between tenants located at 4955 W. 135<sup>th</sup> Street and 4957 W. 135<sup>th</sup> Street.
- The demising wall is requested to be moved 35 feet to the south.

## **ZONING:**

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

## **COMPREHENSIVE PLAN:**

- The Comprehensive Plan designates this property as Mixed Use.

## **LOCATION:**



**SURROUNDING ZONING:**

- North To the north is 135<sup>th</sup> Street, a major arterial street, and beyond 135<sup>th</sup> Street is Parkway Plaza, a Mixed Use Development comprised of retail, office, and multi-family residential units, zoned MXD.
- South To the south are office uses within the Plaza Pointe development, zoned SD-O (Planned Office), followed by 137<sup>th</sup> Street and the Church of the Resurrection, zoned AG (Agricultural).
- West To the west is Cornerstone of Leawood, a commercial development zoned SD-CR, followed by Nall Avenue.
- East To the east are additional retail uses within Plaza Pointe, zoned SD-CR. Across Roe Avenue is the Villaggio at Leawood development, a largely undeveloped project zoned a combination of SD-CR and SD-O.

**BACKGROUND:**

- A Revised Final Plat for Lot 13 of Plaza Pointe was approved in 2014 (Case 10-14) with Resolution 4170.
- The plat divided an existing building into two units, 1 & 2, and included Tract A, common space area surrounding the building.

**FINAL PLAT:**

- The proposed plat will relocate the existing common wall between Units 1 & 2 a total of 35 feet to the south.
- Tract A is common area and shall be owned and maintained by the owners of Units 1 & 2.
- A 40 ft. build line is shown along the north side of Tract A in conformance with the required exterior building setback for the SD-CR zoning district.
- A 10 ft. utility easement and an 8 ft. waterline easement are shown along the north property line. A 15 ft. KCP&L easement is located directly south of the 10 ft. utility easement.
- The two unit lots and the common tract will have the following areas:

<b><u>Tract/Unit</u></b>	<b><u>Sq.Ft.</u></b>	<b><u>Acres</u></b>
Plat	60,388.61	1.3863
Tract A	42,556.62	0.9770
Unit 1	10,113.00	0.2322
Unit 2	7,719.00	0.1772

**DEVIATIONS:**

- A deviation is requested to allow a 0' interior property line setback between Units 1 & 2, as permitted by Section 16-3-9 of the Leawood Development Ordinance.

**STAFF COMMENTS:**

- Staff is supportive of the deviation to allow for a 0' interior property line setback between Units 1 & 2.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve Case 46-19, Plaza Pointe, 6<sup>th</sup> Plat – request for approval of a Revised Final Plat, with the following stipulations:

1. This application is limited to the platting of Units 1 & 2 and Tract A located on Lot 13 of the Plaza Pointe development.
2. This plat is approved with a deviation to allow 0' interior property line setbacks.
3. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
4. 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 four.



# City of Leawood Planning Commission Staff Report

MEETING DATE: May 28, 2019

REPORT WRITTEN: May 15, 2019

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**HOMESTEAD OF LEAWOOD ASSISTED LIVING FACILITY – ADDITION – REQUEST FOR APPROVAL OF A REZONING FROM AG (AGRICULTURAL DISTRICT) TO RP-3 (PLANNED CLUSTER ATTACHED RESIDENTIAL DISTRICT), SPECIAL USE PERMIT FOR AN ASSISTED LIVING FACILITY, PRELIMINARY PLAN, AND FINAL PLAN – Located south of 127<sup>th</sup> Street and west of State Line Road – Case 45-19 \*\*\*PUBLIC HEARING\*\*\***

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## **STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve Case 45-19, Homestead of Leawood – Assisted Living Facility – Addition – Request for approval of a Rezoning, Special Use Permit, Preliminary Plan, and Final Plan subject to the stipulations in the staff report.

## **APPLICANT:**

- The applicant and architect is Lauren Fitzpatrick with Schwerdt Design Group.
- The property is owned by Midwest Homestead of Leawood, LLC.
- The engineer is Matt Henderson with McAfee Henderson Solutions, Inc.

## **REQUEST:**

- The applicant is requesting approval of a Rezoning from AG (Agricultural) to RP-3 (Planned Cluster Attached Residential District), a Special Use Permit for an assisted living facility, Preliminary Plan, and Final Plan for an addition of 12,280 sq.ft. (17 beds/units) to an existing 37 unit assisted living facility, for a total of 54 units.
- The total sq.ft. of the assisted living facility upon completion of the project will be 32,520 sq.ft. (20,240 sq.ft. existing and 12,280 sq.ft. addition).
- The requested building additions will provide two new single story residential wings on the north and south sides of the existing building that will include 17 beds, an expansion of the dining room, and relocation and update of kitchen facilities.

## **ZONING:**

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

## **COMPREHENSIVE PLAN:**

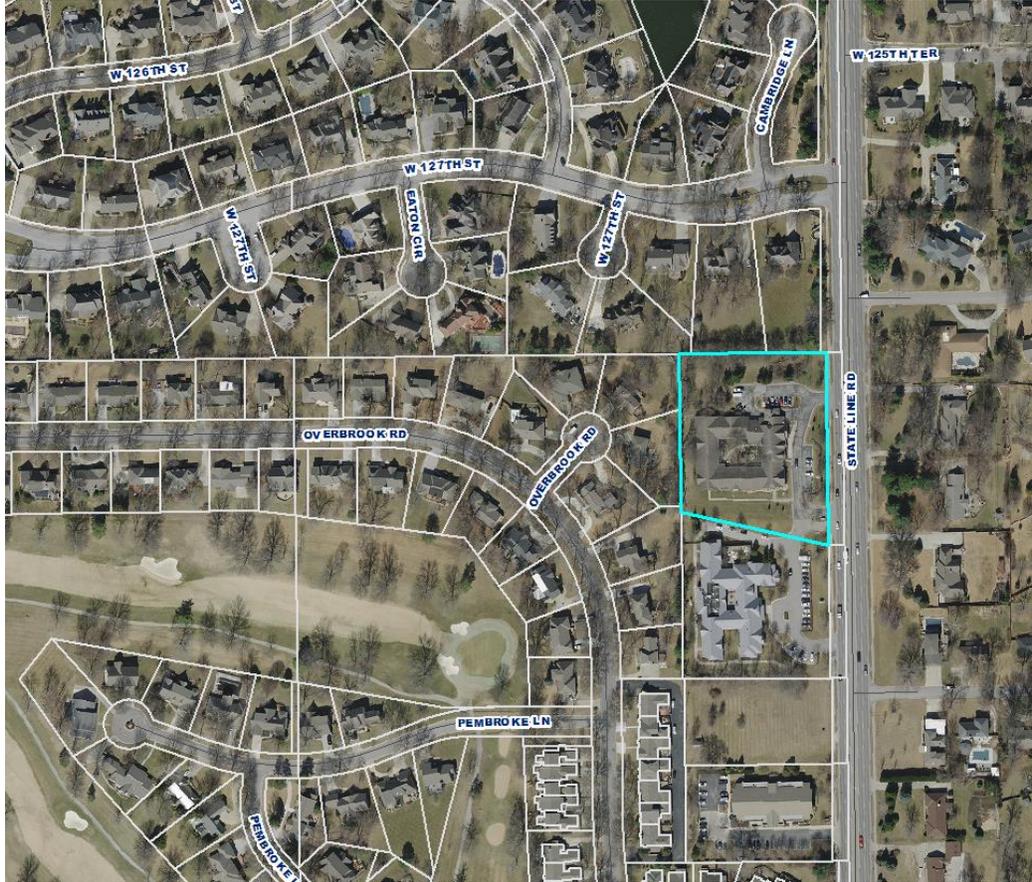
- The Comprehensive Plan designates this property as Institutional.

## **SURROUNDING ZONING:**

- North To the north of the property is the Royse subdivision, a single-family residential neighborhood, zoned R-1 (Planned Single Family Low-Density Residential).
- South To the south of the property is the Brookdale Leawood Assisted Living Facility, zone AG (Agricultural).
- East To the east of the property is State Line Road and single family residential homes located in Kansas City, MO.

- West To the west of the property is the Leawood South subdivision, a single-family residential neighborhood, zoned R-1 (Planned Single Family Low-Density Residential).

**LOCATION:**



**SITE PLAN:**

- The project is located on 2.72 acres west of State Line Road and south of 127<sup>th</sup> Street.
- The existing Homestead of Leawood Assisted Living Facility is 22,240 sq.ft. with 37 beds (one bed per unit).
- The main building entrance is located on the east side of the building facing an existing parking lot.
- Existing parking lots are located to the east and north of the existing building.
- The proposed building additions will add 12,280 sq.ft. and 17 units to the facility for a total of 32,520 sq.ft.
- With this application, the applicant proposes to remove one existing unit and construct four building additions:
  - 8,485 sq.ft. of residential space (13 units) added to the north side of the building, attached at the northwest corner of the existing structure. This portion of the addition will replace the western portion of the existing parking on the north side of the building.
  - 545 sq.ft. in kitchen space added to the north side of the building, in the location of the existing porte-cochere.
  - 347 sq.ft. of dining room space added to the east side of the building, adjacent to the main entrance.

- 2,903 sq.ft. of residential space (5 units) added to the south side of the building, attached at the southeast corner of the existing structure.
- Three additional parking spaces are proposed to the east of the building (13 spaces total facing State Line Road).
- The northern parking spaces will remove 4 existing parking spaces to allow for a portion of the building addition, and a new row of parking will be added to the north of the building, with seven new parking spaces facing the north property line. The northern parking lot will contain a total of 14 parking spaces.
- Existing sidewalks are located along State Line Road. New brick crosswalks are proposed across the driveways in herringbone pattern.
- An existing sidewalk is located on the south side of the building, leading from the eastern parking lot to the rear of the building. This sidewalk will be realigned to accommodate the building addition on the southeast corner of the building.
- A new crosswalk and ADA accessible ramp are proposed to cross the main driveway from the front entrance of the building, to provide access to State Line Road.
- A trash enclosure is proposed to be attached to the new building addition on the north side of the structure, accessed from the parking lot. The trash enclosure will be site obscured with 6'-6" tall metal gates.
- Bike racks are proposed at the northeastern corner of the building.

**PARKING:**

- The Leawood Development ordinance requires 1 parking space for each 2 beds provided. The required parking for the Homestead of Leawood is 27 parking spaces. A total of 27 parking spaces are proposed, three of which are ADA accessible parking stalls.

**BULK REGULATIONS:**

- The following table outlines the required and provided regulations for the Homestead of Leawood:

<b>Bulk Regulations</b>			
<b>Criteria</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
Front Yard Setback	30'	73..2'	Complies
Rear Yard Setback	30'	28.8' Existing Building 30' for New Additions	Legal Non-conforming Condition
Side Yard Setback	30'	33'	Complies
Open Space	30% (min.)	50.3%	Complies
Interior Landscaped Space	8%	8.4%	Complies
Height Limit	40'	28'-9.5" Existing 24'-6.5" for New Additions	Complies

**ELEVATIONS:**

- The maximum height of the existing building is 28'-9.5" tall. The proposed additions are a maximum height of 24'-6.5" tall.
- The east elevation serves as the main entrance of the building. The entrance has a covered walkway supported by columns with a stone base.
- The building additions will have sloping rooflines to match the existing roofline.
- The existing building façade is being removed and replaced to match the new building additions. The new façade is composed of pewter and khaki colored fiber cement Hardie siding. Natural stone in *Cottonwood* and *Flint Hills Gray Mottled* accents the lower portions of the façade on all elevations.

- The existing structure and proposed building additions will be roofed with Davinci multi-width slate in smokey gray.
- Wood shutters accent the facades in select locations on each elevation.
- The existing porte-cochere located on the north side of the building is being removed and replaced with an addition to the kitchen.

**SIGNAGE:**

- An existing monument sign is located within the island of the southernmost driveway entrance. The monument is proposed to remain as existing. No signage is proposed with this application.

