City of Leawood
Planning Commission Agenda
July 23, 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

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:
Approval of minutes from the June 25, 2019 Planning Commission meeting.

CONTINUED TO THE AUGUST 27, 2019 PLANNING COMMISSION MEETING:
CASE 16-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-9, FENCES AND WALLS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to fence location and fences within RP-A5 (Planned Rural Density Single Family Residential District). **PUBLIC HEARING**

CASE 74-19 – THE HILLS OF LEAWOOD VILLAS – Request for approval of a Preliminary Plan, Preliminary Plat, and Rezoning – Located north of 151st Street and east of Mission Road. **PUBLIC HEARING**

CONSENT AGENDA:
CASE 72-19 – LEAWOOD SUBDIVISION – LOT 674 – RESIDENTIAL EMERGENCY GENERATOR – Request for approval of a Final Landscape Plan – Located north of 86th Street and west of Lee Blvd.

NEW BUSINESS:
CASE 69-19 – RANCH MART – MCDONALD'S – Request for approval of a Special Use Permit for a fast food restaurant with drive-through, Preliminary Plan and Final Plan, located north of 95th Street and east of Mission Road.
PUBLIC HEARING

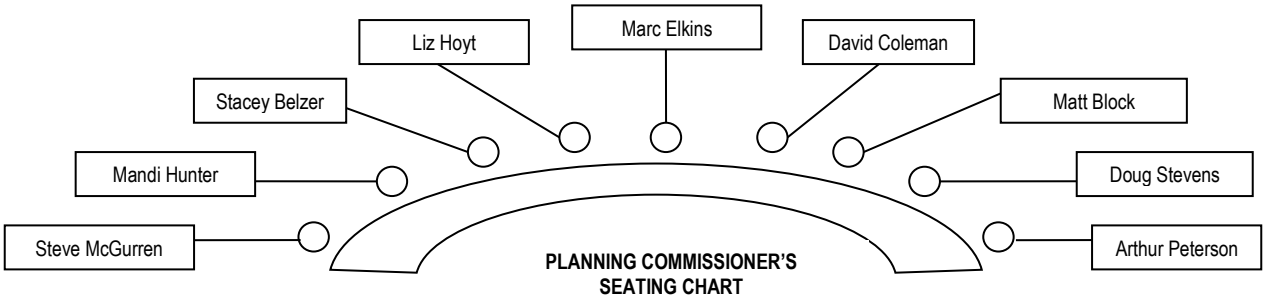
CASE 60-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-3-4, DEVELOPMENT PLAN APPROVAL PROCESS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to approvals to changes to an existing Final Development Plan. **PUBLIC HEARING**

CASE 71-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6.3, OFFICE, COMMERCIAL AND INDUSTRIAL SIGNAGE IN PLANNED DISTRICTS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to Governing Body approval of deviations to development sign criteria.
PUBLIC HEARING

ADJOURN REGULAR MEETING:

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

LEAWOOD PLANNING COMMISSION



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

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

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

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

REZONING AND SPECIAL USE PERMIT PROCEDURES FOR LEAWOOD, KANSAS

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

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

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

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

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

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

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

City of Leawood
Planning Commission Meeting
June 25, 2019
Dinner Session – 5:30 p.m. – No Discussion of Items
Leawood City Hall – Main Conference Room
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: McGurren, Hunter, Belzer, Hoyt, Elkins, Coleman, Block, and Peterson. Absent: Stevens.

APPROVAL OF THE AGENDA

Chairman Elkins: Does staff have any changes to the agenda?

Mr. Klein: No.

A motion to approve the agenda was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Peterson.

APPROVAL OF MINUTES: Approval of the minutes from the May 28, 2019 Planning Commission meeting.

Chairman Elkins: Thanks to Commissioner Hoyt for serving as Pro-Tem. I'm sure she enjoyed the experience. Are there any amendments to the draft?

Comm. Coleman: On pages 3, 5, and 6, Ms. Bennett was not the attorney that night; it was Ms. Knight.

Chairman Elkins: If there are no other amendments, I would accept a motion for approval.

A motion to approve the minutes from the May 28, 2019 Planning Commission meeting was made by Hoyt; seconded by Belzer. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Peterson.

CONTINUED TO THE JULY 23, 2019 PLANNING COMMISSION MEETING:
CASE 16-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-9, FENCES AND WALLS – Request for approval of an amendment to

DRAFT

the Leawood Development Ordinance, pertaining to fence location and fences within RP-A5 (Planned Rural Density Single Family Residential District). **PUBLIC HEARING**

CASE 71-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6.3, OFFICE, COMMERCIAL AND INDUSTRIAL SIGNAGE IN PLANNED DISTRICTS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to Governing Body approval of deviations to development sign criteria. **PUBLIC HEARING**

NEW BUSINESS:
CASE 33-19 – REGENTS PARK MULTI-FAMILY SUBDIVISION – Request for approval of a Final Plan and Final Plat, located south of 135th Street and west of Kenneth Road.

Staff Presentation:
City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: This is Case 33-19 – Regents Park Multi-Family Subdivision – Request for approval of a Final Plan and Final Plat. The property is located south of 135th Street and west of Kenneth Road. A preliminary Plat for the 135th and Kenneth project was approved in December of last year. The application for this project deals with the residential portion of the project north and south of 137th Street, not including any of the mixed-use portions of that larger development. The applicant will be platting the entire 135th and Kenneth Road project with this application, keeping the mixed-use portion of the development within open tracts until time of future development. Within the Regents Park subdivision portion of the project, each residential unit will then be platted as each building gets constructed. As the foundation gets poured, they will come back to the Planning Commission and record those plats. The Final Plan being proposed tonight includes 117 residential units within six tracts on 38.09 acres for a density of 3.06 dwelling units per acre, in addition to a number of public improvements, including the construction of 137th Street from its existing terminus at Chadwick, which will then connect up to Kenneth Road, the construction of High Drive, a third lane onto 135th Street, and pedestrian connections, including a 10' hike-bike trail with pedestrian-demarcated crossings.

To describe the site a bit, the residential units are split along north and south sides of 137th Street. Four main entrances into the subdivision are proposed, all of which are cul de sacs. One of them comes off north of 137th Street, and three come off the south of 137th Street. The applicant has proposed bioretention and detention ponds to be located on the east sides of the development south of the proposed 137th Street. Additional bioretention and detention areas are proposed within the southwest corner of the development along both sides of 137th Street. All of the bioretention and detention ponds are proposed to be dry basins. A 20' tree preservation easement is proposed along the south side of the development to help screen the existing residential neighborhoods to the south. The applicant has also provided additional plantings close to the tree preservation easement to help infill some of the sections that aren't totally filled in.

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Staff would like to point out two items. Regarding the bioretention and detention along the south side of 137th Street on the east side of the development, it is staff's position that an amenity area could be created. During the Preliminary Plan for this project, it had been stipulated that the applicant and staff would work together to see if a wet detention basin or amenity area would be possible for this area. An amenity area with a water feature would help create an entrance into the subdivision and the development as a whole. Staff feels that creating this wet basin would be a great amenity, and the basin would be an opportunity and has the ability to be done reasonably. Staff has a request in Stipulation No. 13 that a permanent water feature be created in the current location of the cry detention basin. The second point staff would like to make is that an internal connection has been created by the applicant between the residential units. It is an 8' asphalt pedestrian path that runs on the back sides of some of these units. Staff has requested in Stipulation No. 10 to see an additional connection made from the proposed trail up to the proposed amenity area within Tract C, which is a proposed second phase to this development and will be a community area in a future phase. This would allow residents of the development to have a direct path from their rear yards to this amenity. Staff has also placed a memo on the dais for you tonight with regard to the removal of Stipulation Nos. 31 and 33. Staff has worked with the applicant since the delivery of the packet to come to some agreement on these. Public Works also has a memo in there that they may discuss later on. With the removal of these stipulations, the last should be changed to read, "Stipulations 1-44." The Final Plat and Final Plan meet the regulations of the Leawood Development Ordinance (LDO), and staff recommends approval of Case 33-19 with the stipulations listed in the memo. Staff is happy to answer any questions.

Chairman Elkins: Thank you. Questions for staff?

Comm. Block: To confirm, the stipulation with the downspouts is to be removed as well as the source of the lighting?

Mr. Sanchez: Correct.

Comm. Block: Why is that different? I thought this was in most of these that we see.

Mr. Sanchez: Most of the times, it is. It was really part of the MX-D (Mixed-Use Development) portion of the whole project. When the MX-D portion comes in, it will include apartment complexes, office, and retail, those would apply.

Comm. Block: Could I get a summary of what has happened to this point on this? I know this started back in September. I didn't get a chance to look all the way through the minutes.

Mr. Klein: We emailed the minutes from the previous case 71-18, which was the 135th Street and Kenneth project. That included not only this portion of the development, but it also had the MX-D portion located on the north side of 137th Street. That went through Planning Commission and City Council for approval for a Rezoning for the portion that was north of 137th Street, except for a portion of the RP-3 that you currently see in this

DRAFT

plan that is also north of 137th Street, RP-3 for the southern portion that was south of 137th Street, and the portion they're showing now in the southwest corner on the north side of 137th Street. The plan itself really hasn't changed much from the time it was approved. The Planning Commission made a recommendation for denial originally with this application. City Council remanded it back to the Planning Commission, who then came back with another denial. From there, City Council approved the project more or less in the form you see now. Now, the MX-D portion of the project is not part of this final application. There are some public improvements being approved with this in addition to the RP-3 on the south side of 137th Street and the one that is in the southwest corner. Those include the construction of a third lane along 135th Street, including burying power lines, construction of High Drive as it extends from 135th Street down to 137th Street, and the construction of 137th Street from Kenneth Road over to the terminus of where 137th Street currently ends at Chadwick. It was actually at the City Council meeting that the applicant made the offer to extend the street instead of just doing a cul de sac that terminates at the west end.

Comm. Block: The improvements to the roadways are all of these that we see on page 5?

Mr. Klein: Correct, including a third lane on 135th Street as well.

Comm. Block: That would be on the south side?

Mr. Klein: Yes, just adjacent to the property.

Comm. Block: The median cut down the road in the second phase is between the east-west lanes would allow left turns into the development, then? Right now, there is a median just north of High Drive. This doesn't line up with the street to the north of it, correct?

Mr. Scovill: It will eventually be a signalized, full-access intersection.

Comm. Block: But that is not part of this application.

Mr. Scovill: As part of this application, it adds the lane along 135th Street.

Comm. Block: There are drawings that reflect it, but I thought maybe it was a future phase. If you look at the aerial, you'll see a median just to the north. Further in the packet, they show a turn lane in there.

Mr. Scovill: It doesn't appear that there is a median break. There is not one there now, and I don't believe there will be one with this phase of the development.

Comm. Block: We saw this as a total project with the mixed-use and other components to the north. Is this different? Why are we only seeing a portion of it now? Is that typical? Is it not?

DRAFT

Mr. Klein: It actually is not uncommon with an overall development with part of it being phased. They have a common area located within Tract C, which is at the southern end of High Drive. That is supposed to be a future amenity for a pool in Phase 2. They will come back with a Final Plan for that. As far as Phase 3, what is shown on that colored plan as Tracts G and H would be included as the mixed-use portion of the development.

Comm. Block: I just flipped through. The page I was referring to is entitled "135th Street Improvements," and it shows the median. That is a future phase; okay.

Comm. McGurren: I'm curious if 137th Street, when it extends over to Kenneth Road, is eventually designed that, when it hits Kenneth Parkway, to line up with the exit or entrance coming off the Target center.

Mr. Coleman: Target is another property to the east.

Comm. McGurren: I understand, but our property goes through what is listed as Leawood Market Center over to Kenneth Parkway on that first page. Is it the city's intention that 137th will make it all the way over to Kenneth Parkway?

Mr. Coleman: Not necessarily. A lot of it will depend on Leawood Market Center development and how it develops. We don't have a plan for it yet.

Comm. McGurren: So, it is not Leawood's hope or desire that 137th Street makes it all the way over to what would be the state line almost.

Mr. Klein: Actually, that is a private drive. The last plan on Leawood Market Center has long since expired. As part of that plan, they showed an internal drive. It wasn't supposed to be a public street.

Comm. McGurren: I'm also curious about the 8' asphalt trail proposed throughout the interior portion of the development to the south of 137th Street. Is that the same standard and requirements that the city uses for its asphalt throughout the parks and other places?

Mr. Klein: This is a private trail for them. They did provide us detail that showed the amount of asphalt. I know we worked with the applicant. I'm not sure if it's the actual one they use in city parks.

Comm. McGurren: I was just trying to remember if it was 8 or 10 feet that the city required.

Mr. Klein: Usually, for a hike-bike trail, we like to see 10 feet, but 8 feet is the minimum. The standards are getting wider.

Chairman Elkins: Are there other questions? This is either for Mr. Sanchez or Mr. Klein. We may have covered this in the earlier cases, but I'm curious to get staff's perspective

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on the extent to which this portion of the overall plan fits in with the 135th Street Corridor Plan. Are we moving in a fashion consistent with that part of the Comprehensive Plan?

Mr. Klein: This portion of the development is primarily a residential development. On the Comprehensive Plan, the portion south of 137th Street was shown to be Medium-Density Residential. The difference we have in the Preliminary Plan was they shifted 137th Street to the north, reducing the amount of area that was for the mixed-use on the north side of it. They also included some RP-3 zoning on the north side of 137th Street, which had all been shown MX-D before. At this point, the alignment has already been approved for the Preliminary Plan by City Council, so it does still have some of the MX-D on the north side of 137th Street; it is just less than it was. It is in agreement with the approved Preliminary Plan.

Chairman Elkins: I understand that it is consistent with the approval from City Council. The question is about staff's professional perspective on how consistent it is with the 135th Street Corridor Plan.

Mr. Klein: Staff had always been very upfront about concerns that the overall plan with shifting 137th Street to the north reduced the mixed-use portion of the development was a concern with the 135th Street Community Plan. We were on record with that during the Preliminary Plan phase.

Chairman Elkins: You still have those reservations? I understand it is approved and there is not a lot we can do about it, but I just want to get your perspective.

Mr. Coleman: We still have those same concerns we had then.

Chairman Elkins: Thank you. Other questions for staff?

Applicant Presentation:
John Petersen, Polsinelli Law Firm, 6201 College Boulevard, Suite 500, Overland Park, appeared before the Planning Commission and made the following comments:

Mr. Petersen: Richard and Rick Lashburg, principles of the development entity, are here as well as Tim Tucker with Phelps Engineering, who has worked with us on a lot of the civil engineering. This is the first phase of the overall Preliminary Plan. It is very common for projects to be developed in phases. The good news is that on the back end of Phase 1, you will see the site and the table set for continued development. The entire site will be graded. Utilities will be brought for the villas and also for the mixed-use components. The street network will be completed in large part, and it is very common to activate a site with a villa component like we are proposing, and it sets the table for the commercial entities to see that there is activity. It is not only common; it is actually the most logical way to approach a project of this size and magnitude.

I got a little confused because we kept dropping out stipulations, but my last count is 43 stipulations proposed by staff. I will tell you that we agree to 41 of those 43, and we have just two to talk about: Nos. 10 and 13. I'm going to generally preface our desire and

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request to hopefully make the discussion clear and remain within the appropriate context. Nothing we are talking about with regard to these two stipulations addresses whether we do or do not adhere to the LDO or whether we are asking for some type of deviation from the ordinance or design standards. Both of these issues settle on preference of staff versus the property owner, who is spending millions of dollars on a high-quality project. With that background, I'll move to the first issue, which is Stipulation No. 10. We were going to talk about building materials, but in the sense of cooperation, we worked that out before I came to the podium.

Chairman Elkins: Could you tell us the resolution of the building materials?

Mr. Petersen: We were going to use manufactured brick and stone but changed to natural to meet staff's request. Stipulation No. 10 reads, "Prior to Governing Body consideration, the applicant shall provide an additional trail connection from the proposed trail within Tract B connecting to the future second phase of the project, which will include an amenity area." As you know, we talked about the size and width. It is important to know that the green line, which is part of the Preliminary Plan approval, represents varying degrees and types of pedestrian access. On the south side of 137th Street will be a city bike-hike trail that we will construct to full standards of 10' width. On the north side, we have a 6' sidewalk interfacing directly with the mixed-use commercial area. As you can see, we have trails on both sides of all residential streets as they move down into the villas. Then, we add the looping one that is not the most efficient way to get anywhere, but it is another place to walk. It starts at the northeast portion and loops down and back to the northwest portion. Staff's preference is we also build a trail down the middle of what we propose as an open green space. Their preference would be a trail; our preference is not to put a sidewalk of any kind. This has nothing to do with somebody's ability to get to the amenity. Walking out of any of these units, you would have access to a sidewalk that is much closer and much more efficient than one that would be offered for those villas. We want this to remain as an open, undisturbed area. Quite honestly, some buyers like a trail going past their back yard; some don't. We want to give that option to people to say they love the trail system but don't want it in their back yard. This is a quality project. No one will be denied quick, easy access to any part of the project. We appreciate the suggestion, but we don't want to do it for the reasons stated. With that, we would request Stipulation No. 10 be deleted.

The second one is No. 13. We're going to talk about stormwater facilities. On the Site Plan in the northeast corner is the location where the Preliminary Plan shows the ability to control storm events in a dry detention basin. It is obviously designed so that water can be held for a period of time in the case of a storm event. These are all over the city. That is our preference, as we always stated. When it is not doing its scientifically engineering-based function of momentarily holding stormwater in a storm event, we saw it as another open grassy area and an amenity to the community. Staff indicated that they thought it would be a better, more aesthetic amenity as a wet detention. In other words, it would always have water in it so people could visualize a body of water as they are walking by. We said it was difficult, but we would look at it. Our conclusion is that it would not be nearly as nice as an amenity as what we proposed to do. Ours would have a bit more grade to the sides. We would have trails, places to sit, and a shade station when

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it is not being used for its purpose of momentarily detaining water. That is the amenity we would like to see. It makes sense and works well. This is not a large area. When it is done, someone looking from the north side would look down 9 feet to see the surface. This is not at grade. If we went through the problems with keeping water in there, the surface of the water is about 7,000 square feet. This is not a half acre or a true, aesthetic amenity. We all know what comes, particularly with these small ones. It is silty. It needs an aerator. It comes with great cost and expense. The homeowners will need to maintain it. When it gets silted in, they get mad at the developer and the city. Our professional judgment is we can create an amenity that will serve our neighborhood well and be aesthetically pleasing without creating a body of water that is 7,000 square feet at its surface. This isn't the driving part, but we would have to build a retaining wall in the bio swales through the grassy area. We would have to build it over a stormwater line. We would have to build another retaining wall in case a kid falls into the standing water. We would have to build a fence. It is hundreds of thousands of dollars to do that, and we think we are proposing a great amenity package that still functions and provides the benefits in terms of stormwater management. With that as background, we would ask that the stipulation be modified to read, "Prior to Governing Body consideration, the applicant shall modify the plans to show an amenity green space with manicured lawn, sidewalk, and seating opportunities." We'll bring in details to show how we will do the seating and the sidewalk. With that, we would ask for your support, including the modifications to the two stipulations. I'd be happy to answer any questions.

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

Comm. Belzer: Can you talk about a time frame for the other two tracts?

Mr. Petersen: They will be driven by the market. I know there has been interest. Honestly, based on my experience, you build the villas and the road, and the market will pick up interest. If the market is ready for it, then it could be there sooner than we probably speculate.

Comm. McGurren: Phase 2 with the pool and Tracts C, D, and E are how much later than Tracts A and B?

Mr. Petersen: Once we get the villas up, the answer from the applicant is a year or two. Once the villas start to sell, the amenities come in. There is some coordination between that amenity and the residents across the street, so we want to make sure how that is going to work and operate.

Comm. McGurren: Does staff ever place requirements on timing for second and third phases?

Mr. Klein: With this application for a Final Plan, they have to continue development of it. It is limited by Kansas statute to ten years from the time they do the plat. We used to have sunset clauses of five years; however, the state statute changed, so that stipulation changed.

DRAFT

Chairman Elkins: Mr. Petersen, would you agree with that?

Mr. Petersen: Yes, it has been changed to ten years.

Chairman Elkins: Mr. Petersen, you showed a picture of the green space feature. At first, I thought you said it was an example of some other place in Leawood. Is it that, or is that a depiction of what you would expect this space to look like?

Mr. Petersen: The latter.

Chairman Elkins: You mentioned that, at some point in time, you would add to the plan, consistent with that stipulation, a sidewalk with the seating and shade. Where would you see that happening? Would it be before taking it to Governing Body?

Mr. Petersen: I think the stipulation speaks to before we get to Governing Body. That would be our intent.

Chairman Elkins: Thank you. Are there other questions? Thank you. That takes us to a discussion of this Final Plat and Final Plan for Phase 1.

Comm. Coleman: Going back to Mr. Petersen's question on Stipulation No. 10 with the trail, he makes a valid point. Can you give more insight into wanting the stipulation on here?

Mr. Sanchez: With the trail connection, right now, the ends of the two points of the trail don't really go anywhere; they just start on the south side of 137th Street. With that additional trail connection up to the amenity area, it then gives those two points a connector, a place to go. That is what staff is looking for.

Comm. Coleman: Can you give insight into the discussion on No. 13?

Mr. Sanchez: Creating a wet detention basin will allow for an amenity area or something to look at. Often times with these dry detention basins, they are just a shallow hole that is grass. It would create an amenity not just for this residential part of the development, but also the development as a whole. Really, this area where they're proposing the detention and bioretention is where a lot of the existing trees were. Many trees are coming out with this. Staff would like to see a large amenity provided.

Comm. Coleman: To his point, it is just a preference to staff, then.

Mr. Sanchez: Correct; they do meet all the requirements of the LDO. This is staff's preference to create a better amenity and better planning practice.

Mr. Klein: Leawood has always tried to make many connections. I think the developer did a great job coming down and doing the 8' asphalt trail. We just thought it made a lot

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of sense to have a trail where people could access directly. Additionally, it takes people to the common area with a connection that will eventually go to the mixed-use portion. That ties in to the water feature and everything we are asking for. As Mr. Petersen indicated, Continental Engineering looked at it, and they shared ideas with the applicant yesterday. The city wants to continue working with the applicant. In the original analysis that Continental did for us, they thought they could actually get the water up to 4-6 feet in height and have an aerator in there. It would still be down, but it would be visible from the sidewalk. Often times, water has an impact that other elements just don't. That is part of the reason we wanted to see this.

Chairman Elkins: Thank you. Other comments? Mr. Petersen, I have another question. I should know this, but with respect to what I would call back yards and your point that some people don't necessarily want a trail going through the back yard, how would the question of fencing be dealt with in this plan? If somebody in the third group of units decided to put in a fence, how would you regulate that?

Mr. Petersen: The city regulates it. There is no fencing.

Chairman Elkins: Fencing is absolutely prohibited under the LDO? Thank you.

Mr. Petersen: I don't want to beat this horse to death, but this is a preference. Staff wants the looping. That loop really isn't there primarily to get from A to B; it is another option for a little longer walk through the neighborhood. There are plenty of ways for folks to get from A to B. I emphasize that we have a trail in the back yards of many of these villas. We need a few that don't have one. Is it the preference of those who are going to call this their neighborhood and their home. Since we did meet our points of ingress and egress and the bike-hike trail, I think the preference should go to the landowner that is investing in and creating a community. We met with staff six times on this plan and just heard about it Friday. We just don't think it's a good idea or that it will bring any higher level of quality to the project.

Chairman Elkins: Thank you. Mr. McGurren, did you have a comment?

Comm. McGurren: Mr. Petersen, when it comes to the bioretention or detention area that exists today in that same space, how does that compare in size and depth to what you would recommend when it comes to green space? Does it retain its current shape and size, or does it get lowered dramatically?

Mr. Petersen: There is not one there today; there is a creek.

Comm. McGurren: Where the trees are today, my secondary question is what is happening right now? How much water is being stored there today, or is it all draining?

Mr. Petersen: I would say it's probably all just passing through in a natural state. When the site is developed, there may be sheeting water coming across grass and an undersized pipe under the road. We're required, pursuant to the LDO, to bring discipline to our

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water. Part of the case is we also bring discipline to water coming onto our site from other people's properties. We're creating a mechanism that will appropriately time the release of stormwater from storm events downstream. We're not saving the world downstream, but the standard is we can't make it any worse. I would suggest we are making it a little bit better. We are taking out some trees. We have to grade the site and bring utilities in. The opportunity to do some tree planting is going to be much greater in a swale, grassy area that people can play in. I would ask you to think about the times you have been on this board and have seen these ponds that end up being a problem for the neighbors. They silt in; the aerator quits work; it's a big cost. We just don't think it brings that much value to the table in terms of aesthetics because that is all we're talking about. I just think the scale should tip in the favor of the person spending a lot of money to make a nice project.

Comm. McGurren: Given the retention area you're proposing, the green space, and the lowering of the land, will the water end up destroying what is there, and would the homeowners be responsible for replacing that?

Mr. Petersen: The furniture could get wet, and with appropriate materials and planting, it would be designed to wear well.

Comm. Hunter: I understand the applicant's statements about the trail because not everybody wants a trail in the back yard for privacy and safety reasons. For the basin, are there any other dry detention basins in any other developments in Leawood?

Mr. Klein: There are quite a few. Typically, they're used for stormwater quality. They'll have natural plant material included. Sometimes, they can look nice; sometimes, they can look weedy. This is located in a prominent corner at 137th Street and Kenneth Road, so staff was looking for something that could be good for the development and also something the overall community would see as well.

Chairman Elkins: Other comments or discussion?

Comm. Block: For what it's worth, I was not a fan of the nonconformance to the 135th Street Corridor Plan back in September, and I'm still not.

Chairman Elkins: If there is no further discussion, does a commissioner care to put forward a motion?

A motion to recommend approval of CASE 33-19 – REGENTS PARK MULTI-FAMILY SUBDIVISION – Request for approval of a Final Plan and Final Plat, located south of 135th Street and west of Kenneth Road – with the following adjustments: strike Stipulation Nos. 10, 31, 33, and change No. 13 to read, "Prior to Governing Body consideration, the applicant shall modify the plans to show an amenity green space with manicured lawn, sidewalk, and seating opportunities" - was made by Coleman; seconded by Belzer.

DRAFT

Mr. Scovill: There was another memo provided by Public Works. I don't believe the applicant is contesting any of those items, but I wanted to bring to your attention the three stipulations that changed from what was originally in your packet. Those may need to be in your motion. Those items include Item 2(c)3 of the Public Works memo, essentially changing the stipulation from requiring the developer to construct the full signal at the intersection of High and 135th Street to requiring them to provide an escrow payment in the amount of 50% of what we anticipate that signal cost to be because the residential component won't necessarily warrant the full construction of that signal. The second item I should bring your attention to is Item 9: "The sidewalk and bike-hike trail shall be located within the right-of-way or sidewalk easement." This has to do with requiring 6' sidewalks along the main roads of 135th, 137th, and High Drive. We don't require the 6' sidewalk easements within the cul de sacs or the residential areas; those would be 5' sidewalks. Then, Stipulation No. 10 is to clarify the requirement for the use of special streetlights. The city requires the special streetlights to be used on all the main roads between 135th and 137th. That wouldn't apply to the subdivision road south of 137th. To create and maintain a consistent look of the subdivision, we wouldn't suggest requiring those special streetlights on the one cul de sac that will exist north of 137th. We clarified that.