**LANDSCAPING:**

- The site is landscaped with a combination of shade and ornamental trees and shrubs.
- Landscaping along State Line Road is existing; however, the applicant is adding additional ornamental trees, and shrubs to supplement the existing landscaping.
- A 3' tall natural stone screen wall will be placed along the back-of-curb of the north-facing parking spaces, and along the back-of-curb of the parking row facing State Line Road, in order to provide parking lot screening from adjacent property lines.
- The northern and western property lines will be landscaped with a continuous row of evergreens to provide buffering from the adjacent residential neighborhoods.
- The interior courtyard of the building will be re-landscaped and hardscaped with a new paver walkway and patio, ornamental trees and shrubs.

**LIGHTING:**

- The applicant has submitted a photometric plan meeting the Leawood Development Ordinance (LDO) requirements of no more than 0.5 footcandles at the property line and an average illumination of pedestrian walkways of 0.18 footcandles.
- The applicant proposes to replace the existing parking lot light poles and fixtures with LED luminaires and poles no taller than 18' from grade. The luminaires will be soft white lighting at 3,000 kelvin.
- Lighted bollards are proposed to illuminate the walkway on the south side of the building.
- Soffit lighting is proposed to illuminate the doorways on the south side of the building.
- Ground mounted up-lighting is proposed to illuminate the corners of the building on eastern façade.
- Low profile wall lighting is proposed on the north side of the building, around the green space area and facing the northern parking lot.
- The front columns of the porch will be illuminated with vertical accent lights affixed to the wooden poles.

**IMPACT FEES:**

- **PARK IMPACT FEE:** The applicant shall pay a Park Impact Fee in the amount of \$0.15/per square foot of finished floor area prior to issuance of a building permit. This amount is currently estimated at \$1,842.00 (12,280 sq.ft. x \$0.15). This amount is subject to change by Ordinance.

**STAFF COMMENT:**

- Staff recommends that the applicant provide an emergency shelter meeting FEMA standards.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve Case 45-19, Homestead of Leawood – Assisted Living Facility – Request for approval of a Rezoning, Special Use Permit for an assisted living center, Preliminary Plan, and Final Plan, with the following stipulations:

1. This approval is limited to an additional 12,280 sq.ft. of floor area to an existing assisted living facility, for a total of 32,520 sq.ft. on 2.72 acres for an F.A.R. of 0.31.
2. The Special Use Permit shall be issued to Midwest Homestead of Leawood, LLC and shall be limited to twenty years from the date of Governing Body approval.
3. The applicant/owner shall be responsible for the following impact fees:
  - a) The applicant shall pay a Park Impact Fee in the amount of \$0.15/per square foot of finished floor area prior to issuance of a building permit. This amount is currently estimated at \$1,842.00 (12,280 sq.ft. x \$0.15). This amount is subject to change by Ordinance.
4. All power lines, utility lines, etc. (existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) shall be placed underground prior to final occupancy of the proposed building.
5. Prior to Governing Body consideration, the applicant shall provide a revised photometric study meeting the Leawood Development Ordinance requirement of an average parking lot uniformity ratio of 4 to 1.
6. Per the Leawood Development Ordinance, all above ground facilities shall be placed in the rear yard wherever practical. If locating these facilities in the rear yard is not practical or appropriate, as determined by the City Engineer, then such facilities shall be at least 25' behind the right-of-way.
7. 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.
8. All rooftop equipment shall be screened from the public view with an architectural treatment, which is compatible with the building architecture. The height of the screen must be at least as tall as the utilities being screened.
9. All new utility boxes with a height of 55 inches or greater, a footprint greater than 15 square feet in area, or a pad footprint greater than 15 square feet in area, shall be authorized only by approval of a special use permit prior to construction. .
10. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo (Exhibit A) on file with the City of Leawood Planning and Development Department, prior to issuance of a certificate of occupancy.
11. The applicant must obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo (Exhibit B) on file with the City of Leawood Planning and Development Department, prior to issuance of a building permit.
12. All sidewalks shall be installed as per street construction standards.
13. 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.
14. All trash enclosures shall be screened from public view with a 6 foot solid masonry structure to match the materials used in the buildings and shall be architecturally attached to the individual buildings and accented with appropriate landscaping. The gates of the trash enclosures shall be painted, sight obscuring, decorative steel.
15. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities, meter banks and air conditioning units, shall be painted to blend with the building

and screened from public view with landscaping or with an architectural treatment compatible with the building structure.

16. 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.
17. Per the Leawood Development Ordinance, all parking lot light fixtures associated with this project shall be a maximum of 18' in height.
18. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
19. Per the Leawood Development Ordinance, the maximum foot-candles at the property line shall be 0.5 foot-candles.
20. No signage is approved with this application.
21. The approved final landscape plan shall contain the following statements:
  - a) All trees shall be callipered and undersized trees shall be rejected.
  - b) All parking lot islands shall be bermed to discourage foot traffic.
  - c) All hedges shall be trimmed to maintain a solid hedge appearance.
  - d) All plant identification tags shall remain until issuance of a Final Certificate of Occupancy.
  - e) Any deviation to the approved final landscape plan shall require the written approval of the landscape architect and the City of Leawood, prior to installation.
  - f) All landscaped open space shall consist of a minimum of 60% living materials.
22. Per the Leawood Development Ordinance, all medium and large deciduous trees (including street trees), shall be 2 ½" caliper as measured 6" above the ground, all small deciduous and ornamental trees shall be a minimum of 1 ½" caliper as measured 6" above the ground, conifers and evergreen trees shall be a minimum of 6' in height, and shrubs shall be a 24" in height at the time of planting.
23. 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.
24. All landscaped areas shall be irrigated.
25. An erosion control plan for both temporary and permanent measures to be taken during and after construction will be required at the time of application for building permit.
26. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
27. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
28. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through twenty-eight.



# City of Leawood

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

## MEMO

DATE: May 24, 2019

TO: Richard Coleman, Director of Community Development

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

SUBJECT: Homestead of Leawood  
Case Number: 45-19

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

- 1) Plat:
  - a) No additional Right-of-Way or Easements are needed.
- 2) Traffic Impact Analysis:
  - a) The proposed redevelopment is expected to have negligible impacts to traffic on Stateline Road.
- 3) Storm Water Study:
  - a) The Developer is proposing a hydrodynamic separator on the north side of the lot to meet the Best Management Practices (BMPs) for stormwater.
  - b) Prior to Final Plan approval by Council adjust the value of the hydrodynamic separator to four (4) and provide additional BMP's to meet the appropriate level of service per the APWA BMP requirements.
  - c) Prior to Final Plan approval by Council update the stormwater study to include additional flow from State Line Road and provide detention per APWA requirements. Please reference the as-built plans for Stateline Road improvements Phase 3 from 135<sup>th</sup> to 123rd.
- 4) The parking lot pavement shall be constructed in accordance to the Leawood Development Ordinance.
- 5) Permanent structures, including monument signs, shall not be placed within the Right-of-Way and Public Easements.

- 6) 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).
- 7) 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.
- 8) 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.
- 9) 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.
- 10) The Developer shall repair and restore all damaged areas between the back of curb and the Right-of-Way abutting this lot including any existing damage. This shall include but is not limited to street lighting equipment, traffic signal equipment, sidewalk, storm sewers, grass, etc.
- 11) The Developer shall provide documentation by a licensed professional engineer certifying on City forms the BMPs have been constructed in accordance with City standards and the approved plans.
- 12) 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.
- 13) The plat shall not be released for recording until all public permits have been reviewed and approved by the City Engineer.
- 14) The Certificate of Occupancy shall not be approved until the above requirements have been met.

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

Copy: Project File  
PW Book

## Exhibit B

### Jessica Schuller

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**From:** Gene Hunter  
**Sent:** Wednesday, May 22, 2019 3:34 PM  
**To:** Jessica Schuller  
**Subject:** RE: Homestead of Leawood Circulation Plan

The Fire Department has no objection to this site plan.

*Gene Hunter, Leawood Fire Marshal*

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**From:** Jessica Schuller <jessicas@leawood.org>  
**Sent:** Wednesday, May 15, 2019 8:52 AM  
**To:** Gene Hunter <geneh@leawood.org>  
**Subject:** Homestead of Leawood Circulation Plan





Case NC 45-19 - Homestead of Leawood, Public Interact Meeting Minutes  
Meeting held: Monday, May 13, 2019; 6:30pm

Present from Owners Team:

Midwest Health: Jim Klausman, CEO; Jennifer Sourk; Angela Broxterman; Dani Lang-Shaw

Schwerdt Design Group (Architect): Corey Dehn, AIA; Lauren Fitzpatrick

McAfee Henderson Solutions (Civil Engineer): Matt Henderson, PE

**Questions / Notes:**

Owner Comments:

Architecture

- We are completely remodeling and updating the inside and outside of the facility.

Interiors

- We are adding a small addition to the south and a larger addition to the NW.

Planning

- The following was displayed or available for public review:

- color board of the proposed finishes.
- color rendering of the front of the building
- Floor/site plan
- 4 color elevations of the exterior facades
- Landscape Plan



Q: Will the remodeled rooms have larger restrooms?

A: The existing spaces will generally not change in size.

2231 SW Wanamaker Rd.

Q: (neighbor to the west) Will the back yard "swamp" get fixed with this work?

The yard holds water currently along the rear property line.

A: Yes, we are planning on connecting all of the new and old roof drain lines on the back to an underground drainpipe. We will also be regrading the area. This should take care of any standing water problems.

Suite 303

Topeka, Kansas

We reviewed a few trees that the neighbor to the west would like removed.

Q: Will the tree lines on the property lines be touched?

A: We are generally not planning on removing the trees on the property lines

66614-4275

Q: (neighbor to the west) Some of the trees on the property line with their property are dead.

785.273.7540

A: We will clean up the property line trees and remove any dead trees as required.

FAX 785.273-7579

Q: Will the new building have 2 stories anywhere?

A: No, the entire project is only 1 story tall. The raised portion near the entry is not an additional story.

www.sdgarch.com

SCHWERDT

DESIGN

GROUP,

INC.

Q: Will the new areas be constructed first then the remodel?

A: We have not finalized a schedule with our contractor how we are going to phase the project. We will make every effort to make sure current residence are moved and impacted as little as possible.

Q: Will there be room to park during construction?

A: We will require the contractor to maintain some parking throughout the entire projects timeframe.

Q: With the additional rooms, will there be additional parking?

A: Yes, we are adding additional parking.

Architecture

Q: Will the building continue being assisted living or will it be a mix of AL & SN?

A: The facility will remain assisted living.

Interiors

Q: Do you offer respite care?

A: Yes, we offer respite care.

Planning



2231 SW Wanamaker Rd.

Suite 303

Topeka, Kansas

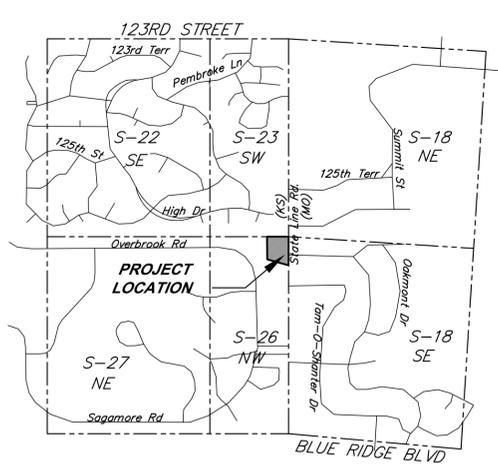
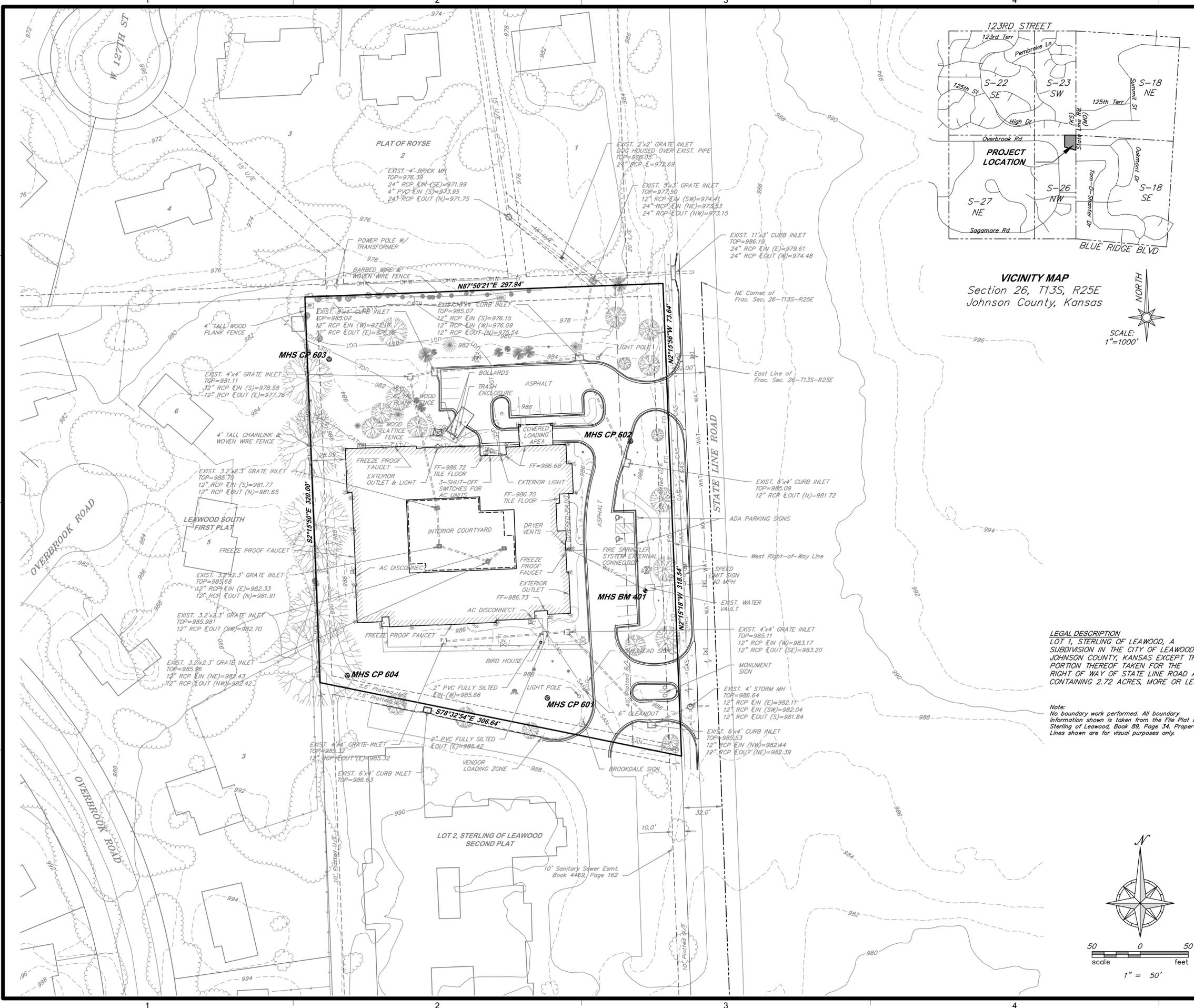
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785.273.7540

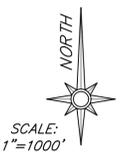
FAX 785.273-7579

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

FILEPATH: P:\Active Projects\2018-014 - Homestead of Leawood\dwg\plan sets\Final Development Plans\18-014\_Existing Conditions.dwg  
 DATE: 10/2/2018 4:03 PM  
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**VICINITY MAP**  
 Section 26, T13S, R25E  
 Johnson County, Kansas



**SYMBOL AND LINE LEGEND**

	GAS METER		EXIST. SANITARY MANHOLE
	GAS REGULATOR		PROP. SANITARY MANHOLE
	GAS VAULT		EXISTING CLEANOUT
	GAS VALVE		PROPOSED CLEANOUT
	ELECTRIC METER		SECTION CORNER
	ELECTRIC BOX		BENCHMARK
	TRANSFORMER		CONTROL POINT
	TELEPHONE MANHOLE		WATER VALVE
	TELEPHONE PEDESTAL		SPRINKLER VALVE
	TELEPHONE BOX		WATER METER
	TELEPHONE POLE		FIRE HYDRANT
	CABLE BOX		YARD HYDRANT
	YARD LIGHT		SIGN
	LIGHT		BILLBOARD
	POWER POLE		MAILBOX
	GUY ANCHOR		FLAG POLE
	GUY POLE		BOLLARD
	ELECTRIC MANHOLE		BUSH
	AREA INLET		CEDAR TREE
	CURB INLET		PINE TREE
	SPRINKLER VALVE		MISCELLANEOUS TREE
	DOWNSPOUT		

	GAS	GAS	GAS LINE
	OHW	OHW	OVERHEAD WIRE LINE
	SAN	SAN	SANITARY SEWER LINE
	UGE	UGE	UNDERGROUND ELECTRICAL LINE
	UGT	UGT	UNDERGROUND TELEPHONE LINE
	WAT	WAT	EXISTING WATER LINE
	FO	FO	FIBER OPTIC LINE
	SPRK	SPRK	SPRINKLER SERVICE LINE
	CATV	CATV	CABLE TV LINE
			WOOD PLANK FENCE LINE
			WROUGHT IRON FENCE LINE
			BARBED WIRE FENCE LINE
			CHAINLINK FENCE LINE

**LEGAL DESCRIPTION**  
 LOT 1, STERLING OF LEAWOOD, A SUBDIVISION IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS EXCEPT THAT PORTION THEREOF TAKEN FOR THE RIGHT OF WAY OF STATE LINE ROAD AND CONTAINING 2.72 ACRES, MORE OR LESS.

Note: No boundary work performed. All boundary information shown is taken from the File Plat of Sterling of Leawood, Book 89, Page 34. Property Lines shown are for visual purposes only.

**MHS CONTROL POINT 601**  
 N: 2277503.51 E: 223535.41  
 1/2" BAR WITH MHS CP CAP  
 1. 40.1' N TO SOUTH EDGE OF S/W.  
 2. 26.3' E TO WEST FACE OF METAL LIGHT POLE.  
 3. 33.0' S TO SIGN POST (VENDOR LOADING ZONE).  
 4. 34.1' SE TO NORTH SIGN POST (BROOKDALE).

**MHS CONTROL POINT 602**  
 N: 2277572.65 E: 223748.34  
 4" CUT ON BACK OF CURB  
 1. 23.1' NNW TO WEST FACE OF 4" TREE.  
 2. 11.0' SE TO NW FACE OF 2" EVERGREEN.  
 3. 15.5' S TO INLET NE CORNER.

**MHS CONTROL POINT 603**  
 N: 2277322.08 E: 223816.23  
 1/2" BAR WITH MHS CP CAP  
 1. 24.8' NW TO SE FACE OF POWER POLE.  
 2. 18.5' NNW TO SOUTH FACE OF TWIN 18" WALNUT.  
 3. 68.6' ESE TO Q. OF AREA INLET.  
 4. 75.8' S TO NW CORNER OF BUILDING.

**MHS CONTROL POINT 604**  
 N: 2277337.16 E: 223554.07  
 1/2" BAR WITH MHS CP CAP  
 1. 44.4' NNE TO SW BRICK CORNER.  
 2. 36.0' NE TO SIDEWALK CORNER.  
 3. 26.6' SE TO SE CORNER OF TRASH ENCLOSURE WOOD FENCE.  
 4. 27.0' W TO 6" WOOD PLANK FENCE.

**MHS BM 401**  
 ELEV=986.72

CUT SW COR. WATER VAULT

**schwerdt design group**  
 architecture | interiors | planning  
 2231 sw wanamaker rd suite 303  
 topeka, kansas 66614-4275  
 phone: 785.273.7240  
 fax: 785.273.7579

MA THEW D. HENDERSON  
 17227  
 PROFESSIONAL ENGINEER  
 KANSAS  
 2019-05-13 1:38-05:00

**M&H**  
 MCAFEE HENDERSON SOLUTIONS, INC.  
 Civil Engineering • Land Surveying  
 1111 W. 11th St., Suite 200  
 Leawood, MO 64151

**FINAL DEVELOPMENT PLAN**  
**HOMESTEAD OF LEAWOOD**  
 12720 STATE LINE ROAD, LEAWOOD, KS 66209

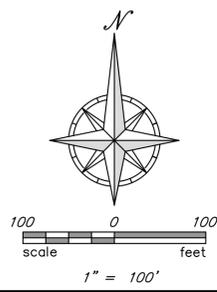
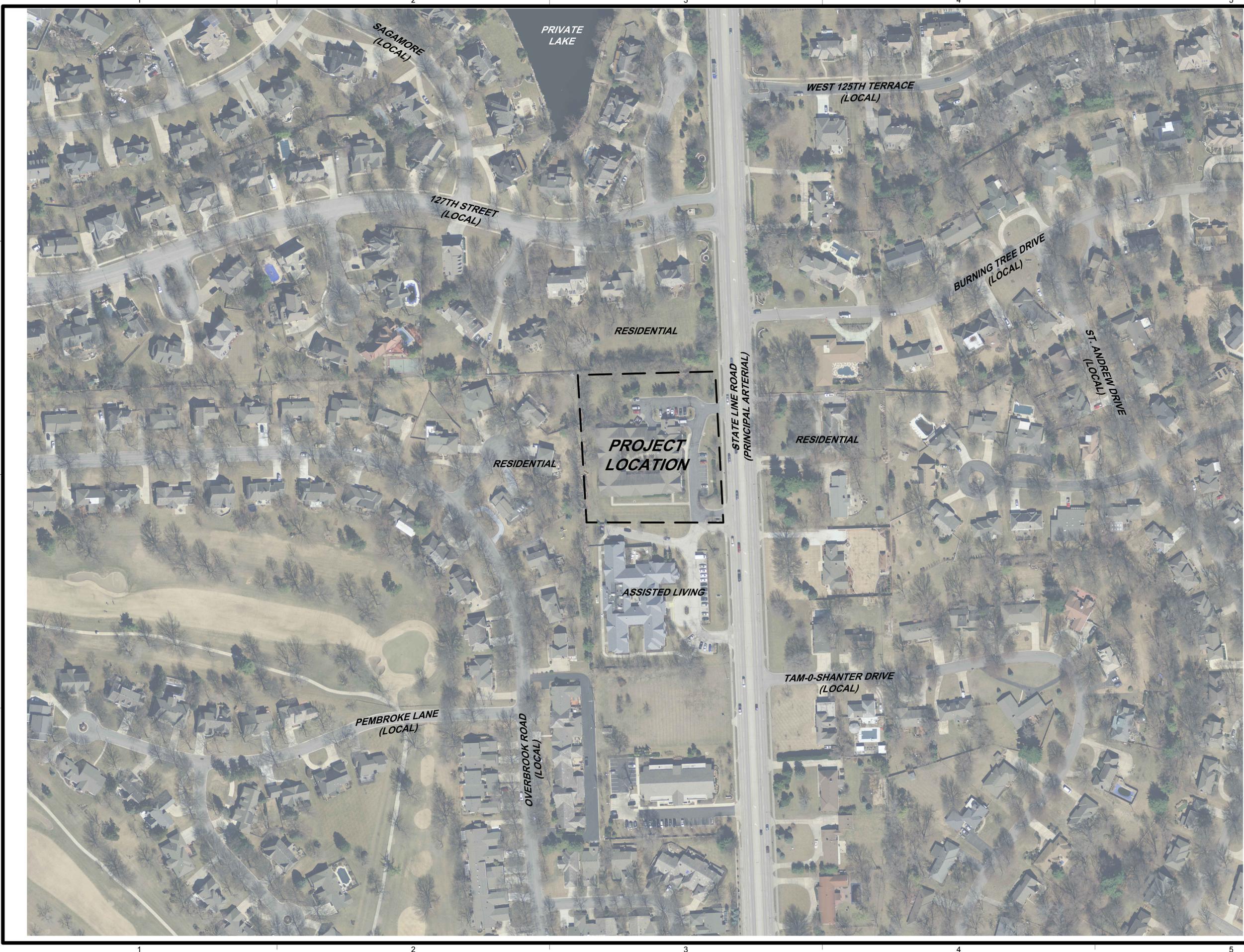
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SHEET TITLE  
 EXISTING  
 CONDITIONS

PROJECT NUMBER  
**171044**

SHEET NUMBER  
**C-100**

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**schwerdt design group**  
 architecture | interiors | planning  
 2231 sw wanamaker rd suite 303  
 topeka, kansas 66614-4275  
 phone: 785.273.7240  
 fax: 785.273.7579  
 500 north broadway suite 200  
 oklahoma city, ok 73102  
 phone: 405.231.3105  
 fax: 405.231.3115