Mr. Petersen: We have no objection to any of those.

Chairman Elkins: The question I have on the last part is why is there a lack of uniformity on the streetlights? What is the justification for having one kind of street light on one cul de sac and another kind everywhere else?

Mr. Scovill: The city requires the special streetlights on the 135th Street Corridor, and that would include such streets as 133rd, 137th, and those north-south streets like High Drive. They are not required on the residential streets south of 137th. They do have one road that is north of 137th Street. We don't feel that it would be appropriate to have an inconsistent look of that residential street. We'd still have the special streetlights on 137th but not on the cul de sac streets.

Chairman Elkins: Let me see if I'm following this correctly. If I look at the residential development, will the streetlights in the residential development all look the same?

Mr. Scovill: Yes, sir.

Chairman Elkins: And you're in agreement with that comment?

Mr. Petersen: Yes, sir.

Chairman Elkins: Questions about this last-minute thing? Commissioner Coleman, would you care to amend your motion? I'm not going to ask you to restate it; I think the record is clear on what is being asked.

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Motion amended to include the Public Works recommendations from the report dated June 25, 2019 – by Coleman; second amended by Belzer.

Comm. Coleman: I'd like to thank staff for doing this. I think you made some valid points, including these amenities in Stipulation Nos. 10 and 13, but I think the developer and the property owner do have a right to some latitude in what to do with the property. I give them latitude in proposing those changes.

Comm. Hoyt: I fundamentally agree with what Commissioner Coleman is saying; however, at the same time, from the first time we looked at this proposal, one of the big concerns was the creation of sense of place. I've interpreted some of these preferences to try to drive home the point that we're looking for something within the amenities that is significant enough that it does create a sense of place and perhaps a sense of place that will be consistent throughout the entire development. I would like to go on the record urging the applicant to create whatever amenities end up within the Final Plan and whatever goes to Governing Body to be something that is significant enough and has impact on identity, for lack of a better term.

Chairman Elkins: Thank you. Are there any other comments on the pending amended motion and amended second.

Motion approved with a vote of 6-1. For: McGurren, Hunter, Belzer, Hoyt, Coleman, and Peterson. Opposed: Block.

CASE 41-19 – PARKWAY PLAZA – KIDDI KOLLEGE OFFICE/DAYCARE ADDITION – Request for approval of a Revised Preliminary Plan and Special Use Permit for a commercial daycare, located south of 134th Street and east of Briar Street. **PUBLIC HEARING**

Commissioner Hunter recused herself from Case 41-19

Staff Presentation:
City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: This is Case 41-19 – Parkway Plaza – Kiddi Kollege Office/Daycare addition – Request for approval of a Revised Preliminary Plan and Special Use Permit for a commercial daycare, located south of 134th Street and east of Briar Street. The project will consist of an additional 5,450 square feet of building to be constructed on the same lot as the existing Kiddi Kollege within Parkway Plaza. The building will now house the Kiddi Kollege office space as well as additional room for their daycare. About 1/3 of the building will be dedicated to the daycare space needed, and the rest of the building will be used for the office. The Parkway Plaza development was originally passed with a Preliminary Plan showing a 3,500 sq. ft. office building in conjunction with the existing Kiddi Kollege building. Since there has been a change of more than 5% of the square footage from the plan that was approved, you are seeing this project as a Preliminary Plan this evening. A sidewalk is proposed between the proposed building and the existing

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building. The sidewalk is gated and may only be accessed to allow for people to go from one building to another. There are fences that will gate anyone from the outside of the existing sidewalks around the perimeter of the lot. The applicant plans on removing five on-street parking spaces to the east of the proposed office/daycare building to help provide additional open space. A cross-access parking agreement was established with this development, and the number of parking spaces still meets the requirement of the LDO. No changes are proposed to the existing parking lot to the south of the proposed and existing building. The applicant has provided preliminary elevations and is proposing to closely match what is existing at the Kiddi Kollege. The Preliminary Plan and Special Use Permit for a commercial daycare meet the regulations of the LDO. Staff recommends approval of Case 41-19 with the stipulations listed in the report.

Chairman Elkins: Thank you. Questions for staff?

Comm. Block: I don't know that I understood the parking. I know it conforms, but there are not enough spaces in the front. Is it because of the agreement with the larger complex that they are able to hit the required number?

Mr. Sanchez: That is correct. With the parking spaces that they currently have, they would not meet the requirement if they were their own development; however, since the whole development was done at one time, they are able to use the parking from other areas to make it work.

Chairman Elkins: Other questions for staff? Mr. Sanchez, in the Elevations comment there is a reference to the expansion, including cast stone. This continues to be an issue as a building material that confuses me because it was obviously an issue in the prior case, but you had it resolved. I wasn't able to expand my understanding any further there. When we talk about cast stone, I take it that's a manufactured stone product.

Mr. Klein: It is a manufactured stone product. It is a bit different. It has different properties and is typically used in features like sills on a building or accents. It is much stronger than cultured stone. The difference is that it tries to look like this natural stone. Often, they'll have concrete and will bond a color to the face of it. Over time, that color wears off and fades. If it breaks, that color isn't running throughout the entire process; whereas, if the cast stone breaks, it is the same all the way through and has the look of sandstone or something like that.

Chairman Elkins: Is there a difference in terms of either one being approved on a commercial space as opposed to a residential space?

Mr. Klein: Staff has always been comfortable with cast stone, and it's probably something we'll bring in.

Mr. Coleman: We're working on providing some detailed information to the commission on manufactured versus cast stone.

DRAFT

Chairman Elkins: There are really three buckets: cast stone, manufactured stone, and natural stone.

Mr. Coleman: Correct, and just for example, the Cast Stone Institute provides for certain pounds per square inch and also absorption rates for water absorption. They're a much higher standard than manufactured products, which are more like a soft concrete with a PSI of 2,500. Cast stone is 6,000 and up. Real stone used for building stone like limestone is 10,000-11,000 PSI. That gives some indication. The water absorption is also about half of what manufactured stone would be.

Chairman Elkins: Does the LDO speak to the use of any of these three?

Mr. Coleman: It does in the sense that stone is listed as an approved building material, but manufactured stone is not.

Chairman Elkins: It doesn't list cast stone, either, does it?

Mr. Coleman: I don't believe it does, but we're working to rectify all that.

Chairman Elkins: Currently, even cast stone is not shown as an approved building material.

Mr. Coleman: I believe that is correct.

Chairman Elkins: Does that create an issue for us being within our authority to approve it if it's not an approved building material?

Mr. Coleman: I don't know that it does.

Chairman Elkins: Let's have the discussion, and perhaps we'll have additional discussion after the presentation. Any other questions for staff?

Applicant Presentation:
Jeff Schroeder, Sharhag Architects, 6247 Brookside Boulevard, KC, MO, appeared before the Planning Commission and made the following comments:

Mr. Schroeder: I'm here representing the applicant. The civil engineer for the project is also here for any questions if that need arises. I'll try to be even simpler. We're in agreement with all 23 stipulations. I think this will be a good development that matches the existing building. The cast stone in this case is going to be used as very thin accent strips around the building. The base of the building will be actual stone material with brick above it, but then to split between those two materials, it would be a narrow band of cast stone. It is a good material, as Mr. Coleman said. All the materials will be the same as what is on the Kiddi Kollege building, so it will match that. They have a good track record of development. They've been a good neighbor there. They have these similar types of buildings now in Lenexa, Overland Park, and Olathe. They decided they wanted

DRAFT

to have Leawood as the office location now that they are big enough that they need a dedicated office space. The daycare is growing, also, so as staff said, there is one room that would be used for older children in the back of the building. It would have a fenced, gated connection and sidewalk to the existing building, and there will not be any new playground equipment. Anything outside around the building will be green, landscaped space. We'd be glad to answer any questions if you've got any.

Chairman Elkins: Thank you. Questions for the applicant?

Comm. Block: To clarify, you say that the outside of the building next door is exactly the same with the banding. You said it's natural stone and then a band of the cast stone and brick.

Mr. Schroeder: Yes, sir.

Chairman Elkins: The cast stone materials is in the current building.

Mr. Schroeder: It is.

Chairman Elkins: Other questions for the applicant? Because part of this case is an application for a Special Use Permit, we'll open a Public Hearing.

Public Hearing

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

Chairman Elkins: That takes us to a discussion of the case in general. Are there comments?

Mr. Sanchez: I just wanted to make note that this is a Preliminary Plan, so they will come back with a Final Plan and give detail into the locations of the exact materials and more depth into the materials being used.

Chairman Elkins: Thank you. I still have a mild reservation about whether this is an approved material. To the extent that we've had this discussion at great length in the past, the fact that the current building already has it helps me a little bit.

Mr. Coleman: There is a short list of prohibited materials, and it is not on there.

Ms. Bennett: In the section of permitted materials, it just has stone. It doesn't say natural stone. Historically, it has been interpreted to include cast stone.

Chairman Elkins: Does the short list of prohibited materials include manufactured stone?

DRAFT

Mr. Coleman: No.

Chairman Elkins: Thank you. Are there other comments? Does anyone care to make a motion?

A motion to recommend approval of CASE 41-19 – PARKWAY PLAZA – KIDDI KOLLEGE OFFICE/DAYCARE ADDITION – Request for approval of a Revised Preliminary Plan and Special Use Permit for a commercial daycare, located south of 134th Street and east of Briar Street – with 23 Stipulations – was made by Block; seconded by Peterson. Motion carried with a unanimous vote of 6-0. For: McGurren, Belzer, Hoyt, Coleman, Block, Peterson. (Hunter recused from the vote)

CASE 59-19 – TOWN CENTER PLAZA – CHASE BANK – Request for approval of a Revised Final Plan, located north of 119th Street and east of Nall Avenue.

Commissioner Hunter rejoined the meeting.

Staff Presentation:
City Planner Jessica Schuller made the following presentation:

Ms. Schuller: This is Case 59-19 – Town Center Plaza – Chase Bank – Request for approval of a Revised Final Plan. Chase Bank is located at the corner of 119th Street and Roe Avenue. A Final Plan was approved in March, 2019, including the Site Plan changes and changes to the former Dean & Deluca building. The applicant would like to modify the mullions that are located above the canopies at the corners of the building. Currently, those windows are divided into a square pattern. The applicant proposes to remove that square pattern and replace it with a three-panel window system with a larger central window to accommodate future signage, which would be set back a minimum of 3 feet from the window; however, no signage is approved with this application. The proposed plan is in compliance with the LDO, and staff recommends approval with the stipulations in the Staff Report.

Chairman Elkins: Questions for staff? Ms. Schuller, this is a little off the wall, but it struck me in this case. As I understand it, this is the old Dean & Deluca building, which is at 119th and Roe to my reckoning. Why do we describe this as being north of 119th Street and east of Nall? That is obviously accurate, but it is actually west of Roe.

Ms. Schuller: It just carried over from the previous plan, so we kept it consistent.

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

Applicant Presentation:
Bruce LaSurs, Core States Group, 6500 Chippewa Street, St. Louis, MO, appeared before the Planning Commission and made the following comments:

DRAFT

Mr. LaSurs: Thank you for the opportunity to present this revision for the Final Plan. We intend to improve the building. We're working with the existing contemporary building to essentially take a window that has 32 panes and exchange it for a window that has three panes. We will increase the glazing and natural light and reduce the shadow created by the aluminum storefront. We are not changing the overall opening. The rough masonry opening stays the same in both instances.

Chairman Elkins: Do you have any objection to the five recommended stipulations?

Mr. LaSurs: Is it different from the previous? If they're the same, I have no objections. This is mostly just an effort to create more natural light and rebrand the building for the new tenant. We'd like more emphasis on the corner towers of the building and to reduce the horizontal effect of the multiple small panes.

Chairman Elkins: Thank you. Questions?

Comm. Coleman: I noticed that the building is going to have two tenants, one being Chase Bank. I noticed only one opening on the drawings. Is the intent that one side of the building will not have an entrance directly outside?

Mr. LaSurs: There is a direct entrance for the new tenant on the south elevation. The primary entrance for Chase Bank is on the east elevation. I think there were some modifications in the doorways that were proposed and approved in the original Final Plan.

Comm. Coleman: The south entrance looks like it's elevated with some stairs and a ramp on one side.

Mr. LaSurs: There were some modifications to make it ADA compliant and accessible for the entrance.

Comm. Coleman: Do you have a tenant?

Mr. LesSeurs: The expectation is that it will be other divisions of the bank, but that is not certain at this point.

Chairman Elkins: Thank you. Other questions? This takes us to a discussion. Any comments?

Comm. Peterson: The building is definitely closer to Roe than Nall.

Chairman Elkins: I appreciate that. I would entertain a motion.

A motion to recommend approval of CASE 59-19 – TOWN CENTER PLAZA – CHASE BANK – Request for approval of a Revised Final Plan, located north of 119th Street and east of Nall Avenue – with five stipulations – was made by Hoyt;

DRAFT

seconded by McGurren. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Peterson.

CASE 48-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-7, LANDSCAPING AND SCREENING REQUIREMENTS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to required tree replacement and the spacing of street and ornamental trees. **PUBLIC HEARING**

Staff Presentation:
Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 48-19 – Leawood Development Ordinance Amendment to Section 16-4-7, Landscaping and Screening Requirements. It contains three parts. The first two parts are fairly simple as far as the required ratio of street trees and ornamental trees along public rights-of-way. Whenever you see a plan come before you, there are certain requirements that have to be met in the buffer between the right-of-way line and to where the building is, or if there is parking adjacent to it, within that parking. It basically requires 40 feet between a building and right-of-way or 25 feet between parking lot and right-of-way. Currently, we have a ratio of one tree per 35 feet to be planted along the public rights-of-way. At one point, it was 40 feet, and before that, it was 50 feet. We changed it to 35 feet. We're actually proposing that we adjust it back to 40 feet. We are looking at large street trees, so we want to provide enough room for them to grow and create an adjusted look. Additionally, the city code was changed to 40 feet for large street trees. We are trying to bring the LDO into agreement. The other ratio that is changed is that of ornamental trees, which are currently required to be planted at a rate of one per 12 lineal feet. Additionally, shrubs are to be planted at a ratio of one per five lineal feet. This has gotten tight for developments, especially if parking is adjacent to the right-of-way. We are proposing to scale back the ornamental trees from one per twelve to one per twenty. This will allow more spacing between the trees so they can mature and not obscure the buildings. The third component of this amendment addresses replacement of trees. Currently, the LDO requires any tree larger than 12 inches in caliper must be replaced on a 1:1 per caliper inch basis. It can be several trees that have caliper sizes that add up to that 12' requirement. We have run into situations with significant requirements for the landscaping itself. Whenever we run into a property that has a decent number of existing trees, especially if it they have trees with large calipers, replacing them on a 1:1 per caliper inch basis, it is almost impossible to fit the landscaping on the site in a healthy way. This amendment proposes a threshold of 132 caliper inches of trees that are larger than 12' caliper, they may replace those trees at half the rate they would be replaced otherwise. Staff recommends approval of this amendment. I would be happy to answer any questions.

Chairman Elkins: Questions for Mr. Klein?

Comm. McGurren: How long have the existing requirements been at those footages?

DRAFT

Mr. Klein: I think they were in existence since the start of this ordinance since the end of 2002. We typically don't see many lots that have a large number of trees; however, if there is one, it can actually add up to a lot of replacement caliper inches. We have many lots to be developed that have a lot of trees.

Comm. Block: Is there somewhere within the LDO that has a listing of what a street tree is versus an ornamental tree?

Mr. Klein: Article 4 talks about street trees. I don't believe we have a definition in Article 9.

Comm. Block: Should we have one?

Mr. Klein: Street tree is actually a shade tree.

Comm. Block: Should that be included in this somehow? Is there a common definition of a shade tree so someone would know?

Mr. Klein: Let me check to make sure. I don't see it in Article 9 right now. We can come back with that and tighten it up.

Chairman Elkins: Other questions? I think I see why and what we've done. The sub-paragraphs elsewhere in the LDO have a Section E and numbered subsections under this. In this one, we have Section E with subsections designated by capital letters. That is a little confusing. I think I know why they city did it that way, but I'm having difficulty reconciling the new section at the beginning of E, especially the accommodation of the provision and the exception, against EH that relates to this whole business of the 12' caliper tree being replaced by a 1:1 ratio with the exception. Would you mind going through that one more time and explaining what the beginning of E does as compared to what EH does?

Mr. Klein: Originally, replacement trees were located under Landscape Plan Requirements (Section H). That was problematic in the fact that it threw in a requirement to replace in a section of the ordinance that was stating what needed to be included on the plan. That was moved out of that section and included as E under Section 16-4-7.3 to address a standalone requirement of tree replacement. This is an actual requirement and not something to do a tree inventory for. We wanted to ensure the plan still had the requirement to show the 12' caliper trees. We also added how they will be measured in Section 16-4-7.5(H). The measurement will be taken from 4 ½ feet.

Chairman Elkins: Let me see if I'm tracking this correctly. The starting point is that if a tree is larger than 12' caliper and has to be removed, it gets replaced on a 1:1 caliper inch ration except where a city arborist determines that there is not enough space there to support the 1:1 ratio, and then we go to this 50% of the qualifying caliper inches. Is that correct?

DRAFT

Mr. Klein: Yes, and it does have a threshold of 132 caliper inches.

Chairman Elkins: Tell me one more time what H does.

Mr. Klein: H is more related to the plan. When we get applications, we require the landscape plan to be part of that. The whole section lists the components that must be included in the landscape plan. H adds more specificity.

Chairman Elkins: Thank you.

Comm. Hoyt: Back to your question about the difference between a street tree and ornamental tree, it could be that you could easily add one or two sentences under 16-4-7.3(a) – General because the LDO sort of implies what the definition is in subpoints 1 and 2.

Mr. Klein: We also have a list that the Parks Department has put on the city's website that lists trees allowed to be used as street trees.

Chairman Elkins: Other questions? Because this is an amendment to the LDO, a Public Hearing is required.

Public Hearing

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

Chairman Elkins: That takes us to a discussion of the proposed amendment to the LDO. Are there comments? I would entertain a motion.

A motion to recommend approval of CASE 48-19 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-7, LANDSCAPING AND SCREENING REQUIREMENTS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to required tree replacement and the spacing of street and ornamental trees – was made by Coleman; seconded by Belzer. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Peterson.

CASE 61-19 – THREE HALLBROOK PLACE – OFFICE BUILDING – Request for approval of a Final Plan and Final Plat, located south of College Boulevard and west of State Line Road.

Staff Presentation:
City Planner Ricky Sanchez made the following presentation:

DRAFT

Mr. Sanchez: This is Case 61-19 – Three Hallbrook Place – Office Building - Request for approval of a Final Plan and Final Plat, located south of College Boulevard and west of State Line Road. The Preliminary Plan was approved for this project in November of last year by Governing Body. With this case, the applicant is proposing a new four-story office building totaling 120,520 square feet. The building will be located along the northeast corner of the property with property surrounding the south and west sides. Tract A is located on the southwest corner of the site and will remain as an existing BMP (Best Management Practice) for both 2 Hallbrook Place and 3 Hallbrook Place. Two main entries are proposed off Overbrook Road. The applicant is proposing two plaza areas with this project. One plaza area is located along the western entrance of the building. The second plaza area is located on the northwest corner of the building. Both plaza areas will be landscaped with shrubs and trees, along with seating walls and lit bollards. Two pedestrian connections are proposed from the building, connecting to State Line Road and College Boulevard. The building is proposed to be 59 feet, 6 inches tall and constructed mainly of a glass storefront system with walled paneling in grey accent, accented with masonry brick veneer. A trash enclosure and generator are located along the south sides of the building within a gated brick enclosure. The current LDO requires that the applicant replace the existing trees onsite at the 1:1 caliper ratio. With the approval of the case we just heard, they would meet the criteria of 132 calipers per acre, noting that they would have to replace at a 1:2 caliper inch ratio. The Final Plan and Final Plat meet the regulations of the LDO, pending the approval of Case 48-19 by Governing Body. Staff recommends approval of Case 61-19 with the stipulations listed in the Staff Report, and I'd be happy to answer any questions.

Chairman Elkins: Questions for staff?

Comm. Block: Were there any changes with this application?

Mr. Sanchez: Not much. A lot of it had to do with the landscaping, and that's what pushed the last LDO amendment. They had over 1,000 caliper inches of trees on their site. We worked with the applicant, and it was hard to get all those trees replaced on a 1:1 ratio. We worked on the amendment and their Site Plan to meet both.

Comm. Block: I thought I remembered an issue with parking as well and banking some parking. Was that approved in the Preliminary Plan?

Mr. Sanchez: It was approved without needing banking.

Chairman Elkins: Other questions?

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

Mr. Rezac: I'm joined tonight by our architect Burns & McDonnell, our civil engineer Phelps Engineering, and landscaping designer BBN. 3 Hallbrook Place is located on an

DRAFT

8.56-acre parcel that is bordered by State Line Road on the east, College Boulevard on the north, Overbrook Road on the west, and an adjacent Hallbrook parcel on the south. As was mentioned, it is a four-story office building with a little over 120,000 square feet. We do have 467 cars surface parked to the west and south of the building. The building is sited on the high end of the site, which creates great presence and holds the primary intersection. Per the LDO, the project will be landscaped with many new trees, shrubs, and ground cover to seamlessly fit into the Hallbrook development. Additionally, an entry plaza that Mr. Sanchez mentioned with landscaped seating areas and specialty paving and lighting is intended to enhance the pedestrian experience. 3 Hallbrook Place is an office building with clean lines and materials, subtle scale, and appropriate proportions. This modern office building is a perfect complement to 1 and 2 Hallbrook Place and the rest of the Hallbrook development. From a schedule perspective, we will begin pre-leasing activity once we receive our FDP approvals, hopefully next month. Our hope would be to begin construction no later than spring 2020 to complete by the summer of 2021. We've worked diligently with planning staff to ensure our submittal aligns with the design requirements of the LDO. We appreciate their assistance and support getting to tonight. We have read and agree to all 35 stipulations in the Staff Report.

Chairman Elkins: Thank you. Questions for the applicant?

Comm. McGurren: Is there anything you can say about pending tenants?

Mr. Rezac: We'll begin pre-leasing right after we get approval from City Council for the Final Plan on July 1st. We haven't even gone to market yet, but we think there is good activity for office tenants out there. We think this is going to be a fantastic site. If you know anybody, let me know.

Comm. McGurren: I was just curious as it related to the Ascend building with the tenant there and the length of time that sat empty. Some of that was related to the recession, but it was probably four years.

Mr. Rezac: I think that building came online in 2008 at absolutely the worst time. Hopefully, we're hitting the market at a better time.

Comm. McGurren: I have been on the Parks and Recreation board, and my recollection was there has been discussion of a significant art piece on the corner of College and State Line. I was curious if space had been allotted for something like that.

Mr. Rezac: Not that I'm aware of. The way our building sits off the side and terraces down from the intersection, I think there is an opportunity for something to happen on the corner. We would welcome that.

Chairman Elkins: As a passing thought, does your client own the property to the north of College?

Mr. Rezac: Yes, they do.

DRAFT

Chairman Elkins: Any other questions for Mr. Rezac? Thank you. That takes us to a discussion. Any comments?

A motion to recommend approval of CASE 61-19 – THREE HALLBROOK PLACE – OFFICE BUILDING – Request for approval of a Final Plan and Final Plat, located south of College Boulevard and west of State Line Road – with 35 stipulations – was made by Hoyt; seconded by McGurren. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Peterson.

CASE 62-19 – HOMESTEAD OF LEAWOOD ASSISTED LIVING FACILITY – Request for approval of a Revised Landscape Plan, located south of 127th Street and west of State Line Road.

Staff Presentation:
City Planner Jessica Schuller made the following presentation:

Ms. Schuller: This is Case 62-19 – Homestead of Leawood Assisted Living Facility – Request for approval of a Revised Landscape Plan, located south of 127th Street and west of State Line Road. The Preliminary Plan, Final Plan, and Special Use Permit was just approved this past June. The applicant is requesting to revise the Landscape Plan to meet the new requirements for street and ornamental trees, pending Governing Body approval of Case 48-19. The original plan that you saw showed street trees at one per 35 feet and one ornamental tree per 12 lineal feet. Their site had some existing mature street trees, and it was difficult for the applicant to plant the required number of trees. They are coming back to us to reduce the number of street trees to one per 40 lineal feet and the ornamentals to one per 20 lineal feet to allow greater long-term health and viability of those trees. Staff recommends approval of Case 62-19 with the stipulations in the Staff Report, and I'd be happy to answer any questions you may have.

Chairman Elkins: Thank you. Questions for staff?

Comm. Belzer: I think there is a mistake in the date as it was written: June 17, 2019 for when we approved.

Ms. Schuller: Yes, that should be different. It was a couple months ago, I believe. This was the Governing body date. You recommended it, and they approved it June 17th. You would have seen it probably on May 28th.

Chairman Elkins: So, it was approved by the Governing Body on June 17th.

Ms. Schuller: Correct; I'll add that note.

Comm. Block: It wasn't clear to me from the rendering; are they starting over, or what is new on this plan?

DRAFT

Ms. Schuller: The plan is remaining substantially the same with the exception of the trees along State Line Road. That is just to reduce a handful of ornamentals and a handful of street trees. I didn't provide the original plan with this, but those were the only changes.

Chairman Elkins: Any other questions?

Applicant Presentation:
Lauren Fitzpatrick, 2231 Southwest Wanamaker Road, Topeka, KS, appeared before the Planning Commission and made the following comments:

Ms. Fitzpatrick: Thanks for having us. Leawood is busy with some big projects. Good for you guys. This one is not so big. Like Ms. Schuller said, we are just going in for an amendment based on their recommendation on revising street tree numbers. We do have some existing substantial maple trees that were planted back when the ordinance had them at a distance of 40 feet. Now, with it being at 35 feet, it required significantly more shade trees and ornamental trees. It was going to be really difficult for us to cram all that in there. We felt they would not survive the conditions, considering the quantity and the space provided. We are, I think, doing a great job of providing a nice landscaped area. We are also providing a new screen wall against the parking area so that the parking is not visible from the street. The focus is the trees, shrubs, and building. We are doing a substantial amount of work on the building. We're replacing all the exterior finishes with brand new ones that are up to the new code, so we would like those to be seen, too.

Chairman Elkins: Thank you. Questions for Ms. Fitzpatrick? Staff has recommended a total of nine stipulations to the approval of this case. Do you have any objections to those?

Ms. Fitzpatrick: I do not. We meet them all.

Chairman Elkins: Thank you, and thank you for your patience. This takes us to discussion of the proposed plan.

A motion to recommend approval of CASE 62-19 – HOMESTEAD OF LEAWOOD ASSISTED LIVING FACILITY – Request for approval of a Revised Landscape Plan, located south of 127th Street and west of State Line Road – with nine stipulations – was made by Belzer; seconded by Hoyt. Motion carried with a unanimous vote of 7-0. For: McGurren, Hunter, Belzer, Hoyt, Coleman, Block, Peterson.

Chairman Elkins: Is there any additional business to come before the commission tonight?

DRAFT

Comm. Coleman: I'd just like to mention that Commissioner McGurren and I attended the Mid-America Regional Council (MARC) 2019 regional assembly on June 14th representing the commission at the City of Leawood table.

Chairman Elkins: Thank you. Any news to come back from the MARC meeting?

Comm. Coleman: No news; it is just always a very interesting meeting because everyone in the greater Kansas City area is there, including all the local municipality leaders. I did run in to former commissioner Kip Strauss there as well, representing the City of Overland Park.

Chairman Elkins: Thank you; we appreciate it.

MEETING ADJOURNED

DRAFT

City of Leawood Planning Commission Staff Report

MEETING DATE: **July 23, 2019**
REPORT WRITTEN: **July 8, 2019**

LEAWOOD SUBDIVISION – LOT 674 – RESIDENTIAL EMERGENCY GENERATOR – REQUEST FOR APPROVAL OF A FINAL LANDSCAPE PLAN – Located north of 86th Street and west of Lee Blvd. – Case 72-19 **CONSENT AGENDA**

STAFF RECOMMENDATION:
Staff recommends approval of Case 72-19, Leawood Subdivision – Lot 674 – Residential Emergency Generator request for approval of Final Landscape Plan, with the stipulations outlined in the staff report.

APPLICANT:
- The applicant is Jim Kiely with Larson Building Company, LLC.
- The property is owned by Lance Larson.

REQUEST:
- The applicant is requesting approval to replace an existing generator at the rear, southwest corner of the house, with a larger, 38 KW generator.

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

COMPREHENSIVE PLAN:
- The Comprehensive Plan designates this property as Low Density Residential.

LOCATION:

SURROUNDING ZONING:

- North, South, East, and West — To the North, South, East, and West is the Leawood Subdivision, Zoned R-1 (Planned Single Family Low Density Residential)

SITE PLAN:

- Permanently installed generators for residential dwellings larger than 22 KW or 48 cu.ft. shall be required to be reviewed as part of the final landscape plan to address location, screening, and design subject to approval by the Governing Body after recommendation of the Planning Commission.
- A 38 KW generator for residential use is proposed at 8416 Ensley Lane (Leawood Subdivision – Lot 674), north of 86th Street and west of Lee Blvd.
- The generator is proposed to be 35" in width, 76.8" in length, and 46.1" in height, for a total of approximately 71.7 cubic feet.
- The generator shall be located in the rear yard of the home, adjacent to the dwelling. The generator will be less than 5' away from the main structure of the home.
- The manufacturer has stated the generator shall be a maximum of 64 dbs at 23 feet from the property line. The generator is setback 20' from the side property line. Landscaping is located around the generator to screen the generator from view and buffer the noise. The applicant is aware that the generator must be a maximum of 60 dbs at the property line, which will be checked and verified at the time of installation of the generator. If the generator is over the allotted 60 dbs noise mitigation must be provided to ensure that this requirement is met.
- Per the Leawood Development Ordinance, permanently installed generators for residential use must meet the following criteria, as defined in Section 16-4-1.3(A)(7).

Criteria Required	Compliance
Only in Rear Yard	Complies
Only powered by Propane or Natural Gas	Complies
Screened by either a fence not exceeding 4' in height or evergreen plantings	Complies
Not to be placed more than 5' from the primary structure	Complies
Not to encroach setbacks	Complies
Shall not exceed a noise level of 60 dbs at the property line	Compliance with this requirement will be checked and verified at installation of the generator

LANDSCAPING:

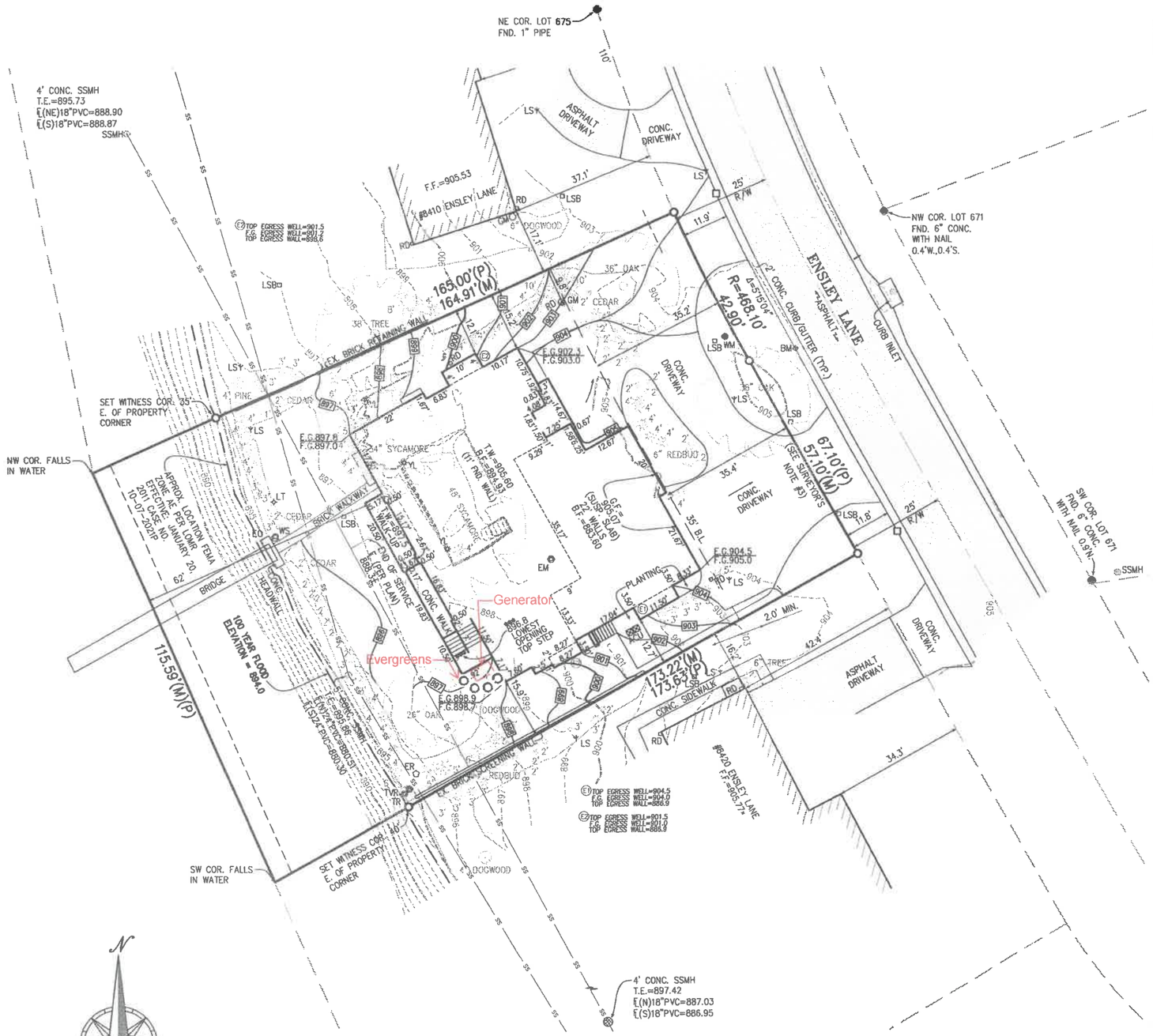
- Four existing evergreen arborvitaes screen the existing generator to a height of approximately 7 feet, a height taller than the generator.
- The evergreens are to remain in order to screen the replacement generator, and will exceed the height of the proposed generator.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve Case 72-19, Leawood Subdivision – Lot 674 – Residential Emergency Generator – with the following stipulations:

1. The project shall be limited to the installation of a 38KW emergency residential generator with landscaping for a single-family residence within the Leawood Subdivision – Lot 674, zoned R-1.
2. Per Section 16-4-1.3(A)(7)(g) of the Leawood Development Ordinance, noise from the generator shall be a maximum of 60 dbs at the property line, which shall be checked and verified at the time of final inspection of the generator. If it is determined that the noise from the permanently installed generator is greater than 60 dbs at the property line, noise mitigation shall be required to meet this requirement.

3. The landscaping screening the generator shall be installed and maintained in a manner that meets the requirements of the Leawood Development Ordinance, including being a minimum of 6” taller than the generator at the time of planting.
4. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
5. 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 five.



EXISTING CONDITIONS

TOTAL LOT AREA =20,588 SF (INCLUDING R/W)
TOTAL LOT AREA = 18,117 SF (WITHOUT R/W)
IMPERVIOUS AREA =9,605 SF (INCLUDING R/W)
IMPERVIOUS AREA =7,821 SF (WITHOUT R/W)
PERCENT IMPERVIOUS =46.7% (INCLUDING R/W)
PERCENT IMPERVIOUS = 43.2% (WITHOUT R/W)

PROPOSED CONDITIONS

TOTAL LOT AREA =20,588 SF (INCLUDING R/W)
TOTAL LOT AREA = 18,117 SF (WITHOUT R/W)
IMPERVIOUS AREA =9,700 SF (INCLUDING R/W)
IMPERVIOUS AREA =7,909 SF (WITHOUT R/W)
PERCENT IMPERVIOUS =47.1% (INCLUDING R/W)
PERCENT IMPERVIOUS = 43.7% (WITHOUT R/W)

LEGAL DESCRIPTION:

LOT 674, LEAWOOD, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS.

TITLE NOTE:

NO TITLE INFORMATION PROVIDED AND OR PERFORMED BY PHELPS ENGINEERING, INC.

EXISTING SANITARY SEWER LINES ARE COVERED BY A BLANKET EASEMENT ESTABLISHED IN DECLARATION OF RESTRICTIONS RECORDED IN BOOK 14, PAGE 114. TO THE BEST OF MY KNOWLEDGE THERE ARE NO DEFINED EASEMENTS FOR EITHER EXISTING SANITARY SEWER LINES.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0040G, AND DATED AUGUST 3, 2009.

REVISED TO REFLECT LOMR EFFECTIVE: JANUARY 20, 2011 CASE NO. 10-07-2021P

SURVEY NOTES:

1. NOT ALL IMPROVEMENTS ARE SHOWN.
2. CONTOURS SHOWN HEREON ARE AT 1 FOOT INTERVALS.
3. LEAWOOD LOT 674 HAS BEEN SHORTENED ON THE EAST LINE OF LINE ALONG THE RIGHT-OF-WAY OF ENSLEY LANE PER ABSORPTION OF SHORTAGE DOCUMENT RECORDED IN BOOK 51 AT PAGE 29.

BENCHMARK:

1. SET "□" CUT BACK OF CURB MID LOT ON WEST SIDE OF ENSLEY LANE
   ELEVATION = 904.35

N

SCALE: 1"=20'
0' 20' 40'

PREPARED FOR:

LARSON BUILDING COMPANY
8416 ENSLEY LANE
LEAWOOD, KS 66206

LEGEND

- I = FOUND CURB CUT
- ● = FOUND SURVEY MONUMENT (ORIGIN UNKNOWN UNLESS DESCRIBED)
- □ = SET CURB CUT
- ○ = SET 1/2"x24" REBAR WITH "PHELPS CLS-82" PLASTIC CAP
- ACU = AIR CONDITIONING UNIT
- BM# = BENCHMARK
- EM = ELECTRIC METER
- EO = ELECTRIC OUTLET
- ER = ELECTRIC RISER
- GM = GAS METER
- GP = GUARD POST
- LS = LAWN SPRINKLER
- LSB = LAWN SPRINKLER BOX
- MH = MANHOLE
- RD = ROOF DRAIN
- SSMH = SANITARY SEWER MANHOLE
- STMH = STORM SEWER MANHOLE
- TR = TELEPHONE RISER
- TVR = TELEVISION RISER
- WM = WATER METER
- WS = WATER SPIGOT
- YL = YARD LIGHT
- = BUSH
- = CEDAR OR EVERGREEN TREE
- = DECIDUOUS TREE
- F.F. = FINISH FLOOR
- B.L. = BUILDING LINE
- (P) = PLATTED
- (M) = MEASURED
- AE = APPARENT ENCROACHMENT
- OHP = OVERHEAD POWER LINE
- = PROPERTY LINE
- = RIGHT OF WAY LINE
- SS = SANITARY SEWER LINE
- = STORM SEWER LINE

REVISED: 4-4-17
CITY COMMENTS

REVISED: 3-22-17
NEW HOUSE PLAN

REVISED: 3-13-17
NEW HOUSE PLAN

REVISED: 12-30-16
REVISED IMPERVIOUS AREA AND DRIVEWAY

NOTE: BASEMENT FLOOR OF GARAGE (SPORTS COURT) WILL NOT SEWER BY GRAVITY MEANS

JOHNNY B. RAY
LICENSED
LS-816
KANSAS
LAND SURVEYOR

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

PLANNING
ENGINEERING
IMPLEMENTATION

PLOT PLAN

LOT 674, LEAWOOD
CITY OF LEAWOOD, JOHNSON COUNTY, KS
#8416 ENSLEY LANE

PROJECT NO. 150373
DATE: 12-15-16
DRAWN: BJG
CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007002038

SHEET
1
OF 1

-SERVER\Projects\P\150373\Dwg\150373-PP.dwg Layout:1 Apr 04, 2017 - 4:10pm Bradley Gust

Protector® QS Series

GENERAC®

PROTECTOR® QS SERIES

Standby Generators

Liquid-Cooled Gaseous Engine

INCLUDES:

- Two-Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese) with external viewing window for easy indication of generator status and breaker position.
- True Power™ Electrical Technology
- Isochronous Electronic Governor
- Sound Attenuated Enclosure
- Closed Coolant Recovery System
- Smart Battery Charger
- UV/Ozone Resistant Hoses
- ±1% Voltage Regulation
- Natural Gas or LP Operation
- 5 Year Limited Warranty
- UL 2200 Listed
- Capability to be installed within 18" (457) mm of a building*

*Only if located away from doors, windows, and fresh air intakes, and unless otherwise directed by local codes.

Standby Power Rating

Model RG022 (Aluminum - Bisque) - 22 kW 60 Hz
Model RG027 (Aluminum - Bisque) - 27 kW 60 Hz
Model RG032 (Aluminum - Bisque) - 32 kW 60 Hz
Model RG038 (Aluminum - Bisque) - 38 kW 60 Hz
Model RG048 (Aluminum - Bisque) - 48 kW 60 Hz

QUIET TEST

*Assembled in the USA using domestic and foreign parts

Meets EPA Emission Regulations
22 & 27 kW are CA/MA emissions compliant
32 & 38 kW not for sale in CA / MA

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.

- **TEST CRITERIA:**
  - ✓ PROTOTYPE TESTED
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ NEMA MG1-22 EVALUATION
  - ✓ MOTOR STARTING ABILITY

- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.

- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.

- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

GENERAC® ISO 9001:2008

GENERAC®

22 • 27 • 32 • 38 • 48 kW

application & engineering data

GENERATOR SPECIFICATIONS

Type	Synchronous
Rotor Insulation Class	H (22 & 27 kW) or F (32, 38 & 48 kW)
Stator Insulation Class	H
Telephone Interference Factor (TIF)	<50
Alternator Output Leads 1-Phase	4 wire
Alternator Output Leads 3-Phase	6 wire
Bearings	Sealed Ball
Coupling	Flexible Disc
Excitation System	Direct

VOLTAGE REGULATION

Type	Electronic
Sensing	Single Phase
Regulation	± 1%

GOVERNOR SPECIFICATIONS

Type	Electronic
Frequency Regulation	Isochronous
Steady State Regulation	± 0.25%

ELECTRICAL SYSTEM

Battery Charge Alternator	12 Volt 30 Amp
Static Battery Charger	2.5 Amp
Recommended Battery (battery not included)	Group 26 (22, 27, 32 & 38 kW) or Group 24F (48 kW), 525CCA
System Voltage	12 Volts

GENERATOR FEATURES

Revolving field heavy duty generator
Directly connected to the engine
Operating temperature rise 120 °C above a 40 °C ambient
Class H insulation is NEMA rated
Class F insulation is NEMA rated
All models fully prototyped tested

ENCLOSURE FEATURES

Aluminum weather protective enclosure	Ensures protection against mother nature. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation.
SAE	Sound attenuated enclosure ensures quiet operation.

(All ratings in accordance with BS5514, ISO3046, ISO8528, SAE J1349 and DIN6271)

ENGINE SPECIFICATIONS: 22, 27, 32 & 38 kW

Make	Generac
Model	In-line
Cylinders	4
Displacement (Liters)	2.4
Bore (in/mm)	3.41/86.5
Stroke (in/mm)	3.94/100
Compression Ratio	9.5:1
Intake Air System	Naturally Aspirated (22 & 27 kW) or Turbocharged/Aftercooled (32 & 38 kW)
Lifter Type	Hydraulic

ENGINE SPECIFICATIONS: 48 kW

Make	Generac
Model	V-Type
Cylinders	8
Displacement (Liters)	5.4
Bore (in/mm)	3.55/90.2
Stroke (in/mm)	4.17/105.9
Compression Ratio	9:1
Intake Air System	Naturally Aspirated
Lifter Type	Hydraulic

ENGINE LUBRICATION SYSTEM

Oil Pump Type	Gear
Oil Filter Type	Full flow spin-on cartridge
Crankcase Capacity (qt/l)	4/3.8 (22, 27, 32 & 38 kW) or 6/5.7 (48 kW)

ENGINE COOLING SYSTEM

Type	Closed
Water Pump	Belt driven
Fan Speed (rpm)	1980 - 22 & 27 kW 1500 - 32 & 38 kW 1954 - 48 kW
Fan Diameter (in/mm)	18.1/459.7 (22 & 27 kW) or 22/558.8 (32, 38 & 48 kW)
Fan Mode	Pusher (22 & 27 kW) or Puller (32, 38 & 48 kW)

FUEL SYSTEM

Fuel Type	Natural gas, propane vapor
Carburetor	Down Draft
Secondary Fuel Regulator	Standard
Fuel Shut Off Solenoid	Standard
Operating Fuel Pressure	5-14" water column/9-26 mm HG
LP Fuel Pressure	11 - 14" Water Column
NG Fuel Pressure	5 - 14" Water Column

22 • 27 • 32 • 38 • 48 kW

operating data

GENERATOR OUTPUT VOLTAGE/kW - 60 Hz

		kW LPG	Amp LPG	kW Nat. Gas	Amp Nat. Gas	CB Size (Both)
RG022	120/240 V, 1Ø, 1.0 pf	22	92	22	92	100
	120/208 V, 3Ø, 0.8 pf	22	76	22	76	80
	120/240 V, 3Ø, 0.8 pf	22	66	22	66	80
RG027	120/240 V, 1Ø, 1.0 pf	27	113	25	104	125
	120/208 V, 3Ø, 0.8 pf	27	94	25	87	100
	120/240 V, 3Ø, 0.8 pf	27	81	25	75	90
RG032	120/240 V, 1Ø, 1.0 pf	32	133	32	133	150
	120/208 V, 3Ø, 0.8 pf	32	111	32	111	125
	120/240 V, 3Ø, 0.8 pf	32	96	32	96	100
	277/480 V, 3Ø, 0.8 pf	32	48	32	48	60
RG038	120/240 V, 1Ø, 1.0 pf	38	158	38	158	175
	120/208 V, 3Ø, 0.8 pf	38	132	38	132	150
	120/240 V, 3Ø, 0.8 pf	38	114	38	114	125
	277/480 V, 3Ø, 0.8 pf	38	57	38	57	60
RG048	120/240 V, 1Ø, 1.0 pf	48	200	48	200	200
	120/208 V, 3Ø, 0.8 pf	48	167	48	167	175
	120/240 V, 3Ø, 0.8 pf	48	144	48	144	150
	277/480 V, 3Ø, 0.8 pf	48	72	48	72	80

SURGE CAPACITY IN AMPS

		Voltage Dip @ < .4 pf	
		15%	30%
RG022	120/240 V, 1Ø	55	135
	120/208 V, 3Ø	40	92
	120/240 V, 3Ø	35	80
RG027	120/240 V, 1Ø	62	170
	120/208 V, 3Ø	70	120
	120/240 V, 3Ø	61	103
RG032	120/240 V, 1Ø	75	180
	120/208 V, 3Ø	87	210
	120/240 V, 3Ø	75	182
	277/480 V, 3Ø	36	87
RG038	120/240 V, 1Ø	75	180
	120/208 V, 3Ø	87	210
	120/240 V, 3Ø	75	182
	277/480 V, 3Ø	36	87
RG048	120/240 V, 1Ø	85	195
	120/208 V, 3Ø	90	218
	120/240 V, 3Ø	78	189
	277/480 V, 3Ø	36	87

ENGINE FUEL CONSUMPTION

		Natural Gas		Propane		
		(ft^3/hr)	(m^3/hr)	(gal/hr)	(l/hr)	(ft^3/hr)
RG022	Exercise cycle	42	1.2	0.44	1.7	16
	25% of rated load	100	2.8	1.1	4.2	40
	50% of rated load	190	5.4	2.1	7.8	75
	75% of rated load	255	7.2	2.8	10.5	101
	100% of rated load	316	9	3.4	13	125
RG027	Exercise cycle	42	1.2	0.44	1.7	16
	25% of rated load	108	3.1	1.2	4.5	43
	50% of rated load	197	5.6	2.1	8.1	78
	75% of rated load	287	8.2	3.1	11.8	114
	100% of rated load	359	10.2	3.9	14.8	143
RG032	Exercise cycle	79	2.2	0.8	3.2	30
	25% of rated load	144	4.1	1.7	6.3	60
	50% of rated load	226	6.4	2.7	10.3	97
	75% of rated load	298	6.4	3.7	13.9	132
	100% of rated load	375	10.6	4.6	17.5	166
RG038	Exercise cycle	83	2.3	0.9	3.2	31
	25% of rated load	162	4.6	1.7	6.6	62
	50% of rated load	255	7.2	2.9	10.8	103
	75% of rated load	345	9.8	4	15	142
	100% of rated load	437	12.4	5.2	19	185
RG048	Exercise cycle	95	2.7	1	3.9	38
	25% of rated load	204	5.8	2.16	8.5	82
	50% of rated load	392	11.1	4.14	15.7	151
	75% of rated load	547	15.5	5.8	22.8	220
	100% of rated load	756	21.5	7.96	31.3	302

Note: **Fuel pipe must be sized for full load.**

For Btu content, multiply ft^3/hr x 2520 (LP) or ft^3/hr x 1000 (NG)

For megajoule content, multiply m^3/hr x 93.15 (LP) or m^3/hr x 37.26 (NG)

Refer to "Emissions Data Sheets" for maximum fuel flow for EPA and SCAQMD permitting purposes.

STANDBY RATING: Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Ratings are in accordance with ISO-3046-1. Design and specifications are subject to change without notice.

GENERAC®

22 • 27 • 32 • 38 • 48 kW

operating data

ENGINE COOLING

	22 kW	27 kW	32 & 38 kW	48 kW
Air flow (inlet air including alternator and combustion air in cfm/cmm)	2400/68	2400/68	2200/62.3	4350/123.2
System coolant capacity (gal/liters)	2.5/9.5	2.5/9.5	2.5/9.5	3/11.4
Heat rejection to coolant (BTU per hr/MJ per hr)	99,000/104.5	105,000/110.8	145,000/153	186,000/196.2
Maximum operation air temperature on radiator (°C/°F)	60/150			
Maximum ambient temperature (°C/°F)	50/140			

COMBUSTION REQUIREMENTS

Flow at rated power (cfm/cmm)	68/1.9	68/1.9	106/3	163/4.6

SOUND EMISSIONS

Sound output in dB(A) at 23 ft (7 m) with generator in exercise mode*	61	61	58	63
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load*	70	70	64	68

*Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

EXHAUST

Exhaust flow at rated output (cfm/cmm)	165/4.7	180/5.1	300/8.5	414/11.7
Exhaust temperature at muffler outlet (°C/°F)	482/900	538/1000	579/1075	552/1025

ENGINE PARAMETERS

Rated Synchronous rpm	1800

POWER ADJUSTMENT FOR AMBIENT CONDITIONS

Temperature Deration ..... 3% for every 10 °C above 25 °C or 1.65% for every 10 °F above 77 °F
Altitude Deration (22, 27 & 48 kW) ..... 1% for every 100 m above 183 m or 3% for every 1000 ft above 600 ft
Altitude Deration (32 & 38 kW) ..... 1% for every 100 m above 915 m or 3% for every 1000 ft above 3000 ft

CONTROLLER FEATURES

Two-Line Plain Text LCD Display ..... Simple user interface for ease of operation.
Mode Switch: Auto ..... Automatic Start on Utility failure. 7 day exerciser
Off ..... Stops unit. Power is removed. Control and charger still operate.
Manual ..... Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Programmable start delay between 10-30 seconds ..... 10 sec standard
Engine Start Sequence ..... Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration)
Engine Warm-up ..... 5 sec
Engine Cool-Down ..... 1 min
Starter Lock-out ..... Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger ..... Standard
Automatic Voltage Regulation with Over and Under Voltage Protection ..... Standard
Automatic Low Oil Pressure Shutdown ..... Standard
Overspeed Shutdown ..... Standard, 72 Hz
High Temperature Shutdown ..... Standard
Overcrank Protection ..... Standard
Safety Fused ..... Standard
Failure to Transfer Protection ..... Standard
Low Battery Protection ..... Standard
50 Event Run Log ..... Standard
Future Set Capable Exerciser ..... Standard
Incorrect Wiring Protection ..... Standard
Internal Fault Protection ..... Standard
Common External Fault Capability ..... Standard
Governor Failure Protection ..... Standard

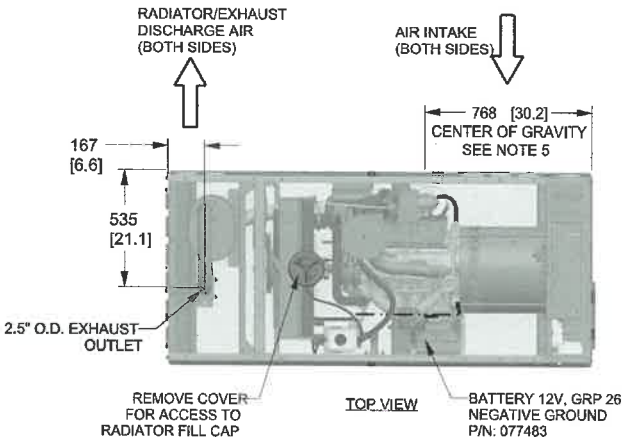
22 • 27 • 32 • 38 • 48 kW

available accessories

Model #	Product	Description
G006463-4	Mobile Link™	Generac's Mobile Link allows you to check the status of your generator from anywhere that you have access to an Internet connection from a PC or with any smart device. You will even be notified when a change in the generator's status occurs via e-mail or text message. Note: Harness Adapter Kit required. Available in the U.S. only.
G006478-0	Harness Adapter Kit	The Harness Adapter Kit is required to make liquid-cooled units compatible with Mobile Link™.
G005630-1 - 22, 27, 32 & 38 kW G005632-1- 48 kW	Cold Weather Kit	If the temperature regularly falls below 32 °F (0 °C), install a cold weather kit to maintain optimal battery temperature. Kit consists of battery warmer with thermostat built into the wrap.
G005616-0 - 22, 27, 32 & 38 kW G007088-0 - 48 kW	Extreme Cold Weather Kit	Recommended where the temperature regularly falls below 32 °F (0 °C) for extended periods of time. For liquid cooled units only.
G005651-0	Base Plug Kit	Add base plugs to the base of the generator to keep out debris.
G005703-0 - Bisque	Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
G005656-0 - 22 & 27 kW G005984-0 - 32 & 38 kW G006205-0 - 48 kW	Scheduled Maintenance Kit	The Liquid-Cooled Scheduled Maintenance Kits offer all the hardware necessary to perform complete maintenance on Generac liquid-cooled generators.
G006664-0	Local Wireless Monitor	Completely wireless and battery powered, Generac's wireless remote monitor provides you with instant status information without ever leaving the house.
G006665-0	Wireless Remote Extension Harness	Recommended for use with the Wireless Remote on units up to 60 kW, required for use on units 70 kW or greater.
G006873-0	Smart Management Module (50 Amps)	Smart Management Modules are used in conjunction with the Automatic Transfer Switch to increase its power management capabilities. It provides additional power management flexibility not found in any other power management system.
G006510-0	E-Stop	E-stop allows for immediate fuel shutoff and generator shutdown in the event of an emergency.
G007005-0	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in making sure your generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify when your LP tank is in need of a refill.