**FINAL DEVELOPMENT PLAN**  
**HOMESTEAD OF LEAWOOD**  
 12720 STATE LINE ROAD, LEAWOOD, KS 66209

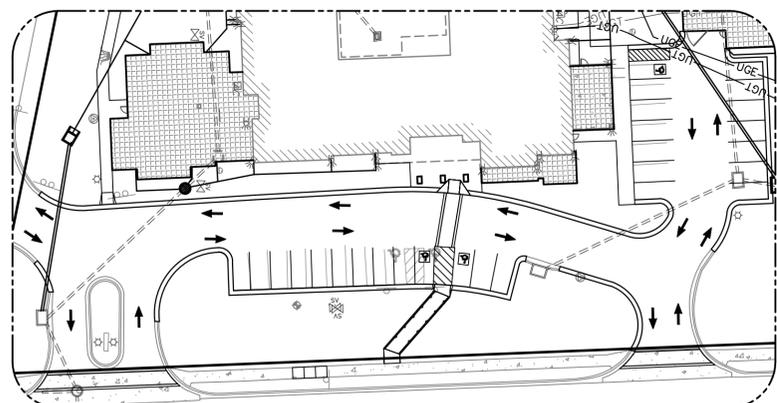
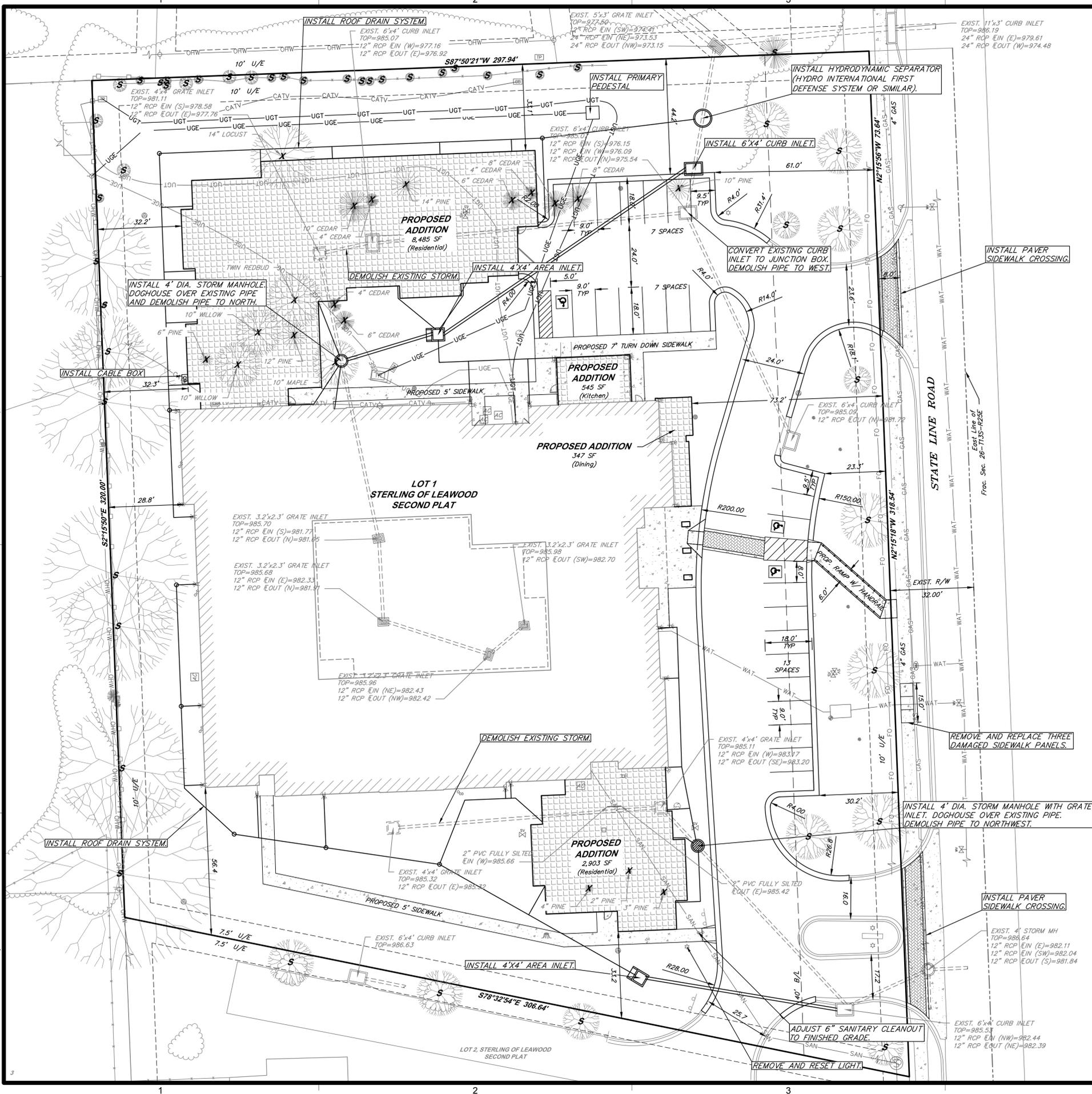
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SHEET TITLE  
 AERIAL MAP

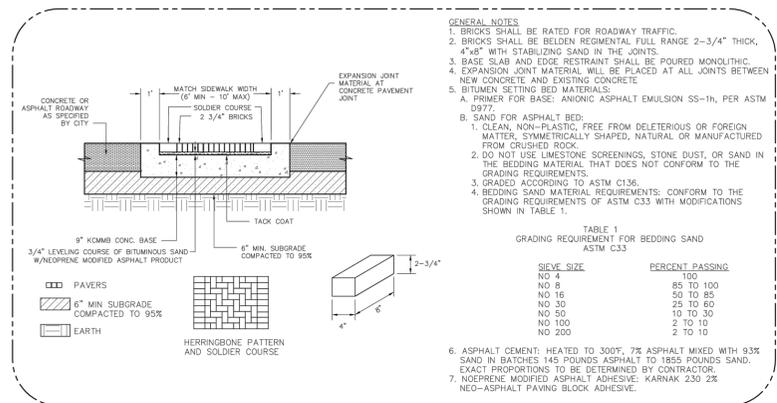
PROJECT NUMBER  
**171044**

SHEET NUMBER  
**C-101**

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 DATE: 10/22/2018 4:03 PM  
 DRAWN BY: MDH



**TRAFFIC CIRCULATION DETAIL**  
 SCALE: 1"=40'



**PAVER SIDEWALK CROSSING DETAIL**  
 NTS

**SITE DATA**

**IMPERVIOUS AREA**

DESCRIPTION	EXISTING (SQ. FT.)	TOTAL PROPOSED (SQ. FT.)	NET CHANGE (SQ. FT.)	NET CHANGE PERCENT
BUILDING (ROOF)	22,653	35,021	12,368	55%
SIDEWALK	1,616	2,693	1,077	67%
PARKING	19,661	17,683	-1,978	-10%

**TOTAL SITE IMPERVIOUS AREA**

DESCRIPTION	TOTAL SITE AREA (SQ. FT.)	PERVIOUS (SQ. FT.)	IMPERVIOUS (SQ. FT.)	TOTAL SITE IMPERVIOUS AREA PERCENT
EXISTING	106,089	62,158	43,930	41%
PROPOSED	106,089	50,691	55,397	52%
TOTAL SITE IMPERVIOUS AREA INCREASE			11,467	11%

**PARKING SPACES**

DESCRIPTION	EXISTING	PROPOSED	NET CHANGE
PASSENGER	19	24	5
ADA	2	3	1

**NUMBER OF UNITS: (ONE BED PER UNIT)**

EXISTING	37
PROPOSED	54
NET CHANGE	17

**PROPOSED ZONING:**  
 RP-3  
**FRONT SETBACK:** 30 FEET  
**SIDE SETBACK:** 30 FEET  
**REAR SETBACK:** 30 FEET

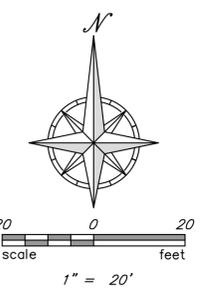
**OPEN SPACE:** 50.3%  
**FLOOR AREA RATIO:** 33.0%

**SITE AREA:** 2.72 ACRES  
**EXISTING BUILDING HEIGHT:** 28'-9 1/2" (Max.)  
**PROPOSED BUILDING HEIGHT:** 28'-9 1/2" (Max.)  
**EMPLOYEES (MAX SHIFT):** 6 Employees

**DEVIATIONS REQUESTED:**  
 1. EXISTING BUILDING (NONCONFORMING AT 28.8')

**REVISIONS:**  
 1. 5/15/19 CURB DEMOLITION VISIBILITY AND POWER ROUTING.

- LEGEND**
- S SAVE TREE
  - X REMOVE TREE



**schwerdt design group**  
 architecture | interiors | planning  
 2231 sw wanamaker rd suite 303  
 topeka, kansas 66614-4275  
 phone: 785.273.7540  
 fax: 785.273.7579



**McAffee Henderson Solutions, Inc.**  
 Civil Engineering & Land Surveying  
 500 North Broadway, Suite 200  
 Oklahoma City, OK 73102  
 phone: 405.231.3105  
 fax: 405.231.3115

**FINAL DEVELOPMENT PLAN**  
**HOMESTEAD OF LEAWOOD**  
 12720 STATE LINE ROAD, LEAWOOD, KS 66209

**SUBMISSION DATES:**  
 PROGRESS PRINT ONLY

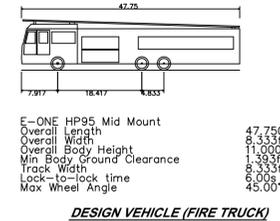
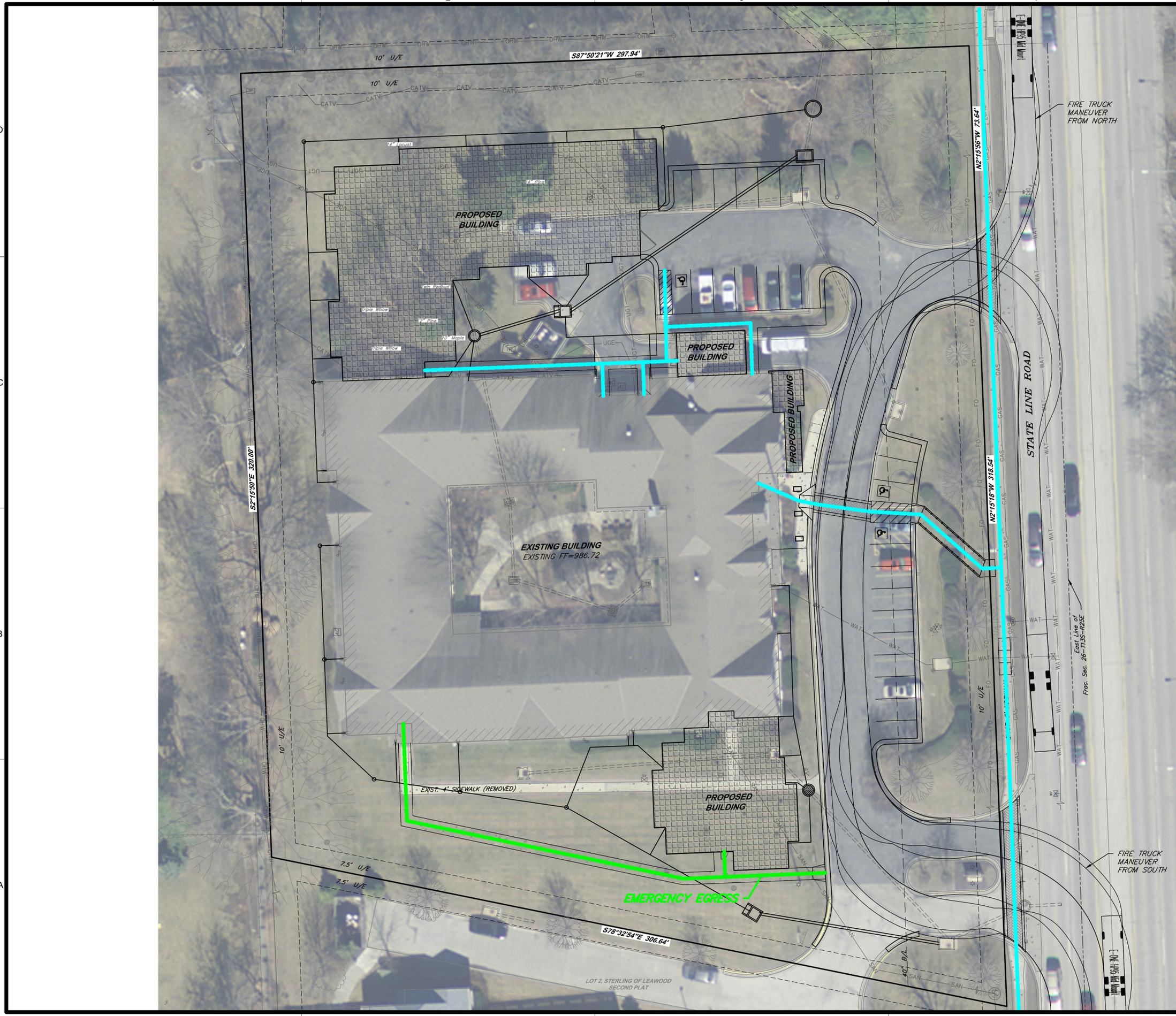
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**PROJECT NUMBER:**  
 171044