32 & 38 kW

Drawing #0K9268-B (1 of 2)



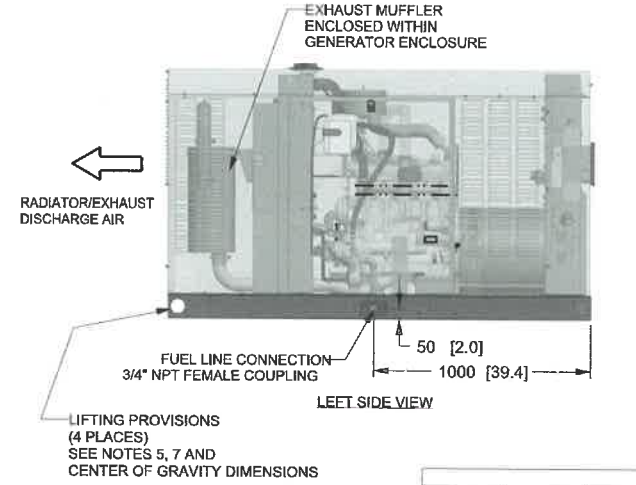
TOP VIEW

SERVICE ITEM	2.4L
OIL FILL CAP	EITHER SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	RIGHT SIDE
RADIATOR DRAIN HOSE	LEFT SIDE
COOLANT RECOVERY BOTTLE	LEFT SIDE
RADIATOR FILL CAP ACCESS	ROOF TOP
AIR CLEANER ELEMENT	RIGHT SIDE
SPARK PLUGS	LEFT SIDE
MUFFLER	SEE NOTE 11
DRIVE BELT	EITHER SIDE
FAN BELT	SEE NOTE 11
BATTERY	LEFT SIDE

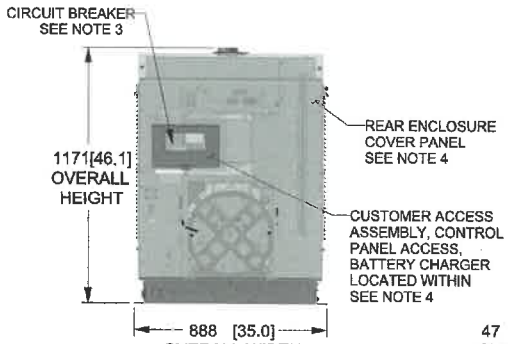
REFERENCE OWNERS MANUAL FOR PERIODIC REPLACEMENT PART LISTINGS.

NOTES:

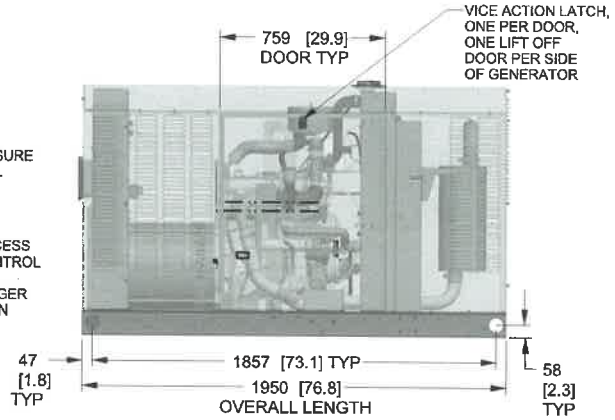
1. MINIMUM RECOMMENDED CONCRETE PAD SIZE: 1194 (47") WIDE X 2255 (88.8") LONG. REFERENCE INSTALLATION GUIDE SUPPLIED WITH UNIT FOR CONCRETE PAD GUIDELINES.
2. ALLOW SUFFICIENT ROOM ON ALL SIDES OF THE GENERATOR FOR MAINTENANCE AND SERVICING. THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
3. CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
   - SEE SPECIFICATION SHEET OR OWNERS MANUAL
   - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
4. REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
   - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION, NEUTRAL CONNECTION, AND BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.
   - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
5. CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
6. BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
7. REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
8. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
9. MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
10. GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED.
11. EXHAUST MUFFLER AND FAN BELT ARE ENCLOSED WITHIN GENERATOR ENCLOSURE. REMOVE FRONT PANEL TO ACCESS.



LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW

WEIGHT DATA				
ENGINE/KW	ENCLOSURE MATERIAL	WEIGHT GENSET ONLY KG [LBS]	WEIGHT SHIPPING SKID KG [LBS]	SHIPPING WEIGHT KG [LBS]
2.4L 32KW	AL	556 [1225]	44 [98]	600 [1323]
2.4L 38KW	AL	560 [1235]	44 [98]	605 [1333]

DIMENSIONS: MM [INCH]

GENERAC®

installation layout

Existing Landscaping

City of Leawood Planning Commission Staff Report

MEETING DATE: **July 23, 2019**
REPORT WRITTEN: **July 8, 2019**

RANCH MART – MCDONALD'S – REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT FOR A FAST FOOD RESTAURANT WITH DRIVE-THROUGH, PRELIMINARY PLAN, AND FINAL PLAN – Located north of 95th Street and east of Mission Road – Case 69-19 **Public Hearing**

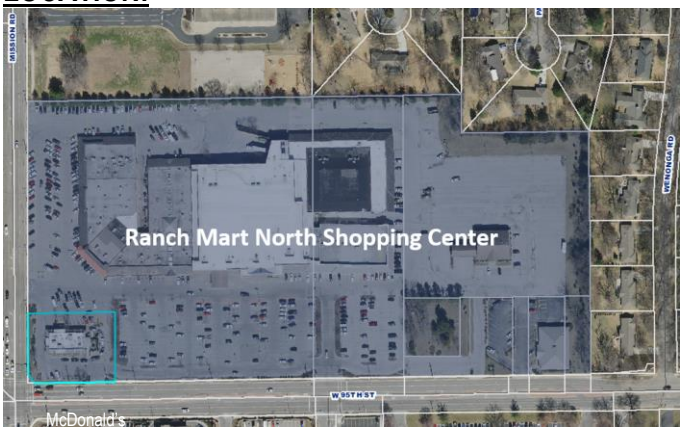
STAFF RECOMMENDATION:
Staff recommends approval of Case 69-19, Ranch Mart – McDonald's, a request for approval of a Special Use Permit for a fast food restaurant with drive-through, Preliminary Plan and Final Plan, subject to the stipulations provided in the staff report.

APPLICANT:
- The applicant and engineer is Doug Ubben with Phelps Engineering, Inc.
- The landscape architect is Pete Oppermann with Oppermann Land Design, LLC.
- The architect is Jacob Waggoner with Stantec Architecture, Inc.
- The property owner is Ranch Mart North, LLC.

REQUEST:
- The applicant is requesting approval of an additional drive-through lane, for a total of two lanes, as well as exterior modifications to the building, on-site modifications and off-site modifications that are adjacent to the site. The proposed drive-through lane requires approval of a Special Use Permit. Special Use Permit approval requires concurrent approval of a Preliminary Plan. The applicant is also seeking concurrent approval a Final Plan.

COMPREHENSIVE PLAN:
- The Comprehensive Plan designates this property as Retail.

ZONING:
- The current zoning on the property is SD-CR (Planned General Retail).

LOCATION:


SURROUNDING ZONING:

- North Directly to the north of the property is the main center of the Ranch Mart development, followed by the Curè of Ars church and school, and the Leawood subdivision, a single-family residential subdivision, zoned R-1 (Planned Single-Family Low Density Residential).
- East To the east is the main center of the Ranch Mart development followed by the Leawood subdivision, a single-family residential subdivision zoned R-1 (Planned Single-Family Low Density Residential).
- South To the south is 95th Street, beyond which is the southern portion of the Ranch Mart shopping center, and a retirement living facility within the City of Overland Park.
- West To the west is Mission Road, beyond which is a collection of commercial uses within the City of Prairie Village.

SITE HISTORY:

- A Final Plan and Final Plat was approved for the Ranch Mart North development on April 15, 2019 with Ordinance No. 5173. Changes included site improvements and façade updates for the main center of the development. The application also revised parking lot islands adjacent to the McDonald's site, the sidewalks surrounding the McDonald's site, and landscaping on the site.

SITE PLAN:

- The McDonald's lot is located at the southwest corner of the Ranch Mart North Shopping Center and operates from 5 a.m. to midnight.
- The building is generally located within the center of the lot with the main entrance on the west side of the building.
- Two driveways provide access to the site, one from Mission Road and one from 95th Street.
- Angled parking is located north and south of the building. The parking lot medians located in front of these angled parking areas are proposed to be made narrower, but are still wide enough to allow for the overhang of vehicle bumpers.
- Double drive-through lanes are proposed on the east side of the building, in the location of the existing single lane drive-through.
- The drive-thru window is located on the north side of the building with the drive-through lanes beginning on the south side of the building and wrapping around the south and east sides to the drive-through window.
- Queuing for the drive-thru starts at the western end of the south side of the building. The order boxes and menu boards are located on the east side of the building. A landscape area is currently located on the east side of the building and is 8' in width. The applicant proposes to narrow this green space to 6.1' to provide room for the additional drive-through lane.
- The application is proposing to split the single drive-through lane into two drive-through lanes beginning on the east side of the building. In order to accommodate the additional drive-through lane, the plans proposed to reduce the width of the existing median east of the drive-through lane from 15' to 4.1'.
- A 6' median is proposed to separate the two drive-through lanes and accommodate menu boards, a drive-through clearance canopy, and order display canopy.
- The parking lot islands at the southeast corner of the site are proposed to be reconfigured to accommodate additional green space as needed and to direct the flow of traffic.

- A 6' wide sidewalk is proposed along 95th Street at the McDonald's frontage, while 5' sidewalks are proposed along Mission Road at the McDonald's frontage. This is in conformance with the Preliminary and Final site development plans for the overall Ranch Mart North development.

PERFORMANCE CRITERIA:

- The subject site was developed prior to the adoption of the current ordinance. Some of the site characteristics are nonconforming as they relate to the required bulk regulations of the SD-CR zoning district. However, the nonconforming site characteristics are considered legally nonconforming. The following table summarizes criteria that are required along with the existing and what is currently proposed.

McDonald's Site

Criteria	Required	Existing	Proposed	Criteria
Exterior Structure Setback	40'	41'	41'	Complies
Residential Structure Setback (North)	125'	512'	512'	Complies
Minimum Open Space %	30%	25%	26%	Reduces Non-Conformity
Minimum Interior Open Space %	10%	12%	11%	Complies
Parking along 95th Street (McDonalds)	25'	4.4'	6.4'	Reduces Non-Conforming
Maximum Floor Area Ratio (F.A.R.)	0.25	0.14	0.14	Complies
Height Limit – SD-CR	50' (max.)	16'	18"	Complies

Requested Deviations:

- The following deviations are requested, as provided by Section 16-3-9 A(5) of the Leawood Development Ordinance:

	Required	Existing	Proposed	Criteria
Interior Parking Setback	10'	0'	0'	Deviation Requested

TRAFFIC:

- Per the Public Works Department, a traffic study is not required with this project.

INTERACT:

- An Interact meeting was held on July 11, 2019. A summary and sign-in sheet of the meeting is attached.

SIGNAGE:

- The Ranch Mart North development has sign criteria recommended by the Planning Commission and approved by the Governing Body. The Ranch Mart development is in the process of revising the existing sign critiera.
- Signage is approved administratively through a separate application. No signage is approved with this application.

LIGHTING:

- A photometric study was approved for the McDonald's lot with the Final Plan for the Ranch Mart Redevelopment project (Case 04-19), which included the parking lot lighting.
- The applicant has not provided additional photometric information including the proposed lighting on the building exterior. A revised photometric study including exterior building light fixtures shall be provided prior to Governing Body consideration.

LANDSCAPING:

- Landscaping and screening for the overall Ranch Mart North development was approved with Case 04-19, Final Plan and Final Plat, which included perimeter landscaping for the McDonalds site.
- The proposed landscape plan for the McDonald's site is in keeping with the previously approved landscape plan, with the exception of a few plant location adjustments in areas where islands were widened or narrowed.
- The proposed landscape plan also proposes evergreen and deciduous shrubs within the new drive-through medians and around the base of the building.

ELEVATIONS:

- The existing building is 16'-0" tall, with 4,151 sq.ft. and an associated drive-through lane.
- The existing building has a mansard roof with shingles.
- The footprint and size of the existing building is to remain to the same.
- The applicant is proposing significant exterior modifications to the building. The applicant proposes to remove the mansard roof and align a 1'-10" parapet wall with the face of the building.
- The applicant proposes to utilize the existing red brick on the building, and accent it with gray and taupe colored cementitious stucco. New brick to match the existing will be used to infill where needed.
- Aluminum, horizontal, canopies are proposed around the entrances of the building on the western and southern elevations, and over the order windows on the northern elevation.
- The existing window glass on the building is proposed to remain.
- The location of the trash enclosure is proposed to remain on the eastern side of the southern elevation of the building. The existing wooden gates of the trash enclosure will be replaced with a 7' tall decorative steel gate painted to match the base color of the building.
- The exterior downspouts of the building are proposed to be removed and replaced with enclosed downspouts.

Drive-Through Canopies

- The applicant proposes a double arm gateway clearance structure located in the center island between the drive-through lanes, which is 10'-8" in height and spans 15'-4" across. The pole is charcoal colored steel with yellow colored clearance bars.
- The applicant proposes one "order here" canopy and one menu board per drive-through lane.
- The "order here" canopy is charcoal in color and measures 11' 5-11/16" tall with an arm that spans 9' 4-3/16" wide, which will extend approximately 6 feet over the drive aisle.
- The menu boards have two screens. The overall structure measures 5' 11-5/8" tall and 4'-10" wide, meeting the size requirements of the Leawood Development Ordinance.

PARKING:

- The Leawood Development Ordinance requires one parking spaces for every two restaurant seats; McDonald's is required to have 45 parking spaces.
- The existing McDonald's site accommodates 17 parking spaces, while the proposed site accommodates 24 parking spaces, thereby reducing the legal non-conformity on site. A cross access parking agreement will be recorded for the overall Ranch Mart North development with the recording of the Final Plat.

STAFF COMMENTS:

- The proposed landscaping surrounding the menu boards is not of sufficient height to screen the back of the menu board. Staff recommends replacing the proposed landscaping behind the menu boards with evergreens a minimum of 6' in height (**Stipulation #5**).
- The proposed ADA crosswalk at the southern drive aisle is not demarcated with enhanced and differentiated material from the paving material, and does not match the crosswalks within the overall Ranch Mart development. Staff recommends the applicant place stamped concrete in herringbone pattern with a concrete ribbon on each side across the drive aisle to demarcate the crosswalk and to match the crosswalks within the remainder of the development (**Stipulation #6**).
- The applicant has not shown the exterior building lighting on the photometric study. Staff recommends the applicant add the additional photometric information to the photometric plan prior to Governing Body consideration. (**Stipulation #7**).

GOLDEN CRITERIA:

- **The character of the neighborhood:**
  The subject property is within a commercial development, Ranch Mart, located at the southwest corner of 95th Street and Mission Road. Commercial developments exist at the other three corners of this intersection. A religious institution and school are located to the north of the Ranch Mart development. Single-family residential properties are located to the north and east. The character of the neighborhood is commercial uses mixed with institutional and residential land uses.

- **The zoning and uses of properties nearby:**
  The surrounding properties consist of additional commercial uses within the Ranch Mart shopping center, and single-family residential uses, zoned R-1 (Planned Single Family Low-Density Residential), to the north and east. Commercial and multi-family residential is located to the south within the City of Overland Park, and commercial uses are located to the west within the City of Prairie Village.

- **The suitability of the subject property for uses to which it has been restricted:**
  The subject property is a commercial development that has been in existence for over 25 years and is located at an intersection of two arterial streets with commercial development located on the other three corners of the intersection. The property is suitable for the uses to which it has been restricted.

- **The extent to which removal of the restrictions will detrimentally affect nearby property:**
  The project is suitable to this site, but the stipulations recommended for approval with this application are necessary to ensure a high quality development.

- **The length of time that the property has been vacant:**
  The property is not vacant. It has been developed as a fast food restaurant since at least 1992.

- **The relative gain to the public health, safety, and welfare due to the denial of the application as compared to the hardship imposed, if any, as a result of denial of the application:**
  The property is a commercial development that has existed for over twenty-five years. Denial of the application will not result in a relative gain to the public health, safety and welfare because the project does not propose any new uses, but proposes improvements and upgrades to the current

development. The applicant proposes improvements to public health, safety and welfare by improving traffic circulation, improving the existing building conditions, and providing additional separation between the arterial streets and adjacent parking lots.

- **The recommendation of the permanent staff:**
  City Staff recommends approval of the application with the stipulations in the staff report.

- **Conformance of the requested change to the adopted master plan of the City of Leawood:**
  The Comprehensive Plan designates this property for retail uses. The zoning is SD-CR (Panned General Retail). The uses conform to both the master plan and zoning of the City of Leawood.

STAFF RECOMMENDATION:

Staff recommends approval of Case 69-19, Ranch Mart – McDonald's, a request for approval of a Special Use Permit for a fast food restaurant with drive-through, Preliminary Plan and Final Plan, subject to the following stipulations:

1. This approval is limited to façade and site improvements for McDonald's within the Ranch Mart North development, for a total of 4,151 sq.ft. on 0.67 acres for an F.A.R. of 0.14 within the SD-CR zoning district.
2. The Special Use Permit shall be issued to McDonald's Corporation, and per the Leawood Development Ordinance, shall be limited to a term of 20 years from the date of Governing Body approval.
3. The Final Plat for the Ranch Mart North development, approved with Ordinance No. 5173, shall be recorded with the Johnson County Registrar of Deeds prior to issuance of any building permit in the Ranch Mart North development.
4. All power lines, utility lines, etc. (both existing and proposed, including utilities and power lines adjacent to and within abutting right-of-way) are required to be placed underground. This must be done prior to final occupancy of any new construction, subject to the applicant and Governing Body entering into a memorandum of understanding on existing tenant space.
5. Prior to Governing Body, the applicant shall revise the landscaping behind the menu boards to screen the back of the menu boards to a minimum height of 6 feet.
6. Prior to Governing Body, the applicant shall demarcate the pedestrian crossing at the southern drive aisle with brick colored stamped herringbone concrete, to match the crosswalks approved for overall Ranch Mart North redevelopment project.
7. Prior to Governing Body consideration, the applicant shall revise the photometric study to include all proposed exterior light fixtures on site, including those on the building.
8. All utility boxes, not otherwise approved with the final development plan, with a height of less than 55 inches, a footprint of 15 sq.ft. in area or less, or a pad footprint of 15 sq.ft. in area or less, shall be installed only with the prior approval of the Director of Planning as being in compliance with the Leawood Development Ordinance.
9. All utility boxes, not otherwise approved with the final development plan, with a height of 55 inches or greater, a footprint greater than 15 sq.ft. in area, or a pad footprint greater than 15 sq.ft. in area, shall be installed only with the prior recommendation of the Planning Commission as being in compliance with the Leawood Development Ordinance based on review of a site plan containing such final development plan information as may be required by the City, and approved by the Governing Body.
10. The project includes the following deviations:
    - 0' Interior parking setback

11. In accordance with the Leawood Development Ordinance, all trash enclosures shall be screened from public view with a 6 foot solid masonry structure to match the materials used in the buildings and shall be architecturally attached to the individual buildings and accented with appropriate landscaping. The gates of the trash enclosures shall be painted, sight obscuring, decorative steel. No outdoor storage of product or equipment shall be allowed.
12. All downspouts shall be enclosed.
13. All rooftop equipment shall be screened from the public view with an architectural treatment, which is compatible with the building architecture. The architectural treatment screening the utilities shall be at least as tall as the utilities they are to screen.
14. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities, meter banks and air conditioning units, shall be painted to blend with the building and screened from public view with landscaping or with an architectural treatment compatible with the building structure.
15. Per the Leawood Development Ordinance, all parking lot light fixtures associated with this project shall be a maximum of 18' in height from grade, including base and shall match the parking lot light fixtures for the remainder of the Ranch Mart development.
16. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
17. Per the Leawood Development Ordinance, the maximum amount of 0.5 foot-candles shall be permitted at the property line.
18. Per the Leawood Development Ordinance, one (1) tree shall be provided for each 40 feet of street frontage within the landscaped setback abutting said street frontage.
19. Per the Leawood Development Ordinance, all medium and large deciduous 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.
20. 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.
21. All landscaped open space shall consist of a minimum of 60% living materials.
22. All landscaped areas shall be irrigated.
23. 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.
24. 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.
25. The applicant shall obtain all approvals and permits from the Public Works Department, per the public works memo, shown as Exhibit A, on file with the City of Leawood Planning and Development Department, prior to recording the plat.

26. The applicant shall obtain all approvals from the City of Leawood Fire Department, per the Fire Marshal's memo, shown as Exhibit B, on file with the City of Leawood Planning and Development Department, prior to issuance of a building permit.
27. Signage is not approved with this application. All signage shall meet all the requirements of the Leawood Development Ordinance and sign criteria for the Ranch Mart development.
28. A Sign Permit shall be required from the City of Leawood Community Development Department prior to installation.
29. Per the Leawood Development Ordinance, a maximum noise level of 60 decibels shall be permitted at the property line, including all restaurant patio sound systems and/or televisions.
30. The Owner/Applicant shall establish a funding mechanism to maintain, repair and/or replace all common areas and common area improvements including, but not limited to, streets, walls, and storm water system improvements. The mechanism will include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.
31. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
32. A cross access/parking easement for the entire development shall be recorded on the plat with the Johnson County Registrar of Deeds prior to issuance of a building permit.
33. An erosion control plan for both temporary and permanent measures to be taken during and after construction shall be required at the time of application for building permit.
34. All sidewalks shall be installed as per street construction standards.
35. Development rights under this approval shall vest in accordance with K.S.A. 12-764.
36. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through thirty-six.

Exhibit A

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

MEMO

DATE: July 17, 2019

TO: Richard Coleman, Director of Community Development

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

SUBJECT: Ranchmart - McDonalds
Case Number: 69-19

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) Traffic Impact Analysis:
   a) Traffic impacts to Mission Road and 95th Street were evaluated and approved with the larger Ranchmart Development plans.
   b) The proposed traffic routing improves traffic flow encouraging one way traffic throughout most of the McDonald's site.
2) Storm Water Study:
   a) The proposed improvements increase the overall green space. Therefore, no BMPs are required.
3) The parking lot pavement shall be constructed in accordance to the Leawood Development Ordinance.
4) Permanent structures, including monument signs, shall not be placed within the Right-of-Way and Public Easements.
5) 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).
6) The permit fee for plan review and construction observation shall be five (5) percent of the construction cost for all improvements within the Right-of-Way or Public Easement(s) granted to the City of Leawood. The fee will be charged and collected from the Contractor prior to issuance of the permit from the Department of Public Works.
7) 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.

8) 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.

9) The Certificate of Occupancy will not be approved until the above requirements have been met.

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

Copy: Project File
PW Book

Exhibit B

Jessica Schuller

From: Gene Hunter
Sent: Thursday, June 27, 2019 9:13 AM
To: Jessica Schuller
Subject: RE: Truck Movement Plans - Ranch Mart McDonalds

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

Gene Hunter, Leawood Fire Marshal

From: Jessica Schuller <jessicas@leawood.org>
Sent: Thursday, June 27, 2019 8:35 AM
To: Gene Hunter <geneh@leawood.org>
Subject: Truck Movement Plans - Ranch Mart McDonalds

Jessica Schuller, AICP
City of Leawood
Planner II
jessicas@leawood.org
Tel (913) 663-9163

PLANNING
ENGINEERING
IMPLEMENTATION

Meeting Date: July 11, 2019, 6:00 PM

Location of Meeting: Leawood Community Center
4800 Town Center Drive-Maple Room
Leawood, KS

Project: McDonald's Ranch Mart – Preliminary Plan, Final Plan and Special Use Permit for a Fast Food Restaurant with Drive Thru

Project/File No.: 180411

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Doug Ubben, Jr., P.E. – Phelps Engineering, Inc.
Aaron Norris, P.E. – Phelps Engineering, Inc.

Copy: Jessica Schuller, Leawood Planning Department

---

1. Doug Ubben and Aaron Norris with Phelps Engineering setup the display boards showing the building elevations, site plan, landscape plan and the overall shopping center site plan.
2. One attendee was present and it was the owner of the Ranch Mart Shopping Center. He was interested in the building elevations for the McDonalds and the new sidewalks that were being installed along 95th Street and Mission Road with the proposed improvements of McDonalds. He thought the building elevations looked good and would like to see the updates to McDonald's.
3. This concluded the meeting.

Project Information Sign In Sheet
McDonald's / Ranch Mart
95th Street and Mission Road
Thursday, July 11, 2019

No.	First Last Name	Address	Phone #	Email
1	BOB REBNER	3400 W 119 MST LW	913-491-4558	RREBNIER@KC.RR.COM
2	AARON NORRIS	1270 N. WINCHESTER	913-393-1155	anorris@phelpsengineering.com
3	Doug Ubben	1270 N. Winchester	913-393-1155	dougubben@phelpsengineering.com
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

Non-Drive-Thru Elevation

Note: All Glass is Existing

Front Elevation

Note: All Glass is Existing

Color Legend:

1 — Stucco - Benjamin Moore #HC-85 "Fairview Taupe"

2 — Stucco - Benjamin Moore #2134-30 "Iron Mountain"

3 — Corrugated Metal Utility Screen City Scape Metal - ERA

4 — Prefinished Metal - White

5 — Prefinished Metal - Cityscape Grey

6 — Prefinished Metal - Charcoal

7 — Prefinished Metal - Gold

8 — Existing Brick

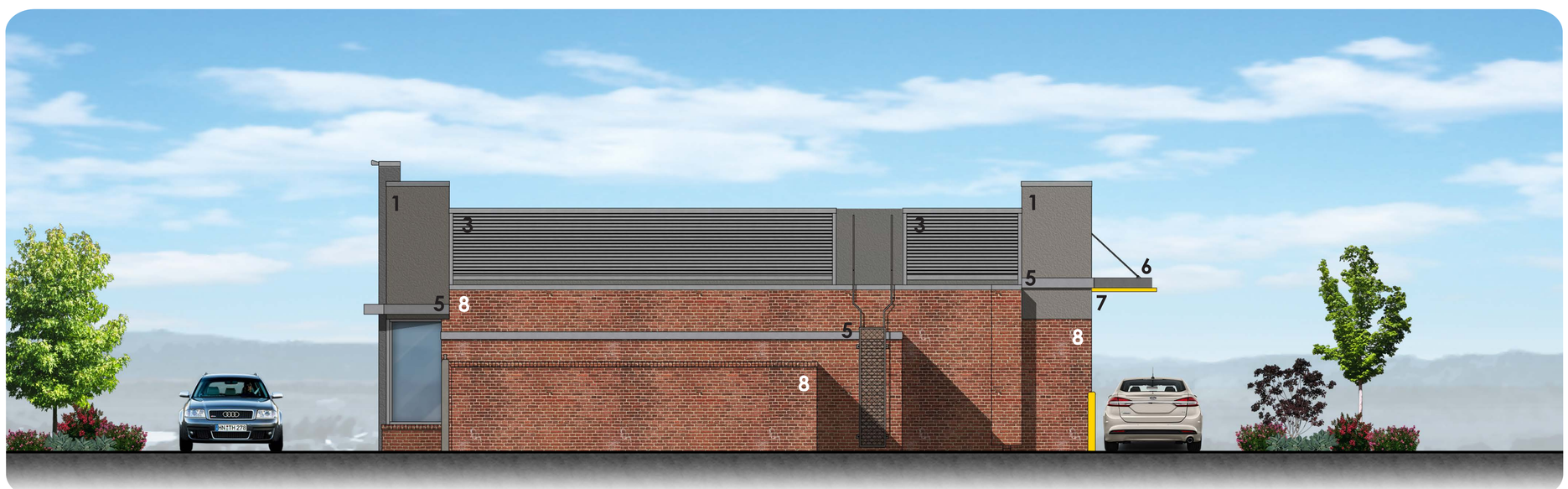
Design Visualization
Version 07/05/2019

Stantec

McDonald's 015-0178
3860 West 95th Street
Leawood, KS

Note: All Glass is Existing

Non-Drive-Thru Elevation



Note: All Glass is Existing

Front Elevation

Color Legend:

1 — Stucco - Benjamin Moore #HC-85 "Fairview Taupe"

2 — Stucco - Benjamin Moore #2134-30 "Iron Mountain"

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4 — Prefinished Metal - White

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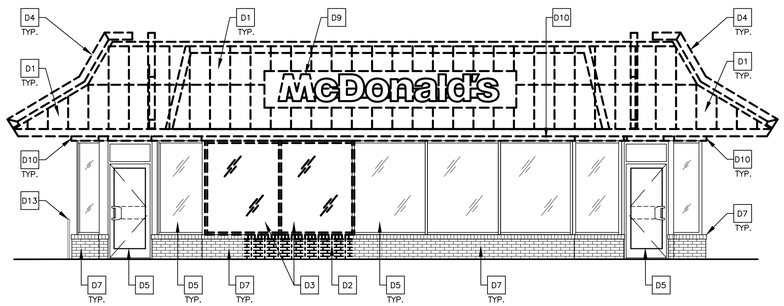
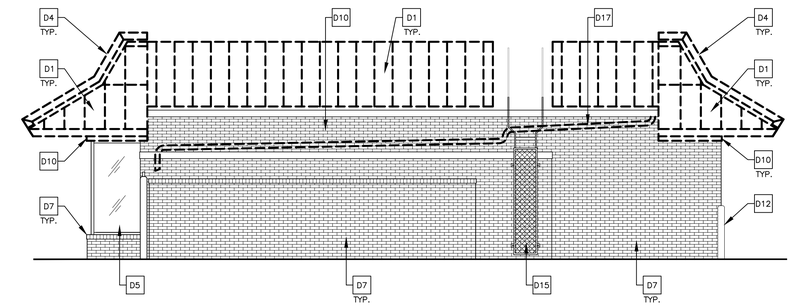
Design Visualization
Version 07/05/2019

Stantec

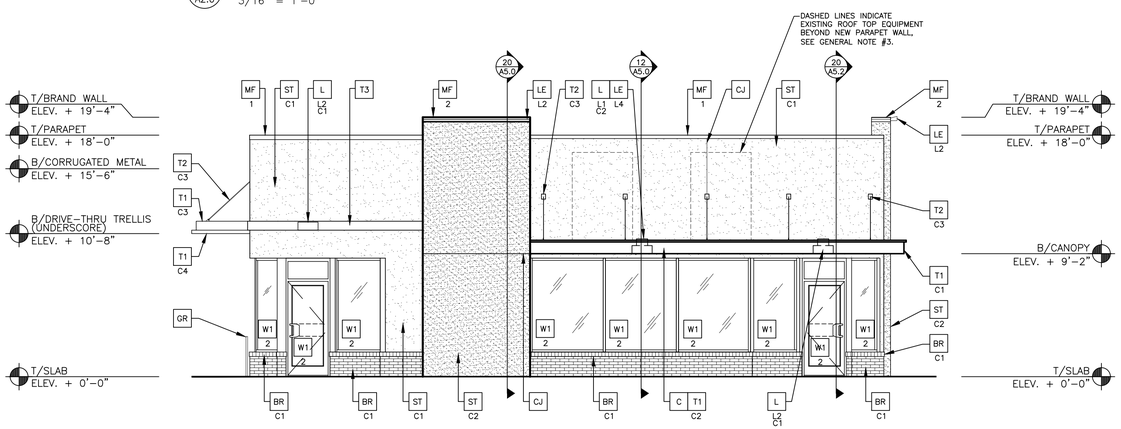
McDonald's 015-0178
3860 West 95th Street
Leawood, KS



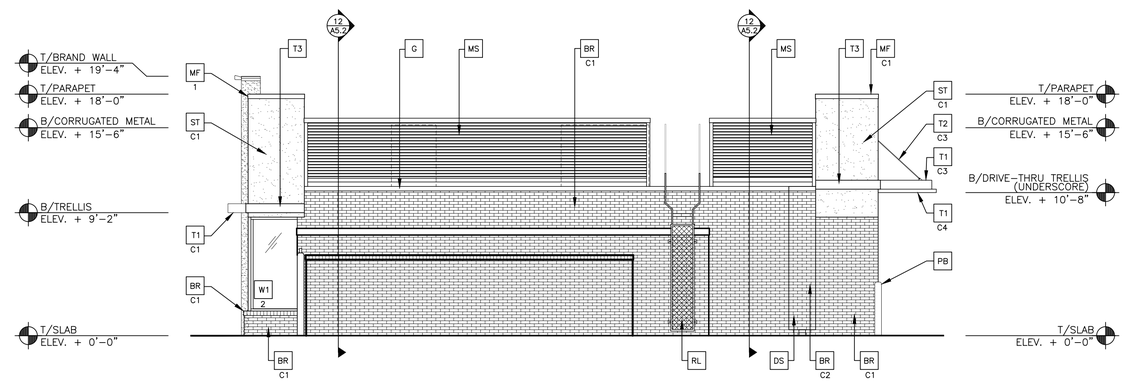
1 A2.0 **EXISTING FRONT ELEVATION (WEST)**
3/16" = 1'-0"



3 A2.0 **EXISTING REAR ELEVATION (EAST)**
3/16" = 1'-0"



2 A2.0 **PROPOSED FRONT ELEVATION (WEST)**
3/16" = 1'-0"



4 A2.0 **PROPOSED REAR ELEVATION (EAST)**
3/16" = 1'-0"

GENERAL NOTES

1. ALL NEW OR REPLACEMENT BRICK TO BE CLAY FIRED. COLOR, SIZE, SPACING, AND MORTAR ARE TO MATCH EXISTING. FIELD VERIFY PRIOR TO START OF CONSTRUCTION.
2. ALL DOWNSPOUTS TO BE ENCLOSED. ENCLOSURE FINISH TO MATCH SURROUNDING MATERIALS.
3. NEW PARAPET WALL HEIGHT IS APPROXIMATELY 1'-10" ABOVE EXISTING PARAPET WALL HEIGHT. EXISTING ROOF TOP EQUIPMENT TO BE COVERED BY NEW PARAPET WALL. SEE DASHED LINES ON ELEVATIONS FOR HEIGHT OF EXISTING ROOF TOP EQUIPMENT.

DEMOLITION NOTES:

- D1 PORTION OF (E) MANSARD ROOF TO BE REMOVED, ALIGN WITH FACE OF BUILDING
- D2 PORTION OF (E) BRICK TO BE REMOVED; TO PREP RECEIVE NEW FINISHES
- D3 (E) STOREFRONT WINDOW TO BE REMOVED
- D4 (E) LIGHT BEAM SYSTEM TO BE REMOVED
- D5 (E) STOREFRONT WINDOW AND DOOR TO REMAIN
- D6 (E) FIRE RISER TO REMAIN
- D7 (E) BRICK TO REMAIN
- D8 (E) DRIVE-THRU WINDOW TO REMAIN
- D9 (E) CORPORATE SIGNAGE TO BE REMOVED
- D10 (E) WOOD BOARD TRIM TO BE REMOVED
- D11 (E) TRASH ENCLOSURE GATE TO BE REMOVED
- D12 (E) PIPE BOLLARD TO REMAIN
- D13 (E) GUARDRAIL TO REMAIN
- D14 (E) GAS METER TO REMAIN, PROTECT DURING CONSTRUCTION
- D15 (E) ROOF LADDER TO REMAIN
- D16 (E) PASS THRU COIN COLLECTOR
- D17 (E) DOWNSPOUT TO BE REMOVED AND REPLACED

COLOR SCHEME: 'CRAFTSMAN' SCHEME

(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

- BR FACE BRICK
  XX-TYPE:
  C1 = EXISTING BRICK
  C2 = NEW THIN BRICK TO MATCH EXISTING. SEE GENERAL NOTE #1.
- C ALUMINUM CANOPY FASCIA SYSTEM
  COLOR: WHITE
- CJ CONTROL JOINT
  X-TYPE:
  1 = MATCHING SPACING OF EXISTING EIFS BELOW OR SPACE PER MFR'S RECOMMENDATIONS
- ~~CM CORRUGATED METAL PANEL. SEE ASSEMBLY NOTES ON A5.0 FOR ADDITIONAL SPECIFICATIONS.~~
  ~~XX-COLOR:~~
  ~~C1 = "CITYSCAPE"~~
  ~~C2 = "CHARCOAL"~~
- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- DS GUTTER DOWNSPOUT TO BE ENCLOSED. SEE DETAILS AND GENERAL NOTE #2.
- ~~EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.). INSULATION PLUS MD® DRIVIT OR EQUAL. HIGH IMPACT ZONES: "PANZER 20" ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE. FINISH: HYDROPHOPIC TEXTURE. SANDPEBBLE. COLOR: STATOTONE HIGH PERFORMANCE COLORANT MATCH TO BENJAMIN MOORE OR EQUAL.~~
  ~~C1 = FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE~~
  ~~C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE~~
  ~~XX~~
- FR EXISTING FIRE RISER
- G EXISTING GUTTER AND DOWNSPOUT
- GM EXISTING GAS METER
- GR GUARDRAIL, PAINT TO MATCH COLOR OF ADJACENT BUILDING FINISHES
- L LIGHT FIXTURE - SEE ELECTRICAL
  XX-TYPE:
  XX L1 = UP AND DOWN SCONCE
  L2 = DOWN ONLY SCONCE
  L3 = RECESSED DOWN FIXTURE
  COLOR:
  C1 = SILVER
  C2 = WHITE
  C3 = CHARCOAL
- LE ACCENT LIGHTING - SEE ELECTRICAL
  XX-LED LIGHT:
  L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
  L3 = INTEGRAL CANOPY FIXTURE
  L4 = FLOOD LIGHT
- MF METAL FASCIA (COLOR: CITYSCAPE) SEE 4/A3.2
  X-TYPE:
  1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = PRE-FAB CUSTOM ARCADE FASCIA
- MS METAL UTILITY SCREEN
- PB EXISTING PIPE BOLLARD
- PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RL EXISTING ROOF LADDER AND RAILING - PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- ST STUCCO EXTERIOR FINISH
  XX - TYPE: COLOR
  C1 = FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE
  C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
- SG NEW GATE WITH DECORATE STEEL TO BE PAINTED TO MATCH BUILDING BASE COLOR
- T1 ALUMINUM TRELLIS SYSTEM
  XX-COLOR:
  C1 = CITYSCAPE
  C2 = WHITE
  C3 = CHARCOAL
  C4 = GOLD
- T2 ALUMINUM TRELLIS TIE-BACK SYSTEM
  XX-COLOR:
  ~~C1 = CITYSCAPE~~
  ~~C2 = WHITE~~
  C3 = CHARCOAL
- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM
  COLOR: CITYSCAPE
- W1 STOREFRONT AND GLAZING
  1 ~~= (N) STOREFRONT AND GLAZING SEE ASSEMBLY NOTES~~
  2 = (E) WINDOW AND DOOR TO REMAIN

REV	DATE	DESCRIPTION	BY
2	07/05/19	PLANNING REVIEW COMMENTS	JW
1	06/19/19	REVIEW COMMENTS	JW
	03/21/19	LEGAL CLEARANCE	JW

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PREPARED FOR:
McDonald's USA, LLC

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BRAND REVIEW	PLANNING	PERMIT	BID	CONSTRUCTION
2/5/19	-	05/28/2019	-	-

DRAWING TITLE: EXTERIOR ELEVATIONS

PROJECT ADDRESS: 3860 WEST 95TH STREET LEAWOOD, KS 66206

PROJECT CAD FILE: 2014048052

STATE SITE CODE: 15-0178

DRAWN BY:

SHEET NO. **A2.0**

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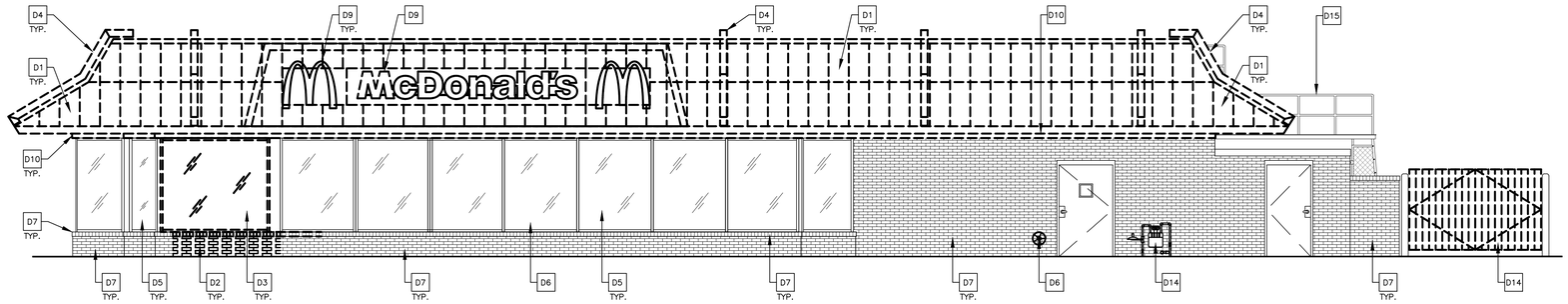
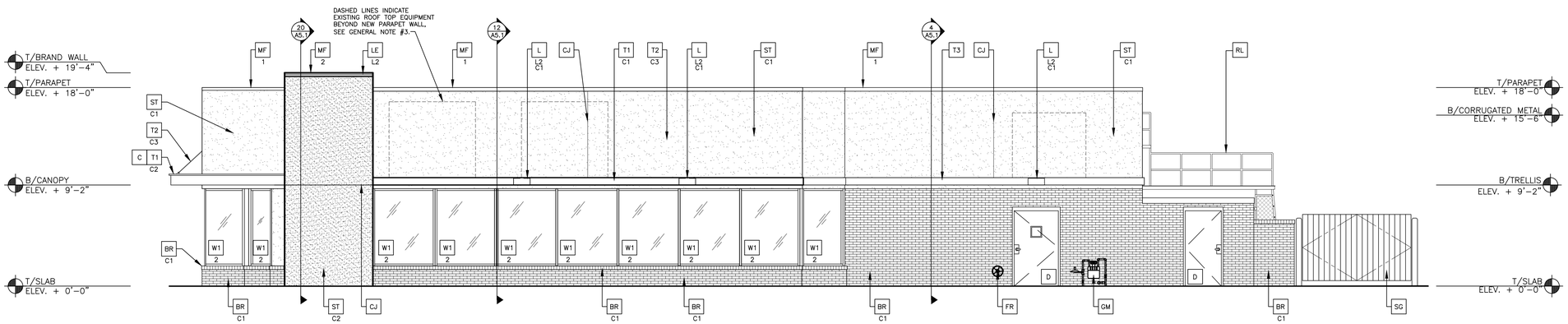


1 A2.1 **EXISTING NON-DRIVE-THRU ELEVATION (SOUTH)**
3/16" = 1'-0"



2 A2.1 **PROPOSED NON-DRIVE-THRU ELEVATION (SOUTH)**
3/16" = 1'-0"

GENERAL NOTES

1. ALL NEW OR REPLACEMENT BRICK TO BE CLAY FIRED. COLOR, SIZE, SPACING, AND MORTAR ARE TO MATCH EXISTING. FIELD VERIFY PRIOR TO START OF CONSTRUCTION.
2. ALL DOWNSPOUTS TO BE ENCLOSED. ENCLOSURE FINISH TO MATCH SURROUNDING MATERIALS.
3. NEW PARAPET WALL HEIGHT IS APPROXIMATELY 1'-10" ABOVE EXISTING PARAPET WALL HEIGHT. EXISTING ROOF TOP EQUIPMENT TO BE COVERED BY NEW PARAPET WALL. SEE DASHED LINES ON ELEVATIONS FOR HEIGHT OF EXISTING ROOF TOP EQUIPMENT.

DEMOLITION NOTES:

D1	PORTION OF (E) MANSARD ROOF TO BE REMOVED, ALIGN WITH FACE OF BUILDING
D2	PORTION OF (E) BRICK TO BE REMOVED; TO PREP RECEIVE NEW FINISHES
D3	(E) STOREFRONT WINDOW TO BE REMOVED
D4	(E) LIGHT BEAM SYSTEM TO BE REMOVED
D5	(E) STOREFRONT WINDOW AND DOOR TO REMAIN
D6	(E) FIRE RISER TO REMAIN
D7	(E) BRICK TO REMAIN
D8	(E) DRIVE-THRU WINDOW TO REMAIN
D9	(E) CORPORATE SIGNAGE TO BE REMOVED
D10	(E) WOOD BOARD TRIM TO BE REMOVED
D11	(E) TRASH ENCLOSURE GATE TO BE REMOVED
D12	(E) PIPE BOLLARD TO REMAIN
D13	(E) GUARDRAIL TO REMAIN
D14	(E) GAS METER TO REMAIN, PROTECT DURING CONSTRUCTION
D15	(E) ROOF LADDER TO REMAIN
D16	(E) PASS THRU COIN COLLECTOR
D17	(E) DOWNSPOUT TO BE REMOVED AND REPLACED

COLOR SCHEME: 'CRAFTSMAN' SCHEME

(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

BR FACE BRICK
XX-TYPE:
C1 = EXISTING BRICK
C2 = NEW THIN BRICK TO MATCH EXISTING. SEE GENERAL NOTE #1.

C ALUMINUM CANOPY FASCIA SYSTEM
COLOR: WHITE

CJ CONTROL JOINT
X-TYPE:
1 = MATCHING SPACING OF EXISTING EIFS BELOW OR SPACE PER MFR'S RECOMMENDATIONS

CM ~~CORRUGATED METAL PANEL – SEE ASSEMBLY NOTES ON A3.0 FOR ADDITIONAL SPECIFICATIONS~~
~~XX-COLOR:~~
~~C1 = CITYSCAPE~~
~~C2 = CHARCOAL~~

D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL

DS GUTTER DOWNSPOUT TO BE ENCLOSED. SEE DETAILS AND GENERAL NOTE #2.

E ~~EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) (INSULATION PLUS MD BY DRYVIT OR EQUAL HIGH IMPACT ZONES: "PANZER 20" ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE. FINISH: HYDROPHOBIC TEXTURE: SANDPEBBLE. COLOR: STATOTONE HIGH PERFORMANCE COLORANT MATCH TO BENJAMIN MOORE OR EQUAL~~
~~C1 = FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE~~
~~C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE~~
XX

FR EXISTING FIRE RISER

G EXISTING GUTTER AND DOWNSPOUT

GM EXISTING GAS METER

GR GUARDRAIL, PAINT TO MATCH COLOR OF ADJACENT BUILDING FINISHES

L LIGHT FIXTURE – SEE ELECTRICAL
XX-TYPE:
XX L1 = UP AND DOWN SCONCE
L2 = DOWN ONLY SCONCE
L3 = RECESSED DOWN FIXTURE
COLOR:
C1 = SILVER
C2 = WHITE
C3 = CHARCOAL

LE ACCENT LIGHTING – SEE ELECTRICAL
XX-LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
L4 = FLOOD LIGHT

MF METAL FASCIA (COLOR: CITYSCAPE) SEE 4/A3.2
X-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA

MS METAL UTILITY SCREEN

PB EXISTING PIPE BOLLARD

PT PASS-THRU COIN COLLECTOR – OPTIONAL (RMHC)

RL EXISTING ROOF LADDER AND RAILING – PAINT TO MATCH SURROUNDING MATERIAL

S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.

ST STUCCO EXTERIOR FINISH
XX-TYPE: COLOR
C1 = FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE
C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE

SG NEW GATE WITH DECORATE STEEL TO BE PAINTED TO MATCH BUILDING BASE COLOR

T1 ALUMINUM TRELLIS SYSTEM
XX-COLOR:
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD

T2 ALUMINUM TRELLIS TIE-BACK SYSTEM
XX-COLOR:
~~C1 = CITYSCAPE~~
~~C2 = WHITE~~
C3 = CHARCOAL

T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM
COLOR: CITYSCAPE

W1 STOREFRONT AND GLAZING
1 ~~1 = (N) STOREFRONT AND GLAZING – SEE ASSEMBLY NOTES~~
2 = (E) WINDOW AND DOOR TO REMAIN

REV	DATE	DESCRIPTION	BY
2	07/05/19	PLANNING REVIEW COMMENTS	JW
1	06/19/19	REVIEW COMMENTS	JW
	03/21/19	LEGAL CLEARANCE	JW

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PREPARED FOR:
McDonald's USA, LLC

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BRAND REVIEW	PLANNING	PERMIT	BID	CONSTRUCTION
2/5/19	–	05/28/2019	–	–

DRAWING TITLE: EXTERIOR ELEVATIONS

PROJECT ADDRESS:
3860 WEST 95TH STREET
LEAWOOD, KS 66206

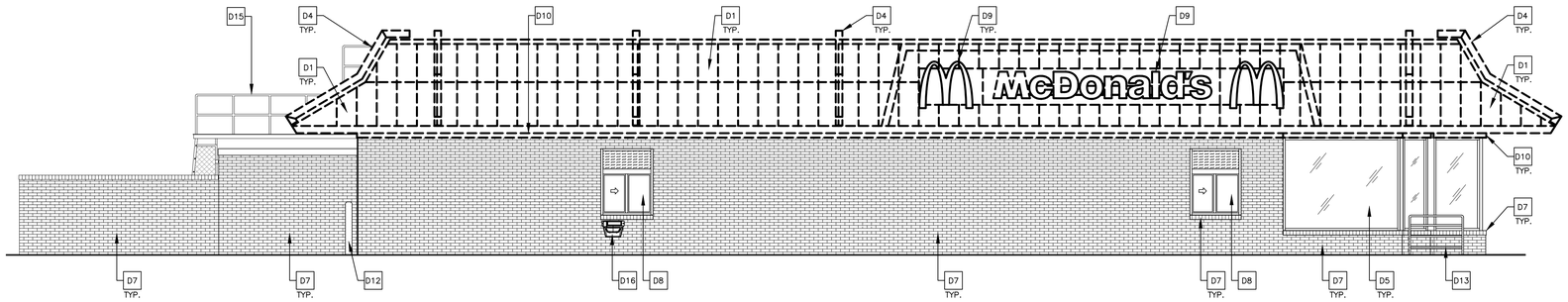
PROJECT CAD FILE: 2014048052

STATE SITE CODE: 15-0178

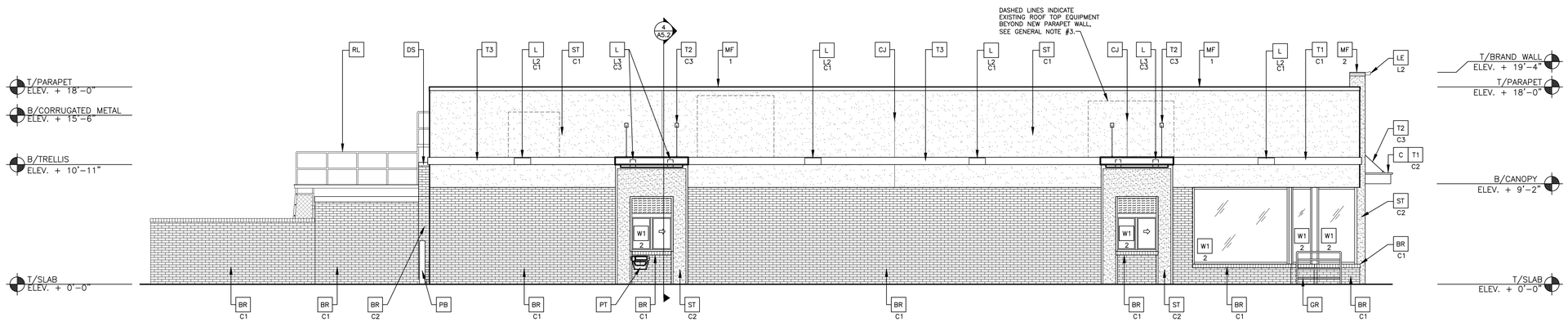
DRAWN BY:

SHEET NO. **A2.1**

K:\STD\STANDARD\PRELIM\MRP GUIDELINES\2016 CORE 16 MRP CRITERIA (NOV 2016)\CORE 16 MRP NON PP (CRITERIA)\A2-0_A2-1.DWG 11-30-2016 13:53



1 / A2.2 **EXISTING DRIVE–THRU ELEVATION (NORTH)**
3/16" = 1'–0"



2 / A2.2 **PROPOSED DRIVE–THRU ELEVATION (NORTH)**
3/16" = 1'–0"

GENERAL NOTES

1. ALL NEW OR REPLACEMENT BRICK TO BE CLAY FIRED. COLOR, SIZE, SPACING, AND MORTAR ARE TO MATCH EXISTING. FIELD VERIFY PRIOR TO START OF CONSTRUCTION.
2. ALL DOWNSPOUTS TO BE ENCLOSED. ENCLOSURE FINISH TO MATCH SURROUNDING MATERIALS.
3. NEW PARAPET WALL HEIGHT IS APPROXIMATELY 1'–10" ABOVE EXISTING PARAPET WALL HEIGHT. EXISTING ROOF TOP EQUIPMENT TO BE COVERED BY NEW PARAPET WALL. SEE DASHED LINES ON ELEVATIONS FOR HEIGHT OF EXISTING ROOF TOP EQUIPMENT.