**SHEET NUMBER:**  
 C-102

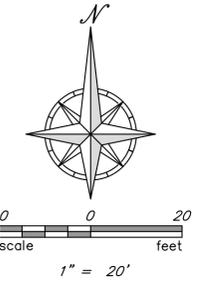


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 DATE: 10/5/2018 4:03 PM  
 DRAWN BY: MDH



**LEGEND**

- ADA ACCESSIBLE ROUTE
- EMERGENCY EGRESS



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 2231 sw wanamaker rd suite 303  
 topeka, kansas 66614-4275  
 phone: 785.273.7540  
 fax: 785.273.7579

500 north broadway suite 200  
 oklahoma city, ok 73102  
 phone: 405.231.3105  
 fax: 405.231.3115

**D. HENDERSON**  
 LICENSED PROFESSIONAL ENGINEER  
 17227  
 2019-05-13 1:38-05:00



**MCAFEE HENDERSON SOLUTIONS, INC.**  
 Civil Engineering & Land Surveying  
 1000 West 17th Street, Suite 100  
 Leawood, MO 64087  
 Phone: 816.433.8800  
 Fax: 816.433.8801

**FINAL DEVELOPMENT PLAN**  
**HOMESTEAD OF LEAWOOD**  
 12720 STATE LINE ROAD, LEAWOOD, KS 66209

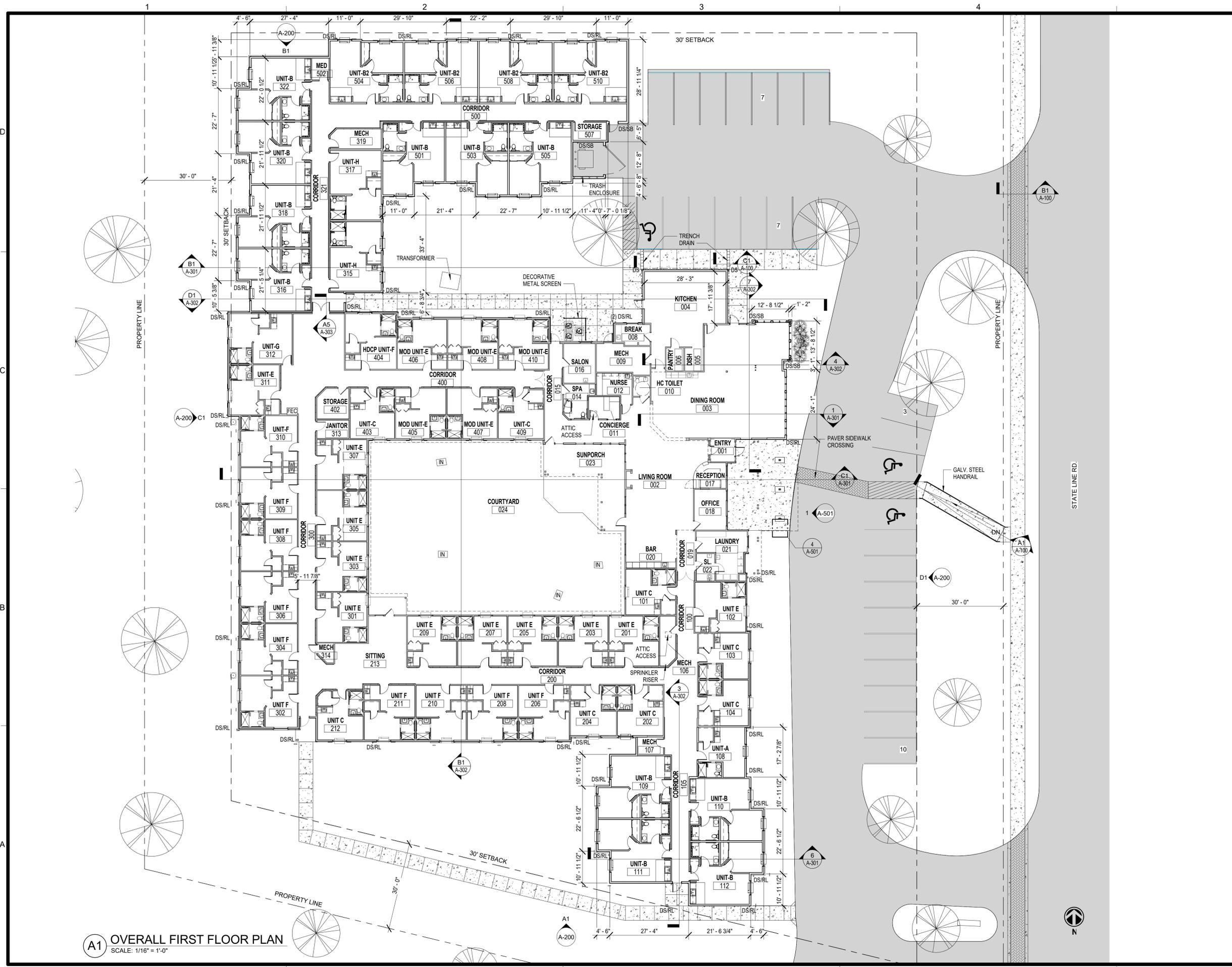
SUBMISSION DATES  
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SHEET TITLE  
 SITE PLAN  
 AERIAL

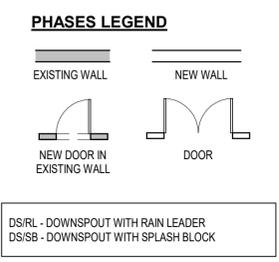
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**171044**

SHEET NUMBER  
**C-104**

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 DATE: 5/10/2019 10:04:18 AM  
 DRAWN BY: Author



- ### GENERAL NOTES
- CONTRACTOR TO VERIFY EXISTING SITE AND BUILDING CONDITIONS
  - REFERENCE OVERALL PLANS FOR UNIT COUNTS, ARRANGEMENTS AND ORIENTATION. REFER TO ENLARGED UNIT PLANS FOR INTERIOR DIMENSIONS, ELEVATIONS AND DETAILS
  - EXTERIOR WALLS SHOWN WITH [diagonal hatching] POE SHALL BE CONSTRUCTED WITH FIRE-RETARDANT TREATED EXTERIOR SHEATHING, REF ASSEMBLY TYPES.
  - ALL EXTERIOR LOAD BEARING WALLS SHALL CARRY A 1HR FIRE RATING - USE FIRE RETARDANT TREATED SHEATHING AT ALL SUCH LOCATIONS, TYP. (REF STRUCT AND CODE PLANS)
  - CONTRACTOR TO PROVIDE BLOCKING, AS REQUIRED, FOR ALL WALL MOUNTED ELEMENTS, TO INCLUDE BUT NOT LIMITED TO SHELVING, EQUIPMENT, HANDRAILS, ETC.
  - ALL DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
  - VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING W/ WORK.
  - ALL INTERIOR WALLS SHALL BE (4W) UNLESS NOTED OTHERWISE



**A1 OVERALL FIRST FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"

**schwerdt design group**  
 architecture | interiors | planning  
 2231 sw wansmaker rd, suite 303  
 topeka, kansas 66614-4275  
 phone: 785.273.7540  
 fax: 785.273.7579  
 500 north broadway, suite 200  
 oklahoma city, ok 73102  
 phone: 405.231.3105  
 fax: 405.231.3115

2019-05-11 10:58-05:00

**MIDWEST HEALTH  
 HOMESTEAD OF LEAWOOD**  
 12720 STATE LINE RD. LEAWOOD, KS 66209

SUBMISSION DATES
PROGRESS PRINT ONLY
SHEET TITLE
OVERALL FIRST FLOOR PLAN
PROJECT NUMBER
<b>171044</b>
SHEET NUMBER
<b>A-101</b>

1

2

3

4

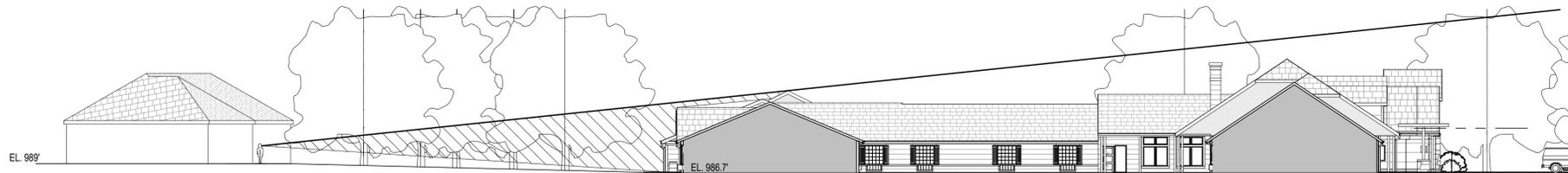
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D

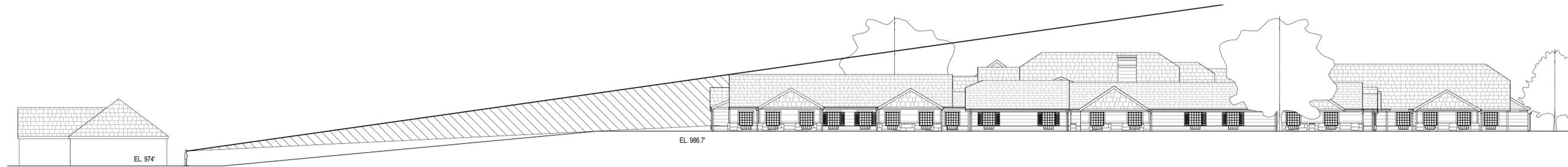
C

B

A



**(B2)** West Neighbor Line of Sight  
SCALE: 1" = 20'-0"



**(A1)** North Neighbor Line of Sight  
SCALE: 1" = 20'-0"



**schwerdt design group**  
architecture | interiors | planning  
2231 sw wansmaker rd suite 303  
topeka, kansas 66614-4275  
phone: 785.273.7540  
fax: 785.273.7579  
500 north broadway suite 200  
oklahoma city, ok 73102  
phone: 405.231.3105  
fax: 405.231.3115



**MIDWEST HEALTH  
HOMESTEAD OF LEAWOOD**  
12720 STATE LINE RD. LEAWOOD, KS 66209

SUBMISSION DATES  
PROGRESS PRINT ONLY

SHEET TITLE  
SIGHT LINE DIAGRAMS

PROJECT NUMBER  
**171044**

SHEET NUMBER  
**A-800**

1

2

3

4

5

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DRAWN BY: Author

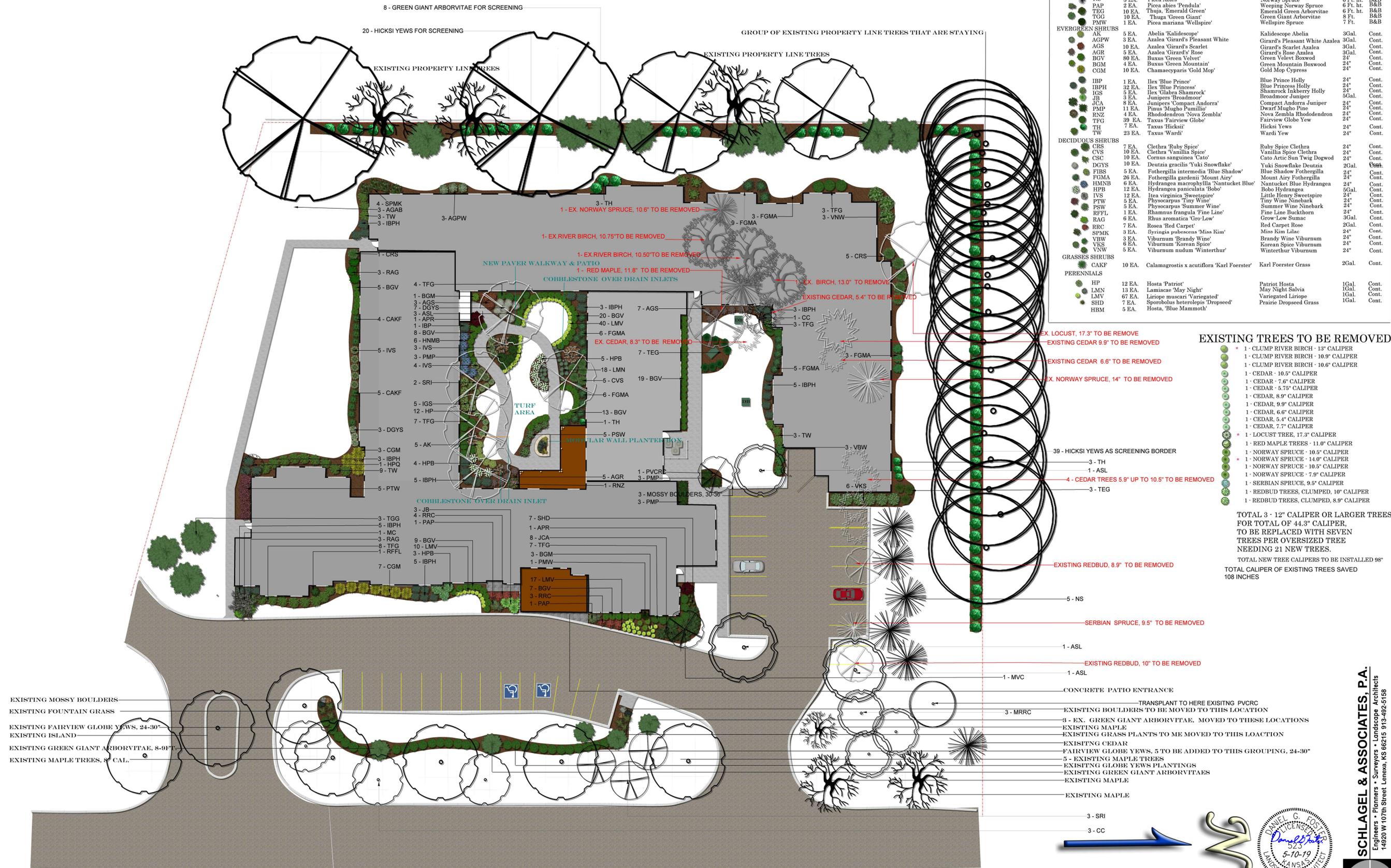








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SHADE TREES	ORNAAMENTAL TREES	EVERGREEN TREES	EVERGREEN SHRUBS	DECIDUOUS SHRUBS	GRASSES SHRUBS	PERENNIALS
ASL 3 EA. Acer saccharum 'Legacy'	SRI 3 EA. Syringa reticulata 'Ivory Silk Clump'	NS 5 EA. Picea Abies	AK 5 EA. Abelia 'Kaldescope'	CRS 7 EA. Cloetra 'Ruby Spice'	CAKF 10 EA. Calamagrostis x acutiflora 'Karl Foerster'	HP 12 EA. Hosta 'Patriot'
AGR 5 EA. Acer palmatum 'Red Dragon'	APR 2 EA. Amelanchier x grandiflora 'Autumn Brilliance'	TEG 10 EA. Thuja 'Emerald Green'	AGPW 3 EA. Azalea 'Girard's Pleasant White'	CVC 10 EA. Cornus sanguinea 'Cato'	LMN 13 EA. Lamiaea 'May Night'	LMN 13 EA. Lamiaea 'May Night'
AGAB 3 EA. Cercis canadensis	HPQ 1 EA. Hydrangia paniculata 'Quickfire' STD	TTG 10 EA. Thuja 'Green Giant'	AGS 10 EA. Azalea 'Girard's Scarlet'	CDYS 10 EA. Deutzia gracilis 'Yuki Snowflake'	LMV 67 EA. Liriope muscari 'Variegated'	SHD 7 EA. Sporobolus heterolepis 'Dropeed'
MC 1 EA. Magnolia virginiana, Clump	MVC 1 EA. Malus, coralburst	PMW 1 EA. Picea mariana 'Wellsipre'	BGV 80 EA. Buxus 'Green Mountain'	FIBS 5 EA. Fothergilla intermedia 'Blue Shadow'	SHD 7 EA. Sporobolus heterolepis 'Dropeed'	HBM 5 EA. Hosta, 'Blue Mammoth'
PP 5 EA. Persian Parrotia	PP 5 EA. Prunus virginiana 'Canadian Red' Clump		BGM 4 EA. Buxus 'Green Mountain'	FGMA 26 EA. Fothergilla gardenii 'Mount Airy'		
PVCRC 1 EA.			CGM 10 EA. Chamaeyparis 'Gold Mop'	HMNB 6 EA. Hydrangea macrophylla 'Nantucket Blue'		
			IBP 1 EA. Ilex 'Blue Prince'	HPB 12 EA. Hydrangea paniculata 'Bobo'		
			IBPH 32 EA. Ilex 'Blue Princess'	IVS 12 EA. Itea virginica Sweetspire'		
			IGS 5 EA. Ilex 'Glaiza Shamrock'	PTW 5 EA. Physocarpus 'Tiny Wine'		
			JB 3 EA. Junipers 'Broadmoor'	RAG 6 EA. Rhus aromatica 'Gro-Low'		
			JCA 8 EA. Junipers 'Compact Andorra'	RRC 7 EA. Rosa 'Red Carpet'		
			PMP 11 EA. Pinus 'Magno Pumilio'	SFPMK 3 EA. Syringia pubescens 'Miss Kim'		
			RNZ 4 EA. Rhododendron 'Nova Zembla'	VBW 3 EA. Viburnum 'Brandy Wine'		
			TFG 39 EA. Taxus 'Fairview Globe'	VKS 6 EA. Viburnum 'Korean Spice'		
			TH 7 EA. Taxus 'Hicksi'	VNW 5 EA. Viburnum nudum 'Winterthur'		
			TW 23 EA. Taxus 'Wardii'			

- EXISTING TREES TO BE REMOVED**
- 1 - CLUMP RIVER BIRCH - 13" CALIPER
  - 1 - CLUMP RIVER BIRCH - 10.9" CALIPER
  - 1 - CLUMP RIVER BIRCH - 10.6" CALIPER
  - 1 - CEDAR - 10.5" CALIPER
  - 1 - CEDAR - 7.6" CALIPER
  - 1 - CEDAR - 5.75" CALIPER
  - 1 - CEDAR, 9.9" CALIPER
  - 1 - CEDAR, 9.9" CALIPER
  - 1 - CEDAR, 6.6" CALIPER
  - 1 - CEDAR, 5.4" CALIPER
  - 1 - CEDAR, 7.7" CALIPER
  - 1 - LOCUST TREE, 17.3" CALIPER
  - 1 - RED MAPLE TREES - 11.0" CALIPER
  - 1 - NORWAY SPRUCE - 10.5" CALIPER
  - 1 - NORWAY SPRUCE - 14.0" CALIPER
  - 1 - NORWAY SPRUCE - 10.5" CALIPER
  - 1 - NORWAY SPRUCE - 7.9" CALIPER
  - 1 - SERBIAN SPRUCE, 9.5" CALIPER
  - 1 - REDBUD TREES, CLUMPED, 10" CALIPER
  - 1 - REDBUD TREES, CLUMPED, 8.9" CALIPER
- TOTAL 3 - 12" CALIPER OR LARGER TREES FOR TOTAL OF 44.3" CALIPER, TO BE REPLACED WITH SEVEN TREES PER OVERSIZED TREE NEEDING 21 NEW TREES.
- TOTAL NEW TREE CALIPERS TO BE INSTALLED 98"
- TOTAL CALIPER OF EXISTING TREES SAVED 108 INCHES

- CONCRETE PATIO ENTRANCE**
- TRANSPANT TO HERE EXISTING PVCRC
  - EXISTING BOULDERS TO BE MOVED TO THIS LOCATION
  - 3 - EX. GREEN GIANT ARBORVITAE, MOVED TO THESE LOCATIONS
  - EXISTING MAPLE
  - EXISTING GRASS PLANTS TO ME MOVED TO THIS LOCATION
  - EXISTING CEDAR
  - FAIRVIEW GLOBE YEWS, 5 TO BE ADDED TO THIS GROUPING, 24-30"
  - 5 - EXISTING MAPLE TREES
  - EXISTING GLOBE YEWS PLANTINGS
  - EXISTING GREEN GIANT ARBORVITAE
  - EXISTING MAPLE
  - EXISTING MAPLE
- 3 - SRI  
3 - CC

**DOCTOR'S LAWN & LANDSCAPE**  
 7425 W. 161ST STREET  
 OVERLAND PARK, KS 66085  
 913-681-8041 P  
 913-681-6645 FAX

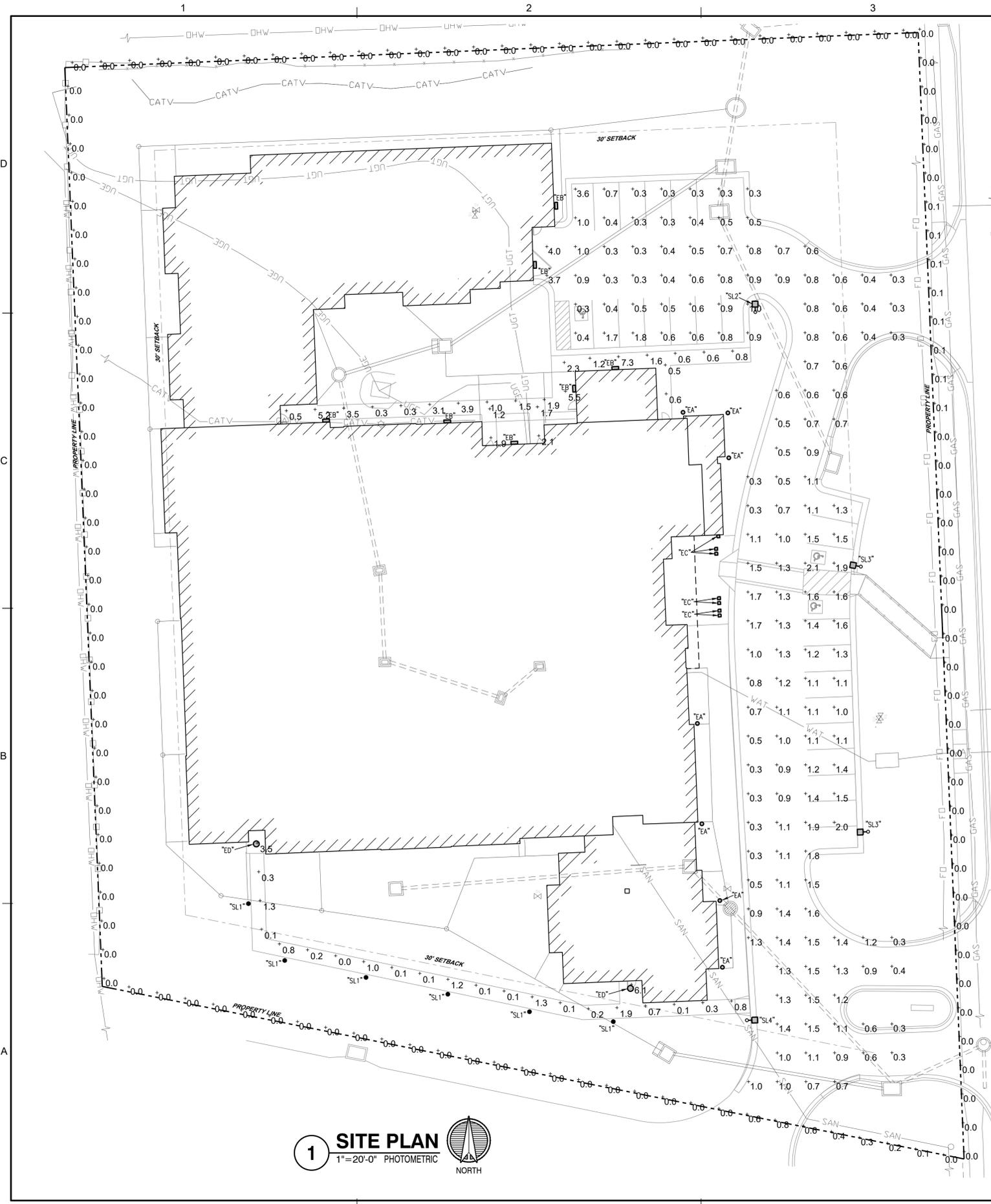
**MIDWEST HEALTH**  
**HOMESTEAD OF LEAWOOD**  
 12720 STATE LINE RD. LEAWOOD, KS 66209