DEMOLITION NOTES:

- D1 PORTION OF (E) MANSARD ROOF TO BE REMOVED, ALIGN WITH FACE OF BUILDING
- D2 PORTION OF (E) BRICK TO BE REMOVED; TO PREP RECEIVE NEW FINISHES
- D3 (E) STOREFRONT WINDOW TO BE REMOVED
- D4 (E) LIGHT BEAM SYSTEM TO BE REMOVED
- D5 (E) STOREFRONT WINDOW AND DOOR TO REMAIN
- D6 (E) FIRE RISER TO REMAIN
- D7 (E) BRICK TO REMAIN
- D8 (E) DRIVE–THRU WINDOW TO REMAIN
- D9 (E) CORPORATE SIGNAGE TO BE REMOVED
- D10 (E) WOOD BOARD TRIM TO BE REMOVED
- D11 (E) TRASH ENCLOSURE GATE TO BE REMOVED
- D12 (E) PIPE BOLLARD TO REMAIN
- D13 (E) GUARDRAIL TO REMAIN
- D14 (E) GAS METER TO REMAIN, PROTECT DURING CONSTRUCTION
- D15 (E) ROOF LADDER TO REMAIN
- D16 (E) PASS THRU COIN COLLECTOR
- D17 (E) DOWNSPOUT TO BE REMOVED AND REPLACED

COLOR SCHEME: 'CRAFTSMAN' SCHEME

(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

- BR FACE BRICK
  XX–TYPE:
  C1 = EXISTING BRICK
  C2 = NEW THIN BRICK TO MATCH EXISTING. SEE GENERAL NOTE #1.
- C ALUMINUM CANOPY FASCIA SYSTEM
  COLOR: WHITE
- CJ CONTROL JOINT
  X –TYPE:
  1 = MATCHING SPACING OF EXISTING EIFS BELOW OR SPACE PER MFR'S RECOMMENDATIONS
- ~~CM CORRUGATED METAL PANEL – SEE ASSEMBLY NOTES ON A5.0 FOR ADDITIONAL SPECIFICATIONS~~
  ~~XX–COLOR:~~
  ~~C1 = "CITYSCAPE"~~
  ~~C2 = "CHARCOAL"~~
- D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- DS GUTTER DOWNSPOUT TO BE ENCLOSED. SEE DETAILS AND GENERAL NOTE #2.
- ~~EF EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.): "DRYVIT INSULATION PLUS MP" BY DRYVIT OR EQUAL. HIGH IMPACT ZONES: "PANZER 20" ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITHIN 8'–0" OF GRADE. FINISH: HYDROPHOPIC TEXTURE: SANDPEBBLE. COLOR: STATOTONE HIGH PERFORMANCE COLORANT – MATCH TO BENJAMIN MOORE OR EQUAL. C1 = FAIRVIEW TAUPE HC–85 BY BENJAMIN MOORE C2 = IRON MOUNTAIN 2134–30 BY BENJAMIN MOORE~~
  XX
- FR EXISTING FIRE RISER
- G EXISTING GUTTER AND DOWNSPOUT
- GM EXISTING GAS METER
- GR GUARDRAIL; PAINT TO MATCH COLOR OF ADJACENT BUILDING FINISHES
- L LIGHT FIXTURE – SEE ELECTRICAL
  XX–TYPE:
  XX L1 = UP AND DOWN SCONCE
  L2 = DOWN ONLY SCONCE
  L3 = RECESSED DOWN FIXTURE
  COLOR:
  C1 = SILVER
  C2 = WHITE
  C3 = CHARCOAL
- LE ACCENT LIGHTING – SEE ELECTRICAL
  XX–LED LIGHT:
  L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
  L3 = INTEGRAL CANOPY FIXTURE
  L4 = FLOOD LIGHT
- MF METAL FASCIA (COLOR: CITYSCAPE) SEE 4/A3.2
  X –TYPE:
  1 = PRE–FAB ANCHOR–TITE FASCIA
  2 = PRE–FAB CUSTOM ARCADE FASCIA
- MS METAL UTILITY SCREEN
- PB EXISTING PIPE BOLLARD
- PT PASS–THRU COIN COLLECTOR – OPTIONAL (RMHC)
- RL EXISTING ROOF LADDER AND RAILING – PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- ST STUCCO EXTERIOR FINISH
  XX – TYPE: COLOR
  C1 = FAIRVIEW TAUPE HC–85 BY BENJAMIN MOORE
  C2 = IRON MOUNTAIN 2134–30 BY BENJAMIN MOORE
- SG NEW GATE WITH DECORATE STEEL TO BE PAINTED TO MATCH BUILDING BASE COLOR
- T1 ALUMINUM TRELLIS SYSTEM
  XX–COLOR:
  C1 = CITYSCAPE
  C2 = WHITE
  C3 = CHARCOAL
  C4 = GOLD
- T2 ALUMINUM TRELLIS TIE–BACK SYSTEM
  XX–COLOR:
  ~~C1 = CITYSCAPE~~
  ~~C2 = WHITE~~
  C3 = CHARCOAL
- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM
  COLOR: CITYSCAPE
- W1 STOREFRONT AND GLAZING
  1 – ~~1 = (N) STOREFRONT AND GLAZING – SEE ASSEMBLY NOTES~~
  2 = (E) WINDOW AND DOOR TO REMAIN

REV	DATE	DESCRIPTION	BY
2	07/05/19	PLANNING REVIEW COMMENTS	JW
1	06/19/19	REVIEW COMMENTS	JW
	03/21/19	LEGAL CLEARANCE	JW

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PREPARED FOR:
McDonald's USA, LLC

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BRAND REVIEW	PLANNING	PERMIT	BID	CONSTRUCTION
2/5/19	–	05/28/2019	–	–

DRAWING TITLE: EXTERIOR ELEVATIONS

PROJECT ADDRESS: 3860 WEST 95TH STREET LEAWOOD, KS 66206

PROJECT CAD FILE: 2014048052

STATE SITE CODE: 15–0178

DRAWN BY:

SHEET NO. **A2.2**

K:\STD\STANDARD\PRELIM\MRP GUIDELINES\2016 CORE 16 MRP CRITERIA (NOV 2016)\CORE 16 MRP NON PP (CRITERIA)\A2-0_A2-1.DWG 11-30-2016 13:53

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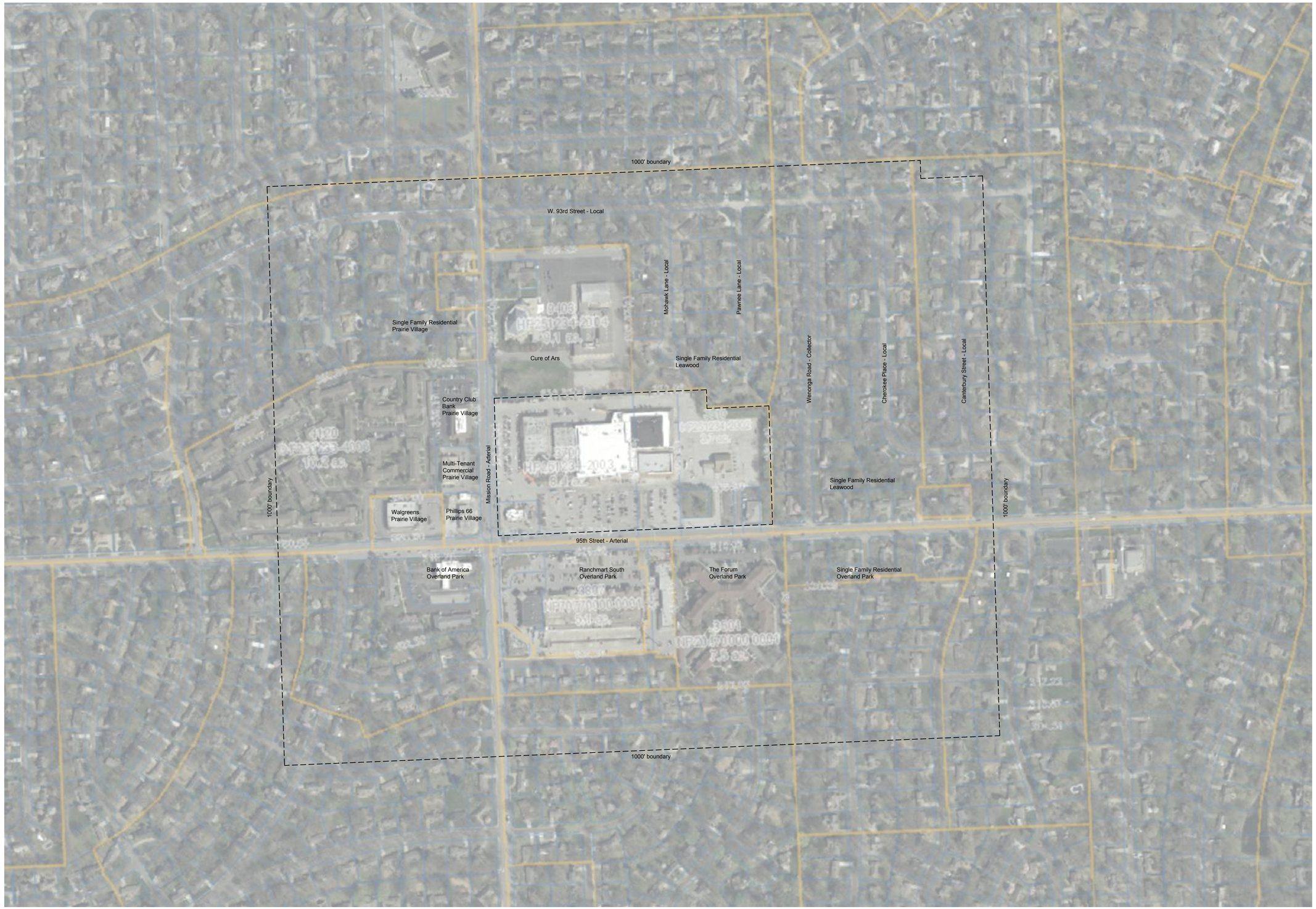

1 1000' Context Map
scale: 1" = 200'-0"
north

CHANGES FOR PHASE 1b BY:

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06/18/2019

NO CHANGES THIS SHEET

a redevelopment for
Ranch Mart
3700 W. 95th Street
Leawood, Kansas

date
12.18.2018
drawn by
DAE
checked by
DAE
revisions

01.11.2019	1
02.19.2019	2

sheet number
A0.1

drawing type
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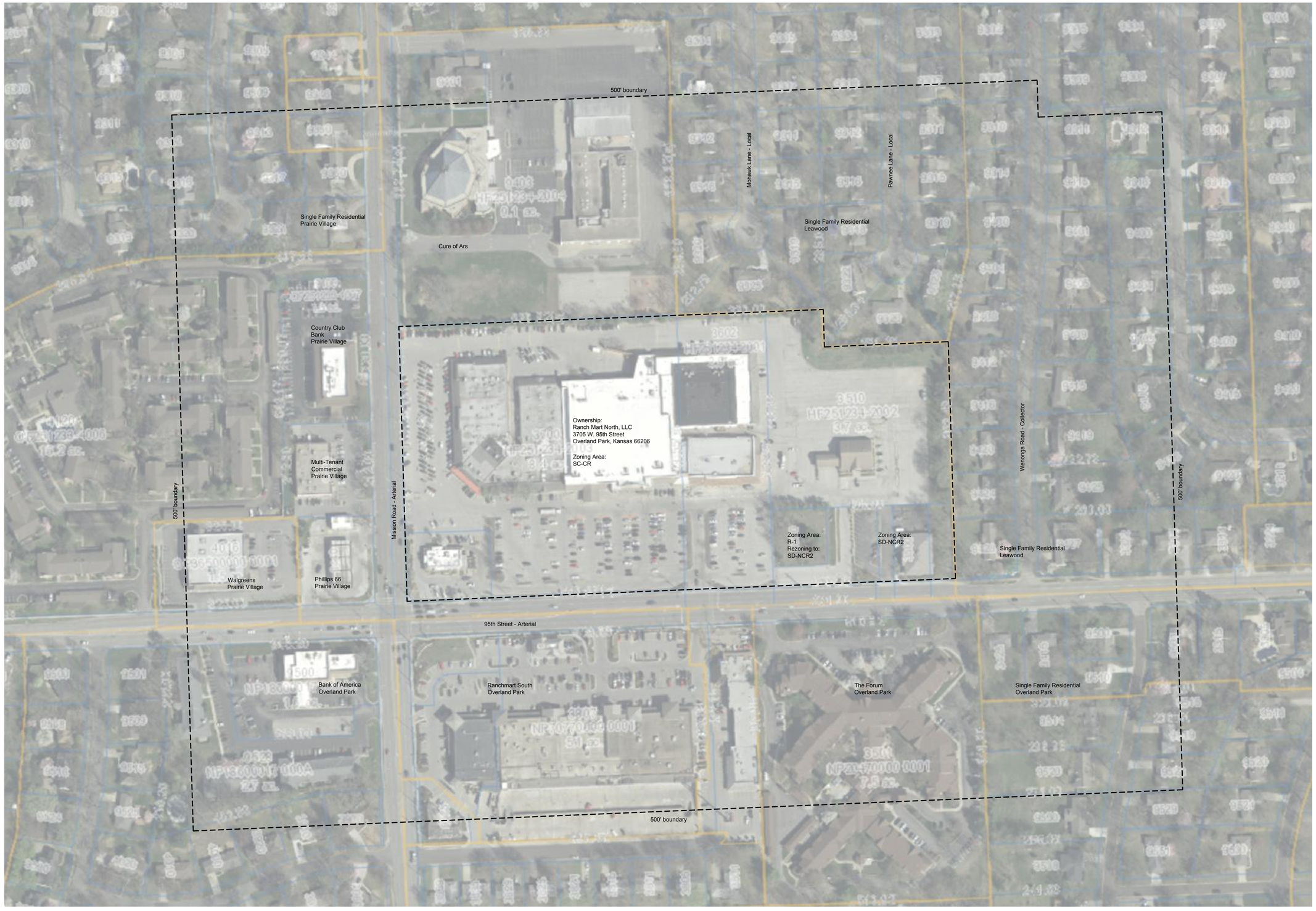

1 500' Detail Map
scale: 1" = 100'-0"
north

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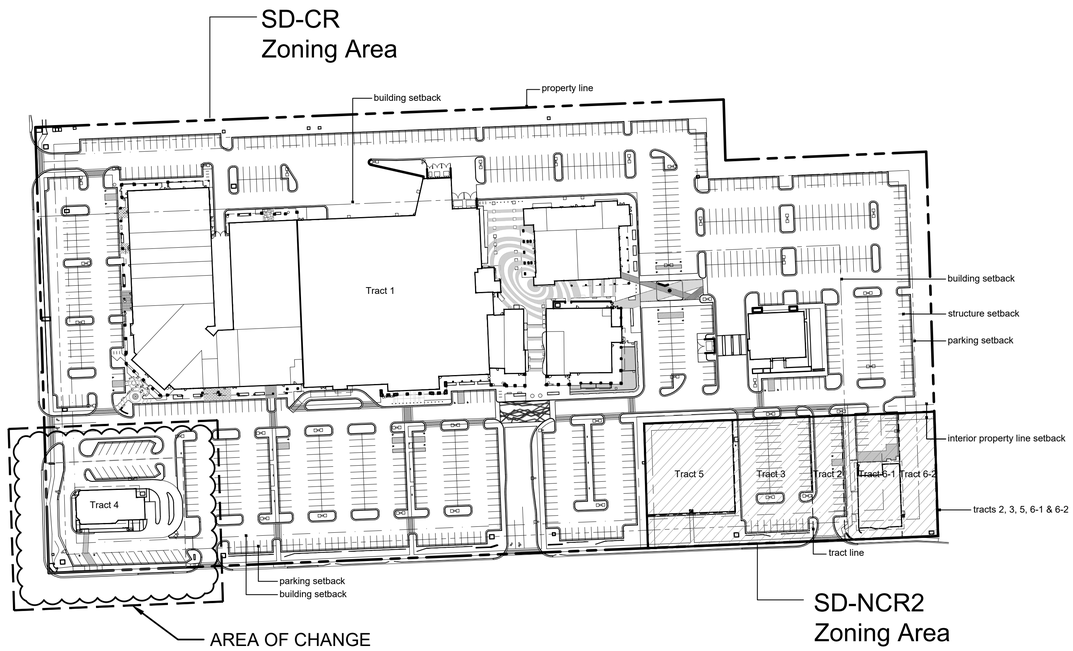
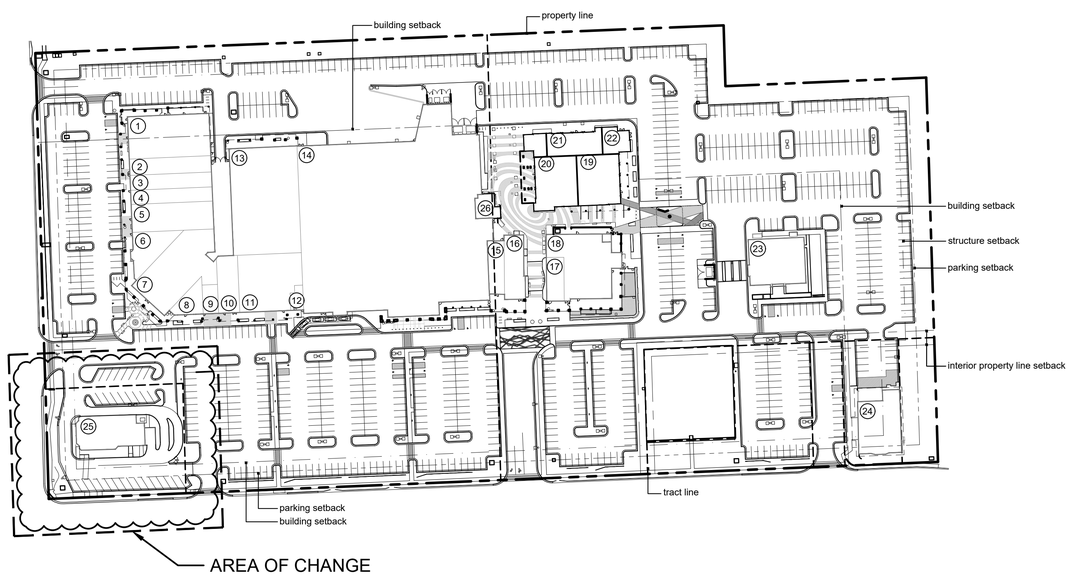


1 Zoning Plan
scale: 1" = 100'-0"
north



2 Building Use Plan
scale: 1" = 100'-0"
north

Schedule

Total area of the site:	750,401 sq. ft., 17.23 acres
Tract 1 site area:	650,348 sq. ft.
Tract 2 site area:	7,651 sq. ft.
Tract 3 site area:	24,340 sq. ft.
Tract 4 site area:	29,475 sq. ft.
Tract 5 site area:	15,983 sq. ft.
Tract 6-1 site area:	13,910 sq. ft.
Tract 6-2 site area:	8,694 sq. ft.
Gross building area:	218,598 sq. ft.
CareNow:	4,896 sq. ft.
NBKC Bank:	4,836 sq. ft.
McDonald's:	4,151 sq. ft.
Price Chopper:	63,320 sq. ft.
Retail:	68,197 sq. ft.
Mixed Use Building:	27,597 sq. ft.
Basement Storage:	45,601 sq. ft.
Floor area:	158,689 sq. ft.
Floor area ratio:	0.21
Building coverage:	21%
Open space:	142,397 sq. ft. / 750,401 sq. ft. = 19%
Required int. landscape:	75,040 sq. ft., 10%
Provided int. landscape:	88,509 sq. ft., 12%
Existing green space:	100,875 sq. ft., 13%
Proposed green space:	137,289 sq. ft., 18%
Existing impervious:	649,526 sq. ft., 87%
Proposed impervious:	613,112 sq. ft., 82%
SD-CR site area:	623,043 sq. ft.
SD-CR open space:	126,930 sq. ft., 20%
SD-NCR2 site area:	70,578 sq. ft.
SD-NCR2 open space:	10,039 sq. ft., 14%

Required parking:	CareNow (4,896):	17 spaces
	NBKC (4,836):	17 spaces
	Price Chopper (63,320):	222 spaces
	Retail (55,433):	194 spaces
	Office (13,950):	49 spaces
	McDonald's (74):	45 spaces
	Foo's (22):	11 spaces
	O'Neill's (136):	68 spaces
	Meat Mitch (248):	124 spaces
	Duck Donuts (22):	11 spaces
	8,359 sf Rest. (334):	167 spaces
	Total:	925 spaces
Provided parking:		931 spaces

Number of dwelling units: Not applicable

Building and parking setbacks for all sides
North: 25' parking setback & 125' building setback (adjacent residential)
South: 25' parking setback & 40' building setback
East: 25' parking setback & 125' building setback for SD-CR zoned portion, 75' building setback for SD-NCR2 zoned portion (adjacent residential)
West: 25' parking setback & 40' building setback

Height of each building (stories and feet)

CareNow:	One story, 24'-0"
NBKC Bank:	One story, 32'-0"
McDonald's:	One story, 16'-0"
Price Chopper:	One story, 28'-0"
Retail:	One story, 26'-6"
Mixed Use Building:	Two stories, 38'-6"

Plaza / Pedestrian Space Requirements:
931 spaces
931 / 125 = 7.448
7.448 x 1,000 = 7,448 sq. ft.
7.448 x 50% = 3,724 sq. ft. green

Plaza / Pedestrian Space Provided:
18,691 sq. ft.
2,318 sq. ft. green space within plaza

Legal Description

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 34, Township 12, Range 25 in the City of Leawood, Johnson County, Kansas and being more particularly described as follows:
Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 34; thence North 01°43'21" West, along the West line thereof, a distance of 663.51 feet (measured, 663.60 feet, deed) to the Northwest corner of the South one-half of the West one-half of said Southwest Quarter of the Southwest Quarter of said Section 34; thence North 87°41'42" East, along the north line thereof, a distance of 661.88 feet (measured, 661.94 feet, deed) to the Northeast corner of the South one-half of the West one-half of the Southwest Quarter of the Southwest Quarter of said Section 34, said point being the Southwest corner of lot 1382, Leawood, Lots 1361 to 1404; thence North 87°36'50" East, parallel to the South line of the Southwest Quarter of the Southwest Quarter of said Section 34 and along the South line of said Lot 1382, a distance of 330.73 feet (measured, 330.00 feet, deed) to the Southeast Corner thereof; thence South 01°43'21" East, parallel to the West line of the East one-half of the Southwest Quarter of the Southwest Quarter of said Section 34, and along the Westerly line of Lot 1369, Leawood, Lots 1361 to 1404, a distance of 85.49 feet (measured, 85.5 feet, deed) to the Southernmost corner thereof and Southwest corner of Lot 1368, said Leawood; thence North 87°32'59" East (measured, North 87°36'50" East, calculated from deed and plat) along the South line of said Lot 1368, a distance of 280.81 feet (measured, 281.28 feet, deed) to the Southeast corner thereof, said point being the Northwest corner of Lot 1352, Leawood Lots 1302 -1360; thence South 01°45'33" East, along the Westerly line of said Leawood, Lots 1302-1360, a distance of 577.39 feet to the South line of the Southwest Quarter of the Southwest Quarter of said Section 34; thence South 87°36'50" West, along said South line, a distance of 1273.80 feet to the POINT OF BEGINNING less and except the South 40 feet and West 30 feet thereof dedicated for roadway purposes and containing 750,478.47 square feet or 17.23 acres, more or less.

	Tenant Use	Area	Seating	Parking Required
1.	O'Neills	6,580 sq. ft.	136 seats	68 spaces
2.	Retail	3,832 sq. ft.		13 spaces
3.	MPact PT	2,437 sq. ft.		8 spaces
4.	Cosmo Prof	2,496 sq. ft.		9 spaces
5.	Foot Spot	4,483 sq. ft.		16 spaces
6.	Lilliane's	3,276 sq. ft.		11 spaces
7.	Hallmark	7,324 sq. ft.		26 spaces
8.	Pride Cleaners	1,250 sq. ft.		4 spaces
9.	Paris Tailor	850 sq. ft.		3 spaces
10.	Sarpino's	1,754 sq. ft.		6 spaces
11.	Ranchmart Wine	8,175 sq. ft.		29 spaces
12.	John's	730 sq. ft.		3 spaces
13.	West Mall	12,500 sq. ft.		44 spaces
14.	Price Chopper	63,320 sq. ft.		222 spaces
15.	Duck Donuts	1,763 sq. ft.	22 seats	11 spaces
16.	Gordon Dental	2,496 sq. ft.		9 spaces
17.	Mathnasium	1,500 sq. ft.		5 spaces
18.	Meat Mitch	6,592 sq. ft.	248 seats	124 spaces
19.	Rest. A	4,102 sq. ft.	164 seats	82 spaces
20.	Rest B	4,257 sq. ft.	170 seats	85 spaces
21.	Retail A	2,339 sq. ft.		8 spaces
22.	Office	13,950 sq. ft.		49 spaces
23.	NBKC	4,836 sq. ft.		17 spaces
24.	CareNow	4,896 sq. ft.		17 spaces
25.	McDonald's	4,151 sq. ft.	74 seats	45 spaces
26.	Foo's	1,024 sq. ft.	22 seats	11 spaces
	Total:	170,913 sq. ft.	836 seats	925 spaces required

Note: All existing basement space in the shopping center is used exclusively as storage space. No tenants have rights to access the basement. This space has not been included in the parking count.