**SCHLAGEL & ASSOCIATES, P.A.**  
 Engineers • Planners • Surveyors • Landscape Architects  
 14820 W 107th Street Lenexa, KS 66215 913-802-5168

TREE REMOVAL AND NEW PLACMENT

SCALE: 1" = 20'  
 DATE: 10/10/2018  
 REVISED: 11/09/2018  
 LANDSCAPE PLAN  
**L - 102**

Daniel G. Foster  
 Landscape Architect  
 KS# 523



**1 SITE PLAN**  
1"=20'-0" PHOTOMETRIC  
NORTH

SITE LIGHT FIXTURE SCHEDULE												
MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LED	FLOUR	HID	LAMPS		REMARKS
			RECESS	SURFACE	WALL					CODE	QUANTITY	
SL1	LUMIERE	1900-OA-30-20LED3015-UNV-BK		BOLLARD		BLACK	X			235LUM/16W	1	8
SL2	MCGRAW EDISON	GLEON-AF-01-LED-E1-5WQ-7030-MS/DIM-L20		POLE		BLACK	X			5,810LUM/59W	1	1, 2, 3, 8, 9
SL3	MCGRAW EDISON	GLEON-AF-01-LED-E1-SL3-7030-MS/DIM-L20		POLE		BLACK	X			5,517LUM/59W	1	1, 2, 3, 8, 9
SL4	MCGRAW EDISON	GLEON-AF-01-LED-E1-T4W-7030-MS/DIM-L20		POLE		BLACK	X			5,479LUM/59W	1	1, 2, 3, 8, 9
EA	LUMIERE	1002-A1-RCS-RW-LED3090-M-BK-L1-UNV-MB		GROUND		BLACK	X			767LUM/10W	1	4, 8
EB	LUMARK	XTOR1B Y BK			X	BLACK	X			1,327LUM/12W	1	5, 8
EC	VISA	OW5524-L30K-L-***		X		BY ARCH	X			650LUM/7W	1	6, 8
ED	WILLIAMS	4DR-TL-L10/830-EM/10W-DIM-UNV-LW-OF-WH-WET/CC	X			WHITE	X			850LUM/9W	1	7, 8

- REMARKS:
- 18" TO THE TOP OF FIXTURE. POLE SHALL BE ROUND STRAIGHT STEEL, 90 MPH RATED.
  - PROVIDE WITH (1) HEAD.
  - VERIFY EPA RATING OF POLE WITH MANUFACTURER.
  - GROUND MOUNTED WITH RECESSED BOX.
  - WALL MOUNT AT 10 FT AFF.
  - MOUNT ON COLUMN AT 6 FT AFG.
  - REMOTE MOUNT THE EMERGENCY BATTERY
  - 3000K
  - MOTION SENSOR FOR DIMMING OPERATION

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	0.9 fc	4.0 fc	0.3 fc	13.3:1	3.0:1
Property	0.0 fc	0.8 fc	0.0 fc	N/A	N/A



**schwerdt design group**  
architecture | interiors | planning  
2231 sw wanamaker rd suite 303  
topeka, kansas 66614-4275  
phone: 785.273.7540  
fax: 785.273.7579



**HOMESTEAD OF LEAWOOD**  
**HOMESTEAD OF LEAWOOD**  
LEAWOOD, KS 66209

SUBMISSION DATES  
01-21-2019

SHEET TITLE  
SITE PLAN - PHOTOMETRIC

PROJECT NUMBER  
**171044**

SHEET NUMBER  
**ME-101**

**LS&A**  
Latimer Sommers & Associates, P.A.  
CONSULTING ENGINEERS  
3639 SW Summerfield Drive, Suite A  
Topeka, Kansas 66614-3974  
Telephone: (785) 233-3232  
FAX: (785) 233-0647  
Email: lsapa@lsapa.com  
LSA PROJECT NO. 180...





# Homestead of Leawood East Elevation

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## Homestead of Leawood Entry Drive - North

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# Homestead of Leawood North Elevation

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# Homestead of Leawood North/West Corner

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# Homestead of Leawood West Elevation

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# Homestead of Leawood South/West Corner

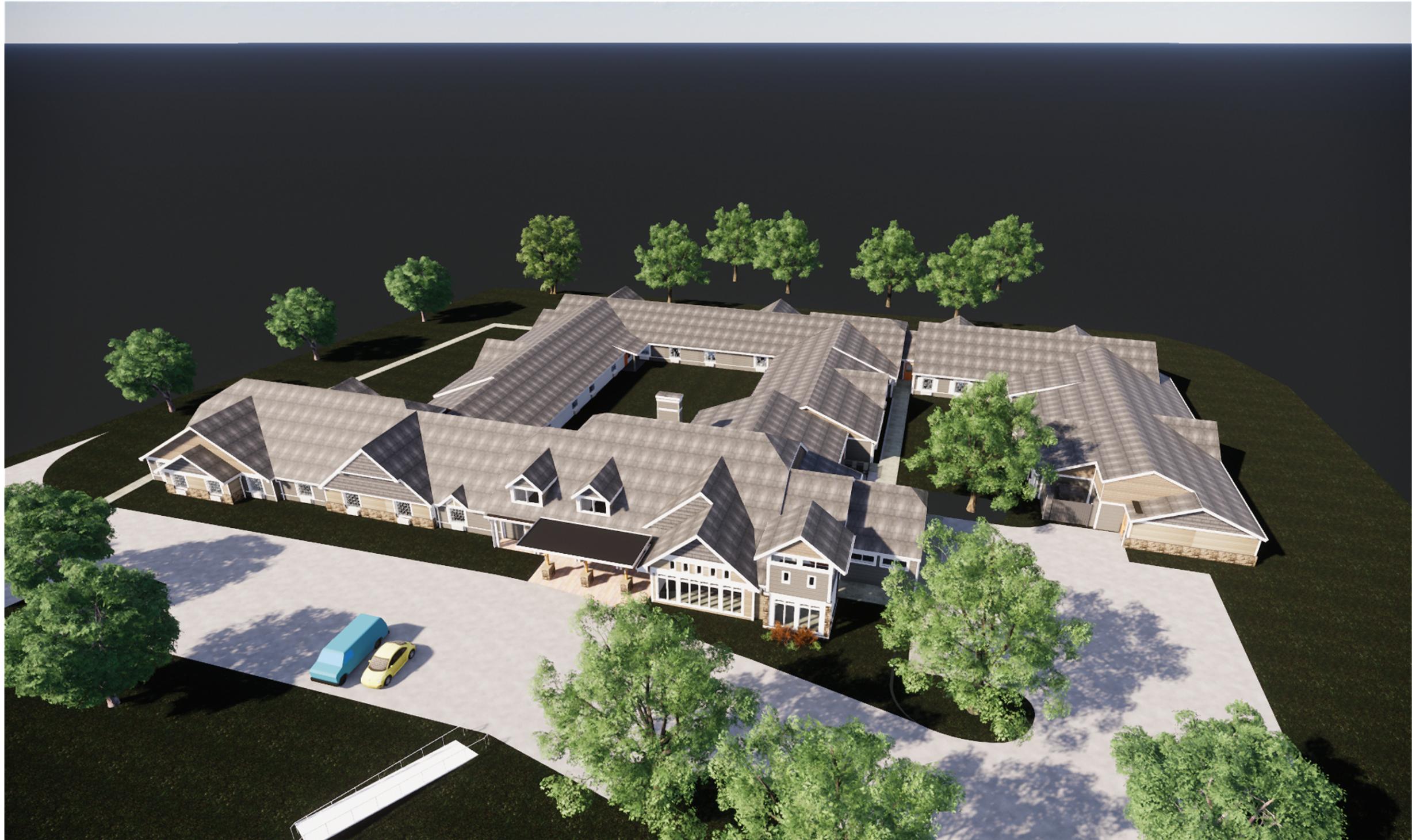
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## Homestead of Leawood Entry Drive - South

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Homestead of Leawood Aerial

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# HOMESTEAD OF LEAWOOD

SENIOR LIVING RESIDENCE- REMODEL & ADDITION  
12720 STATE LINE ROAD  
LEAWOOD, KANSAS, 66209



PPG  
101-1  
DELICATE WHITE (TRIM COLOR)



HARDIE PLANK - LAP SIDING  
AGED PEWTER



HARDIE PLANK - LAP SIDING  
KHAKI BROWN



COTTONWOOD  
SAWN BED  
SPLIT FACE



FLINT HILLS GRAY MOTTLED  
SAWN BED  
SPLIT FACE



DAVINCI  
MULTI - WIDTH SLATE  
SMOKEY GREY





## PACKAGE TERMINAL AIR CONDITIONER (PTAC) AND HEAT PUMP

Specifications and Accessories Catalog

Wise Decision.  
It's an Amana® brand.



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Premium Amana®  
Brand Quality

Featuring  
DigiSmart®

Web-Based  
Monitoring

# EOF LED Emergency Outdoor Full Cutoff

The LED Emergency Outdoor Full Cutoff combines 90-minute emergency lighting with a low-profile, architectural design. The EOF is designed for outdoor use, with an optional cold-weather kit for added reliability in northern climates. The EOF comes standard with a photocell, with an optional motion sensor adding even more energy efficiency. An internal selector switch allows bypassing the photocell to control the unit from a wall switch. A nonemergency unit is available for locations not requiring battery-backup, providing a uniform look for all fixtures.