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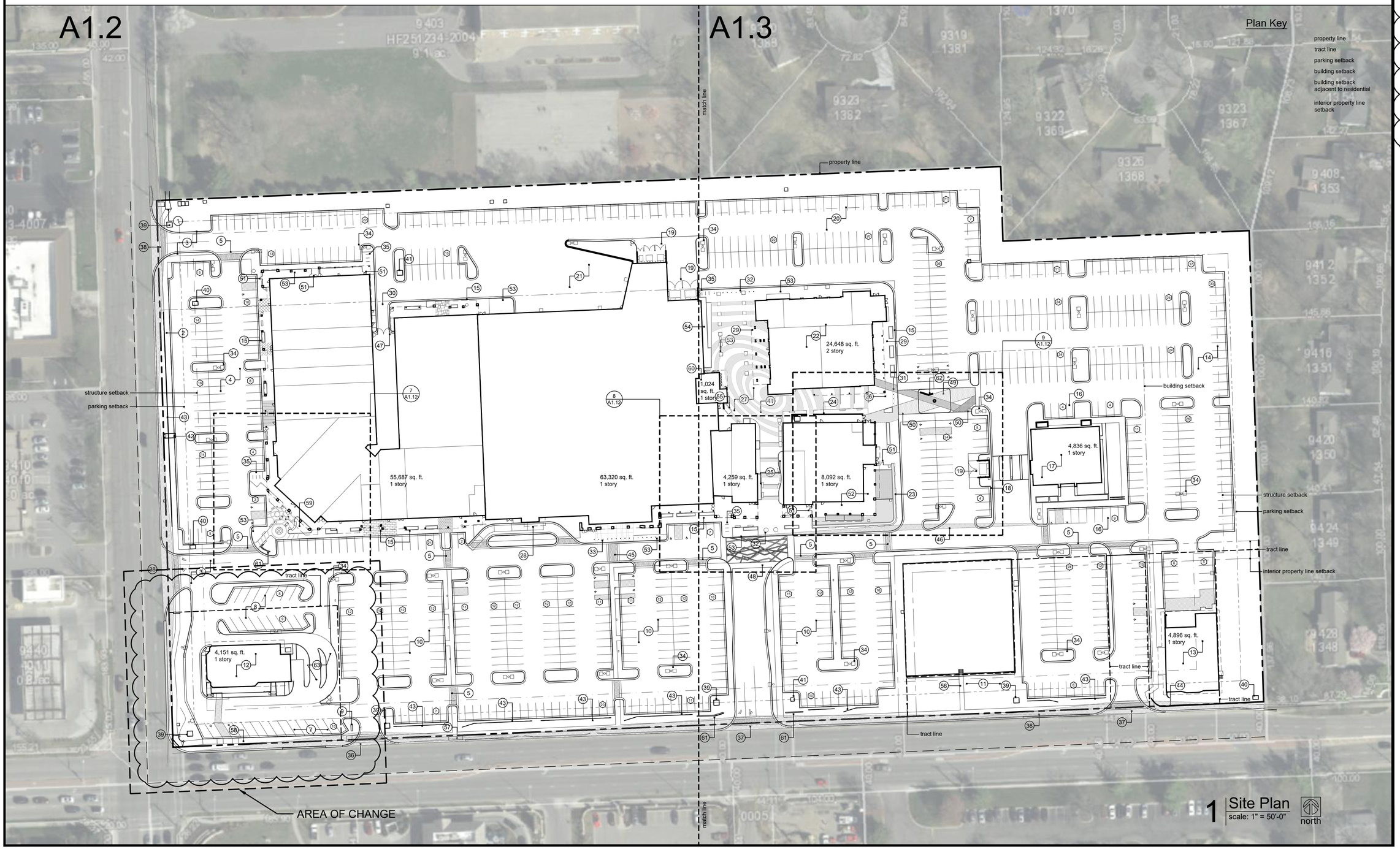
Notes (#)

1. Reconnect public sidewalk with connection from north.
2. New concrete sidewalk and integrated screen wall along Mission Road for length of parking field.
3. Reconfigure vehicular entry along Mission Road.
4. New landscape islands and 90 degree parking configuration on west side of retail center.
5. Stamped herringbone pattern concrete pedestrian crosswalk with concrete ribbon on each side (typ).
6. Relocate existing McDonald's monument sign along Mission Road to accommodate sidewalk.
7. Additional parking along 95th in McDonald's parking lot based on relocated vehicular entry point further east.
8. Island definition of parking field on north side of McDonald's parking lot.
9. Relocate existing McDonald's monument sign along 95th Street to updated entry island.
10. Updated parking configuration, screen walls and pedestrian paths into development along 95th Street.
11. Removal of existing road to the south of the cemetery, replaced with additional landscaping.
12. Existing McDonald's and associated drive thru to remain.
13. Existing CareNow building to remain.
14. Reconfigure parking field on east side of development to meet 25'-0" parking buffer requirements.
15. Integrated and moveable planters around pedestrian paths
16. Reconfigure parking field around NBKC bank.
17. NBKC bank existing to remain.
18. New islands provided for bank teller lanes.
19. New consolidated trash enclosure with materials to match new facade updates.
20. Reconfigure parking field on north side of development to meet 25'-0" parking buffer requirements.
21. Existing dock wall and delivery area for Price Chopper to remain.
22. Demo existing building in northeast corner of retail center and replace with 2-story mixed-use (office / restaurant / retail) building.
23. Screen wall provides public sidewalk to south and east of outdoor patio space of corner restaurant.
24. Screen wall along plaza provides screening to existing utilities located on north wall of existing retail building.
25. Demo portion of existing retail building to provide pedestrian access to plaza.
26. Maintain vehicular access to plaza at east entry.
27. Plaza features per perspective detailing provided with Final Site Plan submission.
28. Existing covered grocery delivery area conversion to pharmacy pick up.
29. Dashed line represents second floor overhang of outdoor and office space.
30. Reduction of drive width to delivery area for minimizing visual impact behind retail center.
31. Removable stainless steel pipe bollards to protect east plaza entry.
32. Integrated planter boxes and bollards for vehicular protection at south and north plaza entries.
33. LED illuminated stainless steel pipe bollards along frontage of Price Chopper entry.
34. LED site lighting with 18' total height maximum (including base, from grade) shown throughout parking lot.
35. Bicycle parking location.
36. Sight distance triangle along 95th St. at restricted access points: 220' clear line of sight.
37. Sight distance triangle along 95th St. at full access point: 450' clear line of sight.
38. Sight distance triangle along Mission Rd. at full access point: 180' clear line of sight.
39. Switchgear box per KCPL.
40. Sectionalizer per KCPL.
40. Sectionalizer per KCPL.
41. Transformer per KCPL.
42. Remove existing sign along Mission Road.
43. Low screen wall along Mission Road & 95th Street to remain outside of sight distance triangle. 3'-0" tall screening along public street frontage provided with ledgestone walls, berms and landscaping.
44. Existing retaining wall to remain along 95th Frontage of CareNow building.
45. Speed table crosswalk to Price Chopper entry.
46. Sight distance triangle within parking lot: 200' clear line of sight.
47. Provide solid gate for vehicular access to service area.
48. 3" tall speed table at vehicular intersection with painted art feature. Integrated LED traffic rated lighting around limits of speed table.
49. Crosswalk / landscape island with brick herringbone pattern on 6" elevated surface. Location for sculpture centered in island.
50. Expand crosswalk with herringbone pattern concrete with integrated LED traffic rated lighting around limits of pattern.
51. Black aluminum fence and gate at each end of the restaurant patio.
52. Outdoor seating and games per Meat Mitch tenant requirements. Surfaces within patio include concrete, herringbone stamped concrete and artificial turf.
53. At grade planters in concrete pavement.
54. Elevated planter along east wall of Price Chopper. See landscape plans for infill of beds & water feature designation.
55. Seat wall at 24" above finish grade.
56. Sidewalk access to cemetery.
57. Proposed location of KCATA bus stop. Final design to be submitted separately by KCATA.
58. Align sidewalk with back of curb of new & existing curb along south parking stalls for McDonald's.
59. Water feature per landscape plans.
60. Kiosk restaurant w/ bar height seating per elevations.
61. Monument sign to meet LDO requirements.
62. Screen wall with directional signage (signage to be addressed by separately submitted sign criteria).
63. Additional drive-thru order point added to McDonald's.



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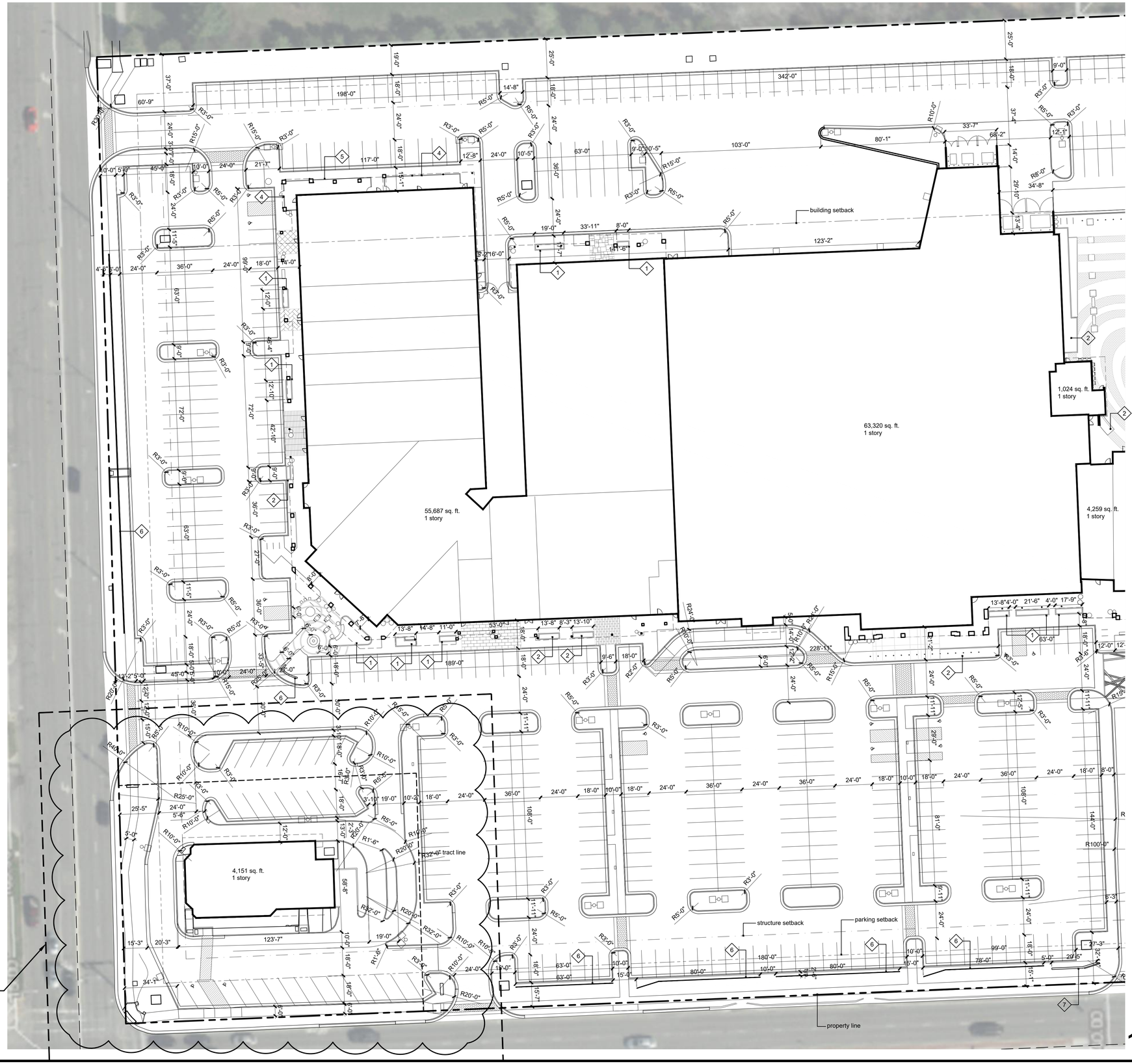

Dimension Notes

1. 12" high concrete planter.
2. 24" high concrete planter.
3. 36" high concrete planter.
4. 36" high patio enclosure.
5. 24" high patio enclosure.
6. 36" high opaque wall.
7. 54" high opaque wall.

Plan Key

- property line
- tract line
- parking setback
- building setback
- building setback adjacent to residential
- interior property line setback

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1 Site Plan
scale: 1" = 30'-0"
north

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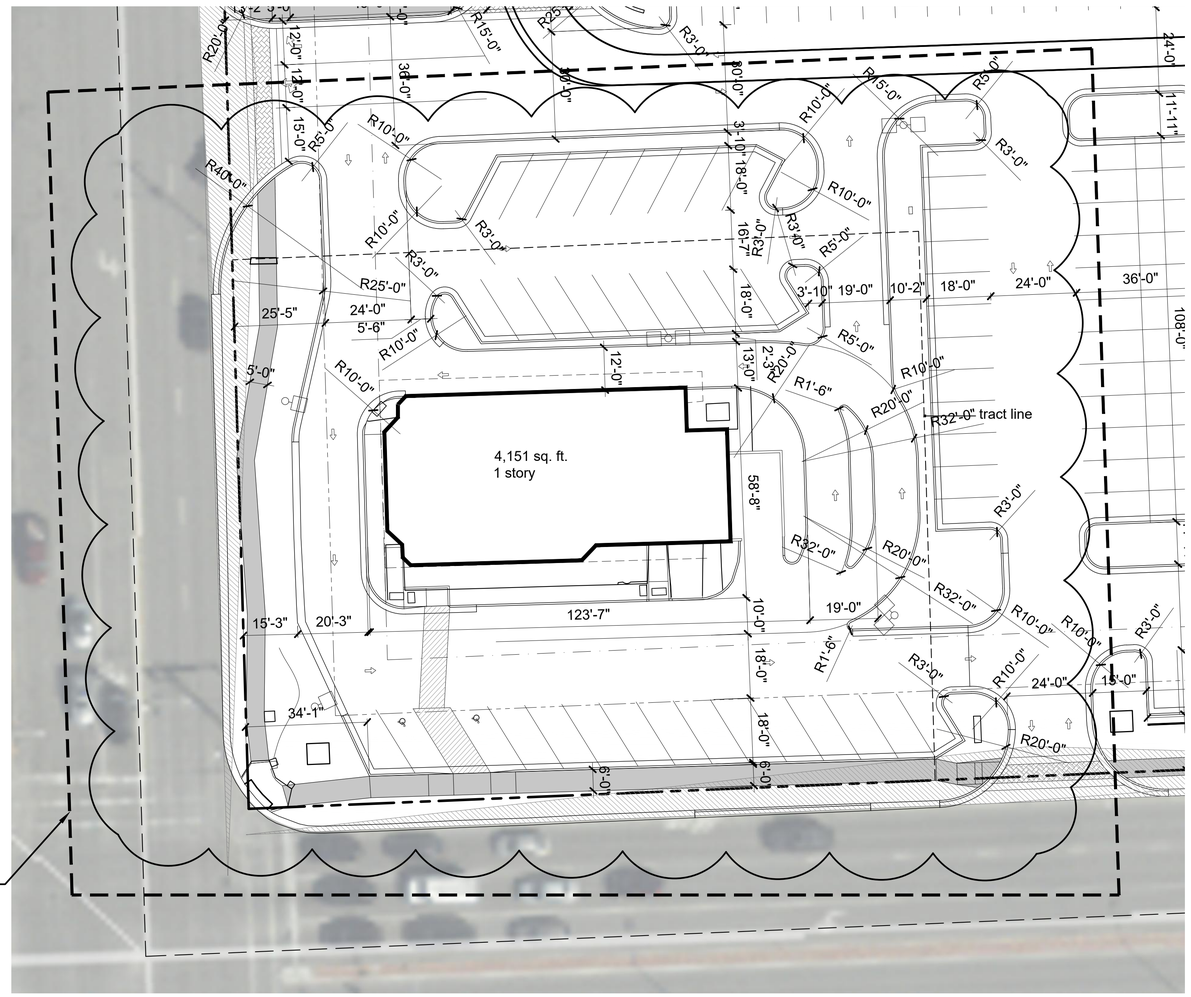

1 Site Plan
scale: 1" = 20'-0"
north

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Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	5	B4	SINGLE	1.000	11648	86	OSQ-A-NM-4ME-B-57K-XX-XX + OSQ-DAXX
	2	B4-2	D180°	1.000	11648	86	OSQ-A-NM-4ME-B-57K-XX-XX + OSQ-DAXX
	2	B4B	SINGLE	1.000	8950	86	OSQ-A-NM-4ME-B-57K-XX-XX + OSQ-DAXX + OSQ-BLSMF
	1	B4B-AA	SINGLE	1.000	8950	86	OSQ-A-NM-4ME-B-57K-XX-XX + OSQ-AAXX + OSQ-BLSMF
	38	B5M-2	BACK-BACK	1.020	11056	86	OSQ-A-NM-5ME-B-57K-XX-XX + OSQ-DAXX
	3	XSPW	SINGLE	0.970	4270	31	XSPW-B-WM-3ME-4L-57K-XX-XX

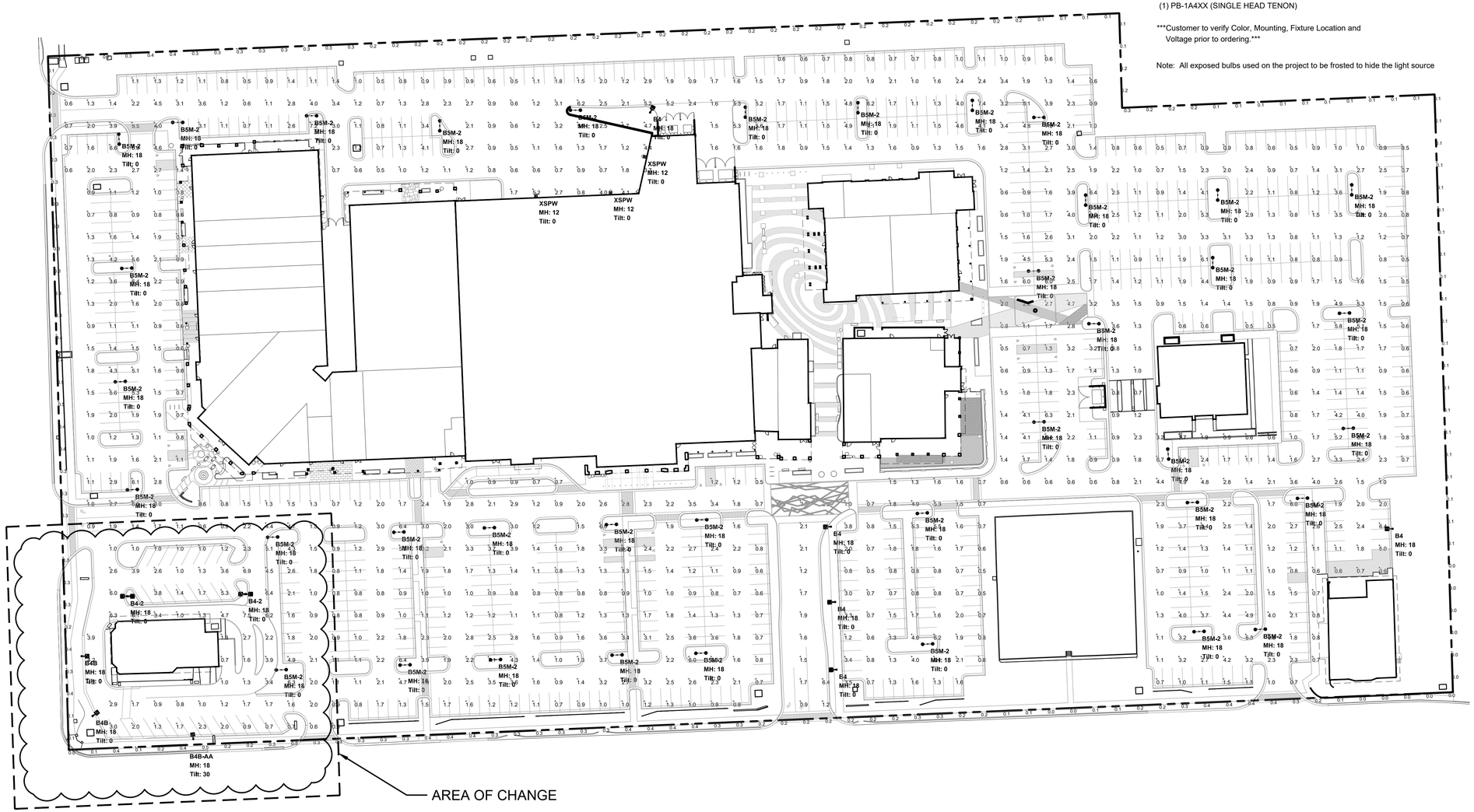
Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
McDonalds	Fc	2.71	7.5	0.7	3.87	10.71
PROPERTY LINE	Fc	0.21	0.5	0.0	N.A.	N.A.
RANCHMART	Fc	1.96	7.4	0.5	3.92	14.80

(8) PS4S15C1XX (15' X 4" X .125" SQUARE STEEL POLE)
(1) PS4S15CTXX (15' X 4" X .125" SQUARE STEEL POLE)
(40) PS4S15C2XX (15' X 4" X .125" SQUARE STEEL POLE)
Proposed Poles Meets 140 MPH Sustained Winds.

Additional Required Equipment:
(88) OSQ-DAXX (DIRECT ARM MOUNT)
(1) OSQ-AAXX (ADJUSTABLE ARM MOUNT)
(3) OSQ-BLSF (BACKLIGHT SHIELD)
(1) PB-1A4XX (SINGLE HEAD TENON)

Customer to verify Color, Mounting, Fixture Location and Voltage prior to ordering.

Note: All exposed bulbs used on the project to be frosted to hide the light source



CHANGES FOR PHASE 1b BY:

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06/18/2019

a redevelopment for
Ranch Mart
3700 W. 95th Street
Leawood, Kansas

date
12.18.2018
drawn by
DAE
checked by
DAE
revisions

01.11.2019	1
02.19.2019	2
03.08.2019	3

CREE
1200 92nd Street - Sturtevant, WI 53177 www.cree.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Ranchmart North - northeast corner of 95th & Mission in Leawood KS 66206

SR-32682 | Footcandles calculated at 3' AFG | Filename: 180914LW1CJBR2.AGI

Layout By:
Chris Schlitz

Date:3/8/2019

1 Site Photometric Plan
scale: 1" = 50'-0"

north

sheet number
A1.5
drawing type
final development plan
project number
16231

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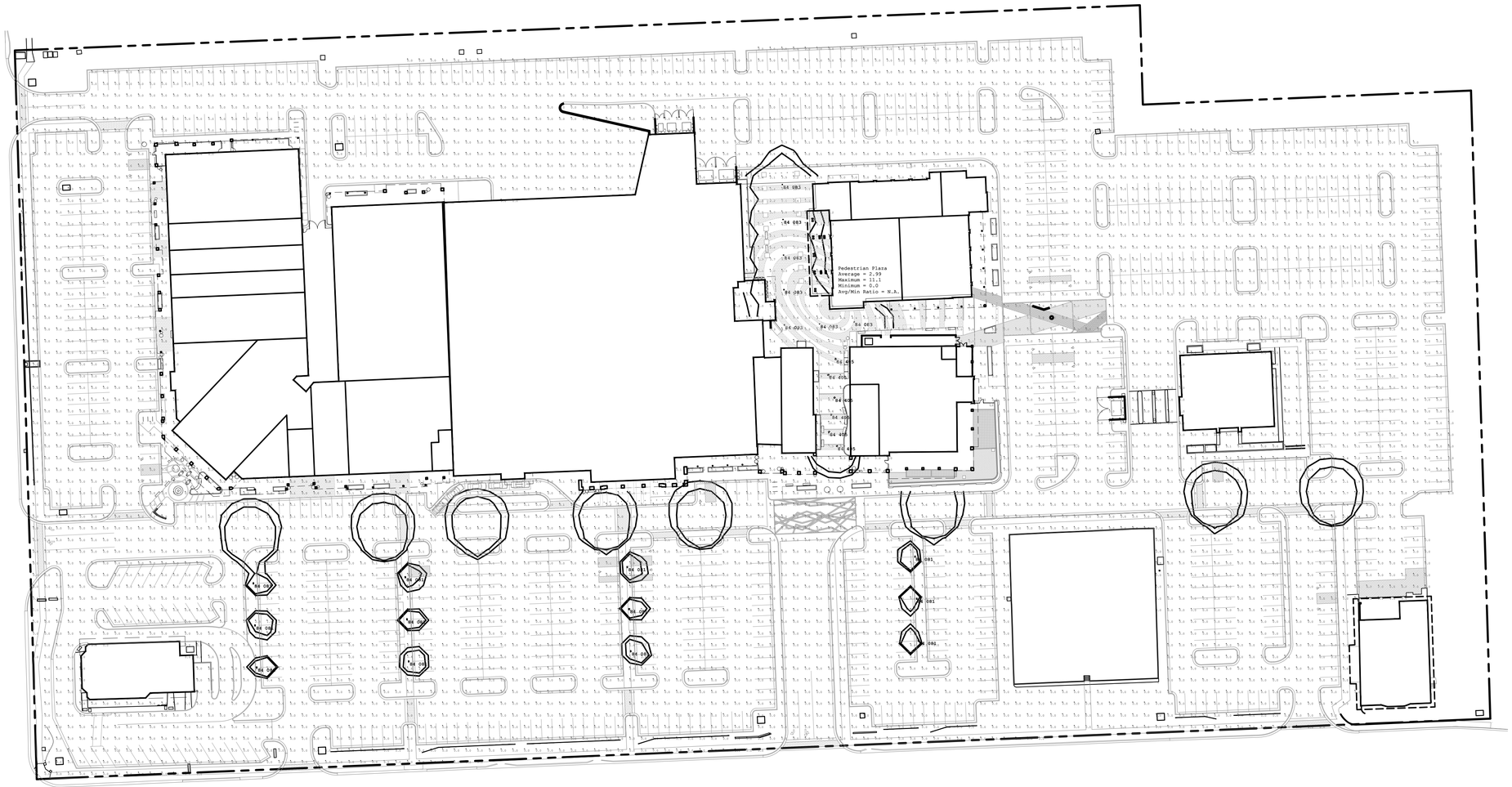
06/18/2019

NO CHANGES THIS SHEET



Customer responsible to verify ordering information/ catalogue number prior to placing order.