## Construction

IP65 Rated enclosure  
Durable die-cast Aluminum body  
Separable backplate for easy installation and maintenance

## Optical System

Polycarbonate lens  
Utilizes advanced LED technology with CCT of 3000K and 5000K  
CRI 70+

## Electrical

Input voltage of 120/277  
Maintenance-free NiCad battery provides 90-minute emergency operation  
LED indicator light & test button with self-testing, self-diagnostic option  
Photocell standard with selectable wall switch control  
Motion sensor option for additional energy saving  
Operating Temperature:  
EM: 32°F to 122°F (0°C to +50°C)  
Non-EM and EM Cold Weather: -13°F to +122°F (-25°C to +50°C)

## Mounting and Installation

Fixture mounts directly to J-Boxes and walls with screws  
Wiring possible through backplate or 1/2" conduit knockout  
For installations where power surge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel

## Finish

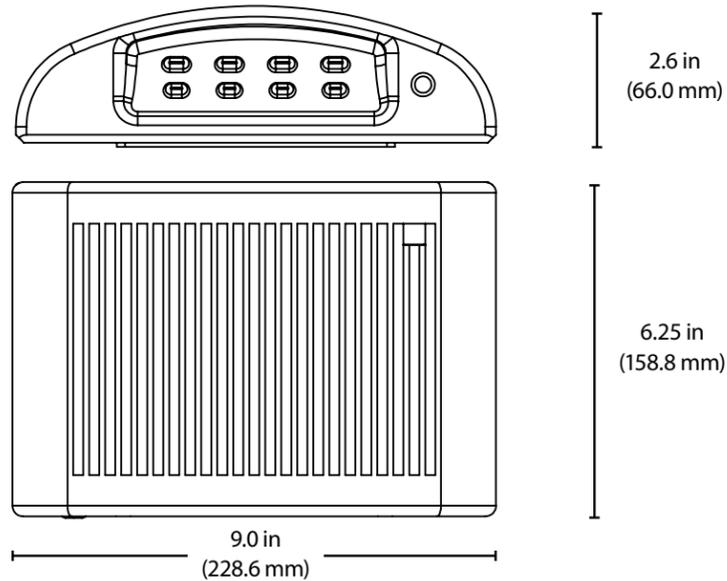
Fine-textured, UV-stabilized powder coat  
bronze, white, black, or silver finish

## Listings

LM-79, LM-80 testing performed in accordance with IESNA standards.  
UL & cUL 924 Listed  
Meets or exceeds requirements of NFPA 70 & NFPA 101  
Meets FCC Part 15, Subpart B, Class B standards  
for conducted and radiated emissions  
TM-21 Projected L70(9k) life >72,000 hours

## Warranty

2-year limited system warranty standard  
Warranty does not cover product failure due to an overvoltage event (power surge)



Product Information	
Input Voltage (VAC)	120/277
Power Draw (W)	17
Delivered Lumens - Standard Operation (Lm)	1555
System Efficacy (Lm/W)	92
Correlated Color Temp (K)	3000K or 5000K
Color Rendering Index (CRI)	72
Delivered Lumens - Emergency Operation (Lm)	560
Emergency Operation	Minimum 90 minutes



# Applications



The EOF series can be installed in many outdoor applications such as warehouses, parking structures, apartments, multi-family, etc.

# Installation



Fixture mounts directly to wall or J-boxes via screws. The backplate makes wiring possible with conduit and wiring knockouts.

The EOF is equipped with a photocell standard with selectable wall switch control.



EOF Ordering Information									
Series	Version	Voltage	CCT	Housing Color	Photocell	Motion Sensor	Testing	Cold Weather	Emergency
EOF	1	MV (120/277VAC)	3K (3000K)	BZ (Bronze)	P (Photocell)	_(No Sensor)	_(Manual)	_(Standard)	_(Emergency)
			5K (5000K)	WH (White)*		M (Motion Sensor)	S (Self-Diagnostic)	C (Cold Weather)	AC (Non-EM)
				BK (Black)*					
				SV (Silver)*					

\*Consult manufacture for availability

# Memo

**To:** City of Leawood Planning Commission  
**From:** Mark A. Klein, Planning Official  
**CC:** Richard Coleman, Director of Community Development  
**Date of Meeting:** May 28, 2019  
**Date of Memo:** May 16, 2019  
**Re:** Case 39-19, Leawood Development Ordinance Amendment to Section 16-2-10.3  
Materials and Colors **\*\*PUBLIC HEARING\*\***

---

The amendment proposes to add architectural cast stone meeting all Architectural Cast Stone Institute standards to Section 16-2-10.3(A), Permitted Building Materials, but for trim and accents only. The amendment also proposes to add manufactured stone, for other than single-family homes, to the list of materials prohibited within the City of Leawood in Section 16-2-10.3(B).

Only architectural cast stone that meets all standards of the Architectural Cast Stone Institute will be permitted to be used, and may only be used for trim or accents on a building. Although Cast Stone is a manufactured product, Architectural Cast Stone meeting the requirements of the Architectural Cast Stone Institute is a refined architectural concrete building unit that offers durable physical properties. For this reason it is proposed to be added to the list of permitted building materials and is being exempted from the prohibition of other manufactured stone.

With the exception of being used on single-family dwellings, the amendment also proposes to add manufactured stone for exterior use to the list of Prohibited Building Materials found in Section 16-2-10.3 (B) of the Leawood Development Ordinance. Manufactured stone products do not have the same level of durability as natural stone products and therefore is not a desirable building material for the City of Leawood. Since the time that it has started to be utilized within the City of Leawood in approximately 2004, the City has noticed numerous instances where manufactured stone has become detached from the façade of the building, broken, and faded.



**16-2-10.3 Materials and Colors**

To create a harmonious and coherent image for each development, building designs shall pay close attention to choice of materials and colors. Building construction shall be of high quality and durable materials. Equally valued materials and colors shall wrap all exposed elevations of the building as a solid mass.

## A) Permitted Building Materials

- 1) Stone
- 2) Brick
- 3) EIFS for detailing only
- 4) Finished Concrete
- 5) Copper
- 6) Plaster Stucco
- 7) Clear Glass
- 8) Metal for Detailing and Awnings
- 9) Wood
- 10) Vinyl soffits. Vinyl products must have an approved evaluation report in conformance with the currently approved City Building Code.
- 11) Vinyl windows meeting or exceeding the following AAMA/NWWDA 101/1.S.2-97 Design Specifications: All vinyl windows, except basement windows shall have a minimum Structural Test Pressure of 45.0 pounds per square foot. All basement windows shall have a minimum Structural Test Pressure of 37.5 pounds per square foot.
- 11)12) Architectural Cast Stone meeting all Architectural Cast Stone Institute standards used for trim and accents only)

## B) Prohibited Building Materials:

- 1) Vinyl siding and details (including downspouts)
- 2) Plastic Columns or other Ornamentation for other than residential uses.
- 3) Aluminum siding
- 4) CMU (concrete masonry units) for other than residential landscape purposes
- 5) Corrugated Metal
- 6) Reflective or Mirror Glass
- 7) Steel siding

7)8) Exterior use of manufactured stone for other than single family homes is prohibited (excluding Architectural Cast Stone meeting all Architectural Cast Stone Institute standards and used for trim and accents only)

C) Roof Materials For All Buildings, Except Single-Family Residential:

- 1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:
  - a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.
  - b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.
  - c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.
- 2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.
- 3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City's approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:
  - a. An approved evaluation report in conformance with the currently approved City Building Code.
  - b. A Master Spec specification.
  - c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 square feet and have a minimum of two courses.
  - d. Installation specifications provided by the manufacturer of the product.
  - e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.
  - f. A list of the manufacturers of the requested product.

- g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.
- 4) Final Determination: The Director of Planning or designee shall determine whether a new roofing product meets both the City's aesthetic, safety and performance standards set forth in this ordinance.
- 5) Appeals: A decision made by the Director of Planning may be appealed to the City of Leawood Board of Zoning Appeals.
- 6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile.
- 7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:
- a. Slate
  - b. Clay Tile
  - c. Concrete Tile
  - d. Synthetic Slate:
    - i. Must be within a similar color range of slate, clay tile or concrete tile; and
    - ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
    - iii. Required to be installed with sheet metal valleys and flashings; and
    - iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1x4's; and
    - v. Must have a minimum U.L. Class B fire rating
  - e. Synthetic Shingles:
    - i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and
    - ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
    - iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
    - iv. Must be installed with sheet metal valleys and flashings; and

- v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1x4's; and
- vi. Must have a minimum U.L. Class B fire rating.
- f. Stone Coated Steel Roofing:
  - i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and
  - ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and
  - iii. Must be installed with sheet metal valleys and flashings; and
  - iv. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4's; and
  - v. Must have a minimum U.L. Class B fire rating.
- g. Metal Roofing:
  - i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and
  - ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and
  - iii. Be installed with sheet metal valleys and flashings; and
  - iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and
  - v. Must have a minimum U.L. Class B fire rating.
- h. Laminated Composition Shingles in a RP-4 (Planned Apartment Residential District) provided that they are (1) approved in a Development's Final Plan on or before September 1, 2010 and (2) meet the following requirements:
  - i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
  - ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
  - iii. Required to be installed with sheet metal valleys and flashings; and
  - iv. Required to be installed with preformed ridge shingles; and
  - v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and
  - vi. Must use a minimum of five (5) color blend granules; and
  - vii. Must be a minimum of 300 lbs. per square; and

- viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and
      - ix. Is required to be U.L. Class A fire rated material.
  - 8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.
- D) Roof Materials in Single-Family Residential Districts:
  - 1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:
    - a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.
    - b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.
    - c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.
  - 2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.
  - 3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City's approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:
    - a. An approved evaluation report in conformance with the currently approved City Building Code.
    - b. A Master Spec specification.
    - c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 sq ft and have a minimum of two courses.
    - d. Installation specifications provided by the manufacturer of the product.

- e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.
  - f. A list of the manufacturers of the requested product.
  - g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.
- 4) Final Determination: The Director of Planning or designee shall determine whether a new roofing product meets both the City's aesthetic, safety and performance standards set forth in this ordinance.
- 5) Appeals: A decision made by the Director of Planning may be appealed to the City of Leawood Board of Zoning Appeals.
- 6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile. Each roof installed on a single-family residence shall be comprised of a single material selected from the City's approved roofing materials and associated permitted colors list as referenced in Paragraph 3 of this Subsection. The Director of Community Development shall have the ability to administratively grant an exception to allow for the use of more than one roofing material on a single-family residence when the request is made for a second roofing material to be used with such architectural details, including but not limited to, bay windows, bow windows, dormers, shed dormers, shed roofs and flat roofs.
- 7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:
- a. Wood Shingles:
    - i. Number 1 or 2 grade
  - b. Wood Shakes:
    - i. Number 1 or 2 grade
    - ii. Minimum ½ inch thickness measured at butt
  - c. Slate
  - d. Clay Tile
  - e. Concrete Tile
  - f. Synthetic Slate:
    - i. Must be within a similar color range of slate, clay tile or concrete tile; and
    - ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

- iii. Required to be installed with sheet metal valleys and flashings; and
  - iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and
  - v. Must have a minimum U.L. Class B fire rating
- g. Synthetic Shingles:
- i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and
  - ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
  - iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
  - iv. Must be installed with sheet metal valleys and flashings; and
  - v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and
  - vi. Must have a minimum U.L. Class B fire rating.
- h. Stone Coated Steel Roofing:
- i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and
  - ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and
  - iii. Must be installed with sheet metal valleys and flashings; and
  - iv. With the exception of stone coated steel being placed over an existing wood roof using an approved fire resistive non-asphaltic fiberglass based underlayment, stone coated steel roofs must be placed on solid decking and all existing roofing materials shall be removed down to the stringers and/or 1X4's; and
  - v. Must have a minimum U.L. Class B fire rating.
- i. Metal Roofing:
- i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and
  - ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and
  - iii. Be installed with sheet metal valleys and flashings; and
  - iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and

- v. Must have a minimum U.L. Class B fire rating.
- j. Laminated Composition Shingles meeting the following standards:
  - i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
  - ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
  - iii. Required to be installed with sheet metal valleys and flashings; and
  - iv. Required to be installed with preformed ridge shingles; and
  - v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and
  - vi. Must use a minimum of five (5) color blend granules; and
  - vii. Must be a minimum 300 lbs. per square; and
  - viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and
  - ix. Is required to be U.L. Class A fire rated material.
- k. Class 4 Impact Rated Laminated Composition Shingles:
  - i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
  - ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of the overlap creating the shadow line or individual thickness of the play or roof material; and
  - iii. Required to be installed with sheet metal valleys and flashings; and
  - iv. Required to be installed with preformed ridge shingles; and
  - v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and
  - vi. Must use a minimum of five (5) color blend granules; and
  - vii. Must be a minimum 275 lbs. per square; and
  - viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4's; and
  - ix. Is required to be U.L. Class A fire rated material.
- 8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

## A) Colors

- 1) Building colors shall be selected from an approved range of colors approved by the City. Generally, façade colors shall be of low reflectance, subtle, neutral, or earth tone colors. Color patterns shall have subtle color range.
- 2) All buildings and structures that have had the paint colors approved by plan shall maintain the approved paint color. Any owner seeking to modify paint colors from the original approved colors must obtain approval of a final development plan application for color change prior to proceeding with the work.

(Ord. 2031, 10-20-03)

(Ord. 2035, 11-17-03)

(Ord. 2085, 09-27-04)

(Ord. 2430, 01-12-10)

(Ord. 2454, 07-27-10)