CREE™

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www.cree.com - (800) 236-6800

Project Name: RANCHMART NORTH | SR-32682
Date:12/13/2018 | Scale: 1"=50' | Footcandles calculated at 3' AFG
Filename: 180914LW1CJBR1.AGI | Layout by: CHRIS BOSANEC

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

1 Pedestrian Plaza Photometric Plan
scale: 1" = 50'-0"

north

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Leawood, Kansas

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02.19.2019	2
03.08.2019	3

sheet number
A1.6

drawing type
final development plan

project number
16231

Paving Materials

Patterns:
Pattern 1: Running Bond
Pattern 2: Brick Herringbone
Pattern 3: Brick Basket Weave
Pattern 4: Brick Stacked Bond
Pattern 5: Stone Running Bond
Pattern 6: Stone Herringbone 18"x36"
Pattern 7: Cobblestone
Pattern 8: Stone 24" x 24" Diamond
Pattern 9: Stone 24"x 24" Stacked
Pattern 10: Stone Ashlar

Colors:
Color 1: Butterfield Color SG02 Coral
Color 2: Butterfield Color Crimson Coral
Color 3: Butterfield Color Fiery Coral
Color 4: Butterfield Color Wisteria Bark
Color 5: Butterfield Color Mahogany Bark
Color 6: Butterfield Color Honey Buff
Color 7: Butterfield Color Fox Gray
Color 8: Butterfield Color Driftwood Select
Color 9: Butterfield Color SG01 Brown

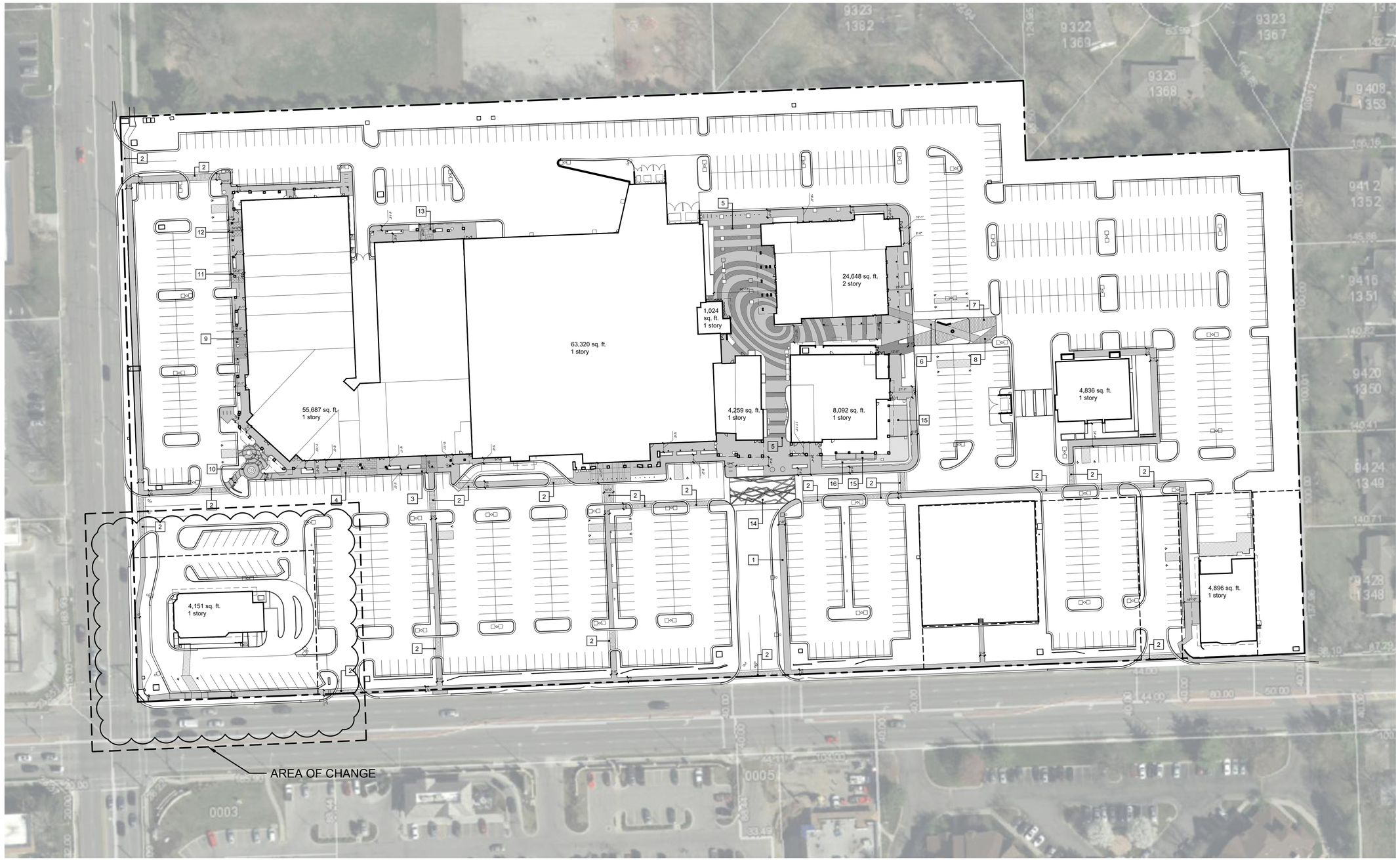
Paving Materials

*Reference A.12 and A.13 for site details

1. Concrete sidewalk 4" thick w/ 6x6 $\frac{10}{10}$ w.w.f. steel mesh reinforcing. Control joints @ 5'-0" o.c. Broom finish for non-slip surface.
2. Stamped concrete, pattern 2, color 1
3. Stamped concrete, pattern 1, color 2
4. Stamped concrete, pattern 5, color 3
5. Stamped concrete, pattern 7, color 9
6. Stamped concrete, pattern 1, color 1
7. Stamped concrete, pattern 2, color 2
8. Stamped concrete, pattern 3, color 5
9. Stamped concrete, pattern 4, color
10. Stamped concrete, pattern 1, color 6
11. Stamped concrete, pattern 6, color 8
12. Stamped concrete, pattern 8, color 4
13. Stamped concrete, pattern 10, color 7
14. Thermoplastic sheet coating, black and white, pattern per plan
15. Private Patio - Artificial Turf by tenant.
16. Private Patio - Pavers by tenant.

2 Stamped Crosswalk Detail

not to scale



*Note: all pedestrian paths shown within the project limits will meet ADA guidelines

1 Pedestrian Site Plan

scale: 1" = 50'-0"

north

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sheet number

A1.8

drawing type
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project number
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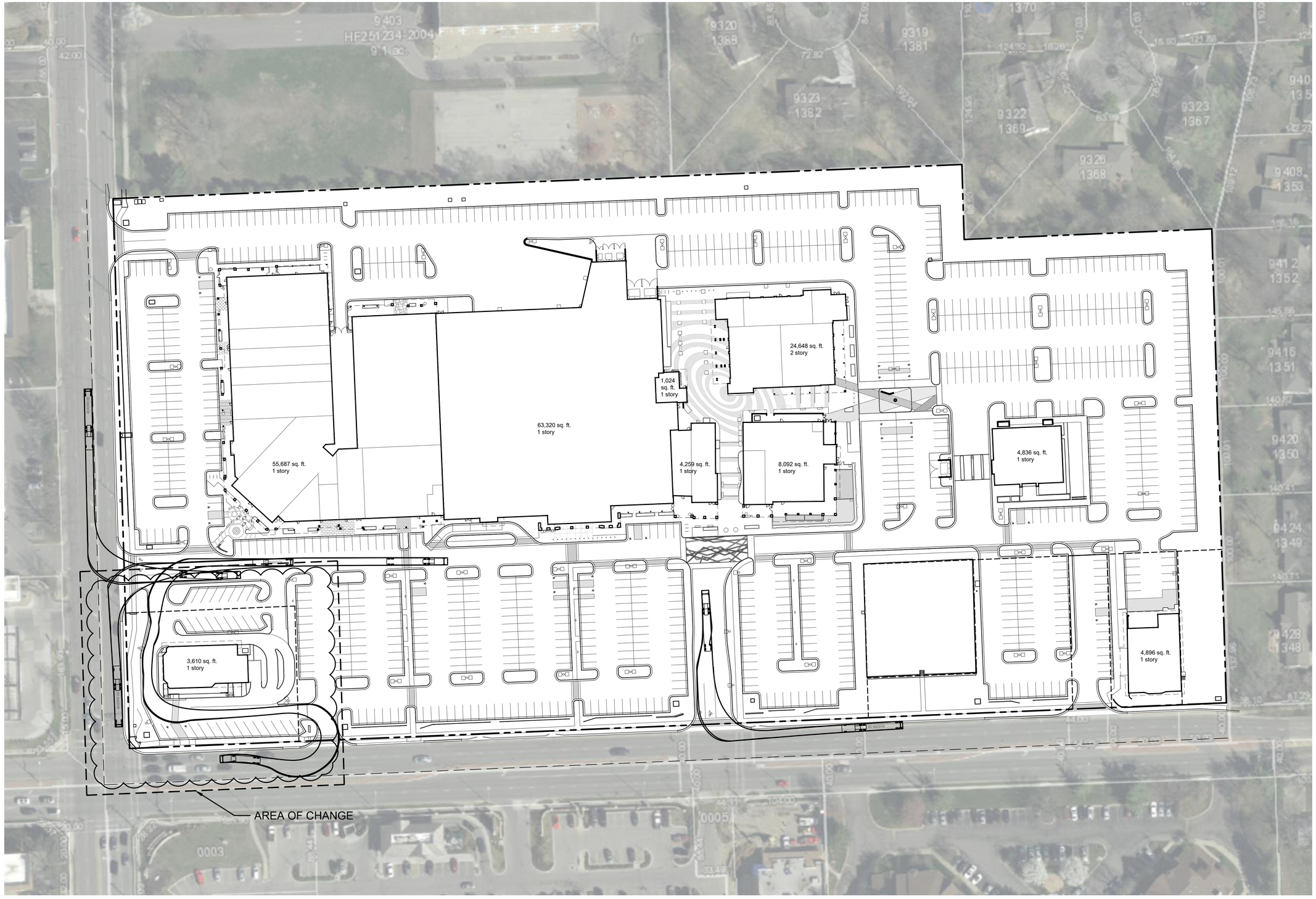

*Note: truck used in simulation is a WB-62 (8.5'Wx68.5'L)

1 Truck Movement Plan
scale: 1" = 50'-0"

north

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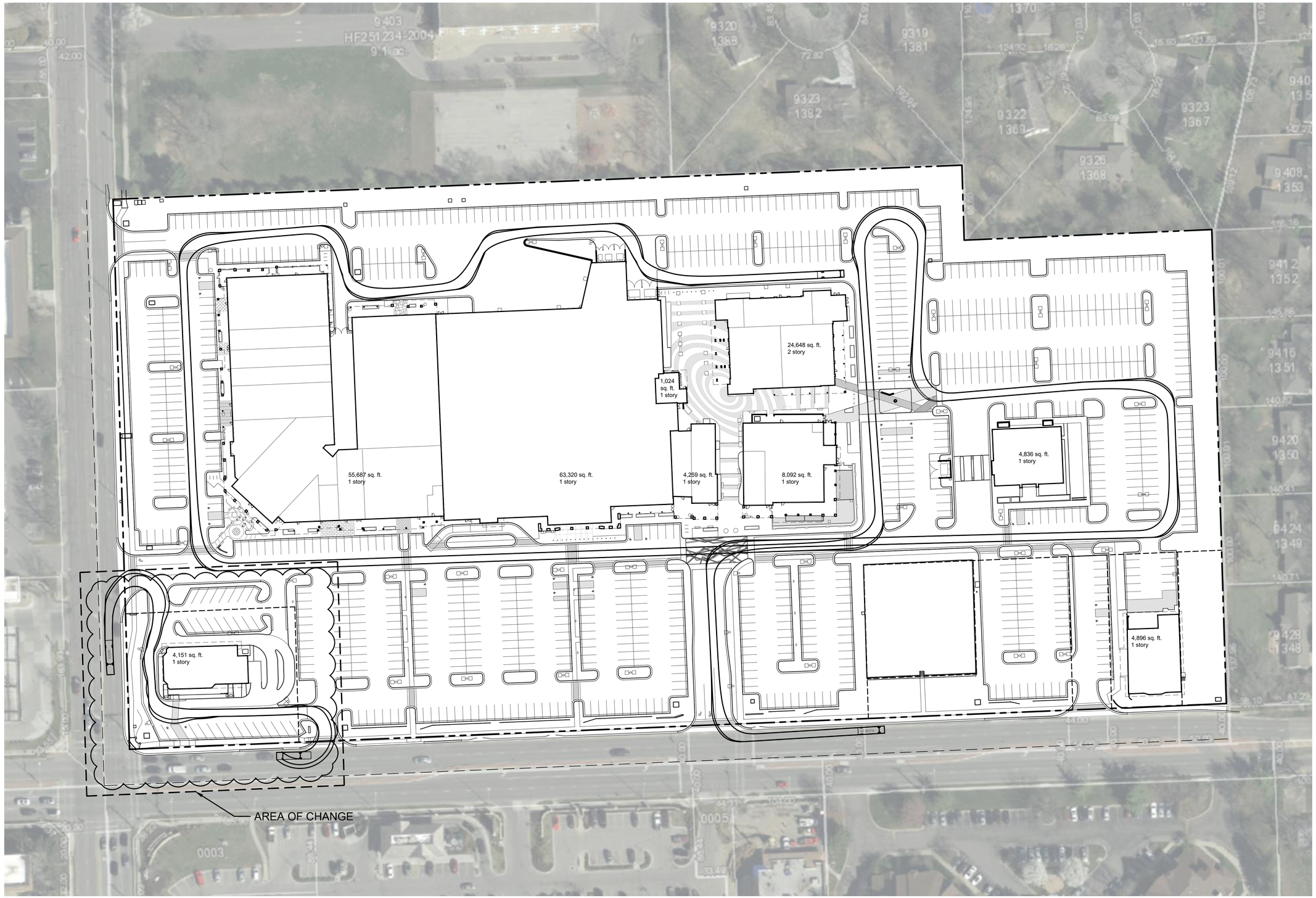

*Note: truck used in simulation is an SU-30 (8'Wx30'L)

1 Fire Truck Movement Plan
scale: 1" = 50'-0"

north

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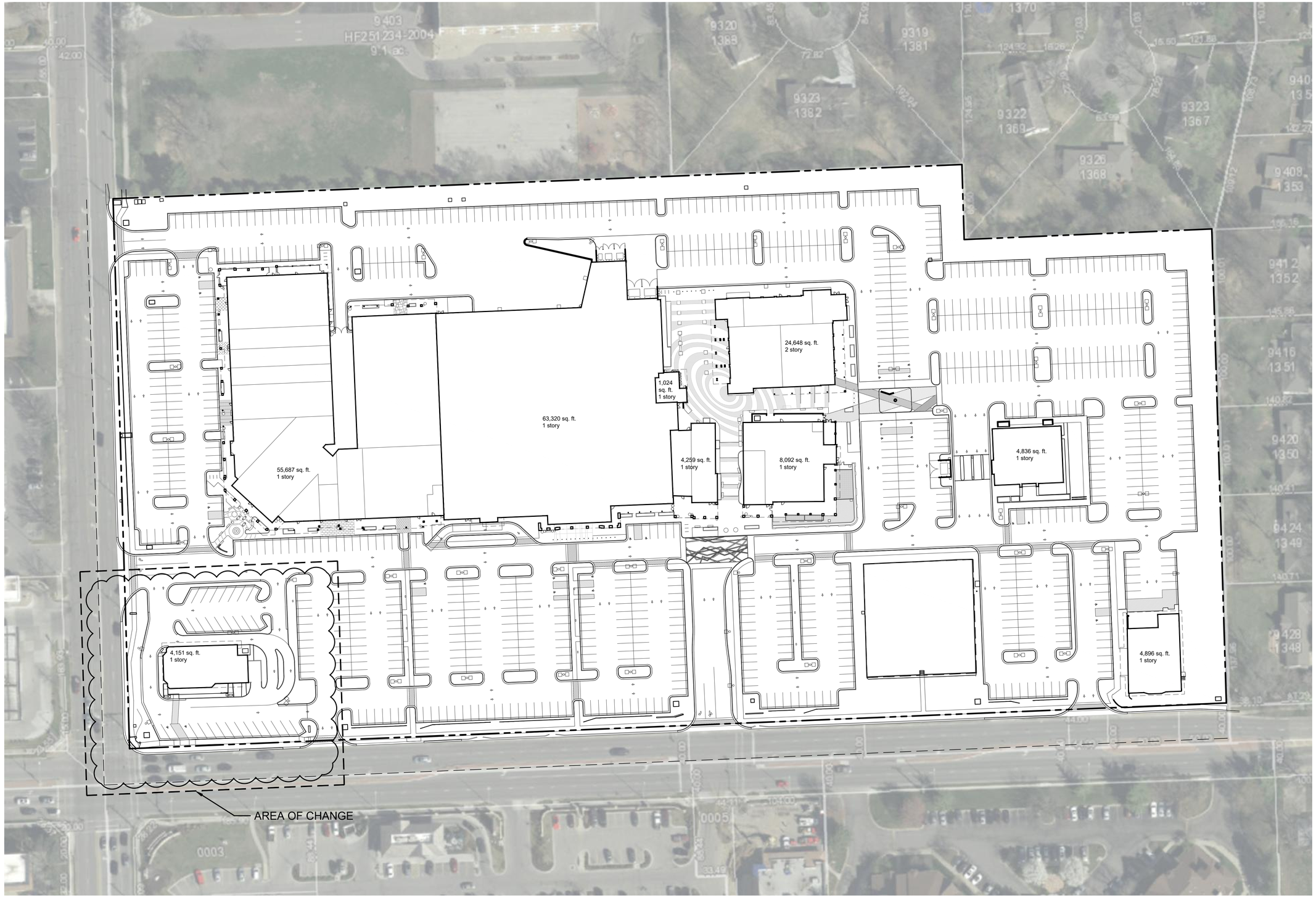

1 Traffic Circulation Plan
scale: 1" = 50'-0"
north

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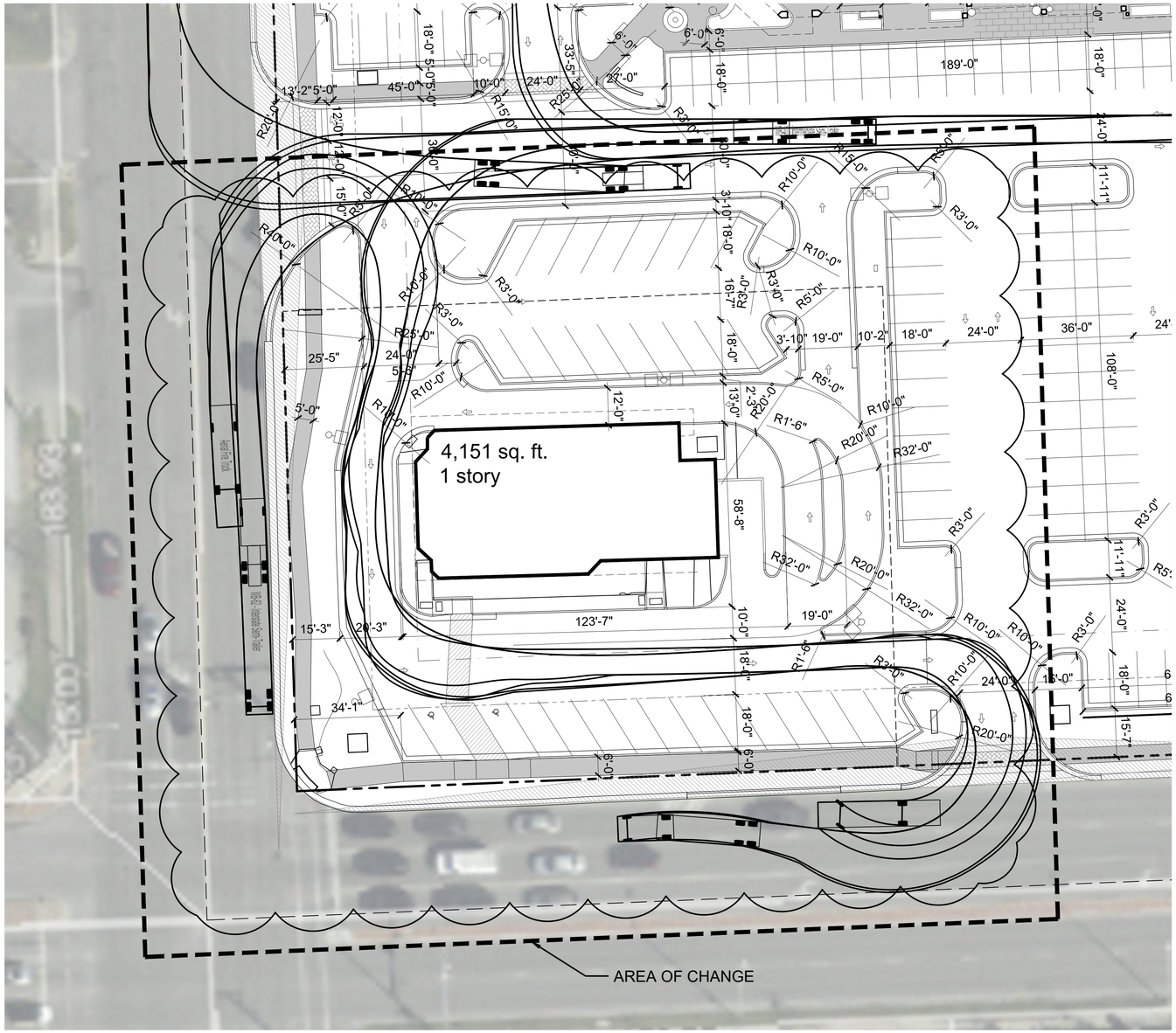

1 Traffic Circulation Plan
scale: 1" = 20'-0"
north

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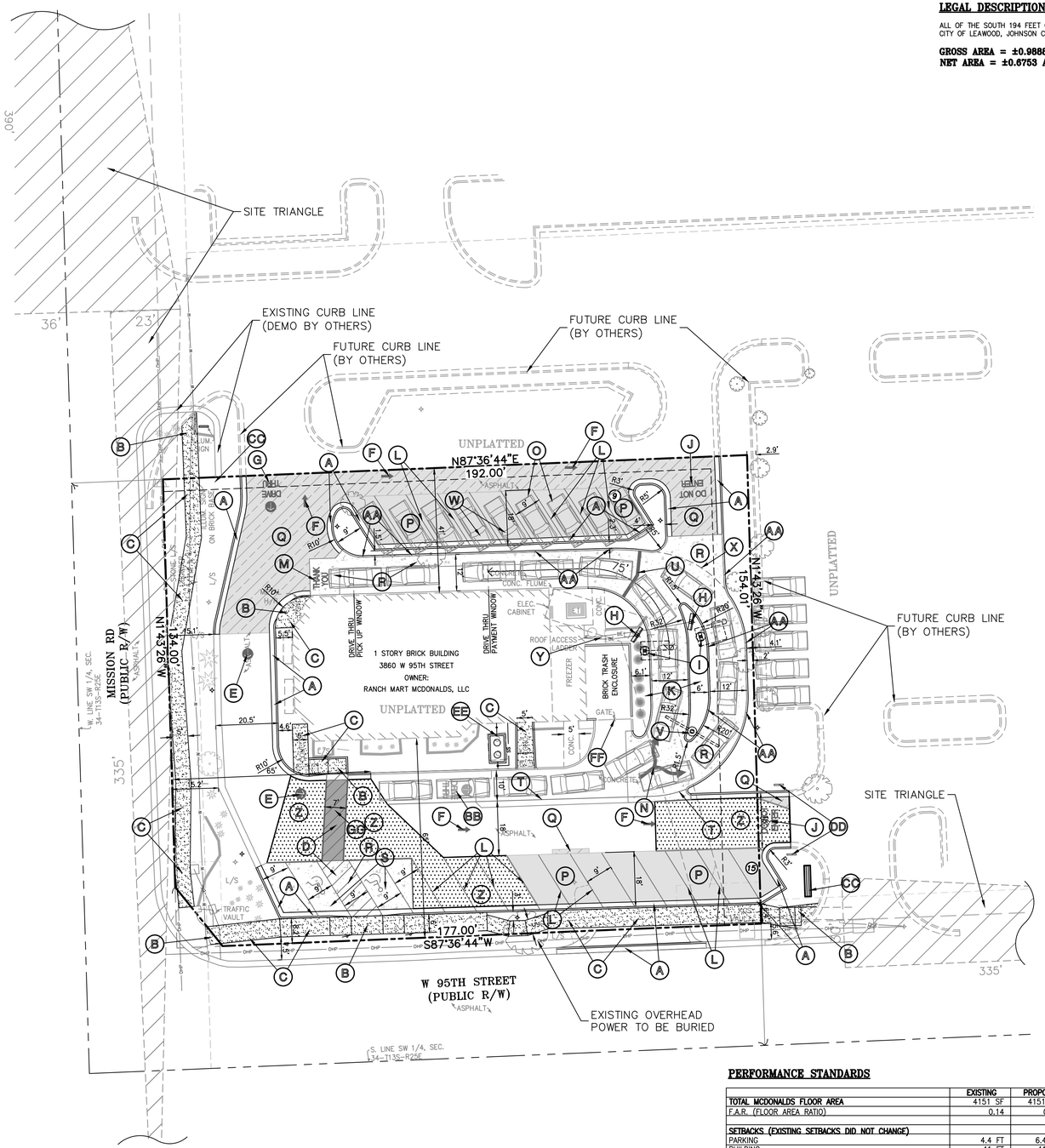


LEGAL DESCRIPTION:

ALL OF THE SOUTH 194 FEET OF THE WEST 222 FEET OF SECTION 34, TOWNSHIP 12, RANGE 25, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART IN ROADS.

GROSS AREA = ±0.9888 ACRES / ±43,071 SQ.FT.
NET AREA = ±0.6753 ACRES / ±29,418 SQ.FT.

SITE KEY NOTES:

- (A) CONSTRUCT 2' STRAIGHT BACK CURB & GUTTER. LAYDOWN CURB & GUTTER AT SIDEWALK RAMP LOCATIONS
- (B) CONSTRUCT SIDEWALK & RAMPS TO ADA SPEC'S (PRIVATE)
- (C) CONSTRUCT CONCRETE SIDEWALK (PRIVATE) PER STANDARD DETAIL
- (D) INSTALL CROSSWALK PAVEMENT MARKING 4" WIDE WHITE STRIPES, 2' O.C. @ 45° PER "PAVEMENT MARKING AND SIGNAGE NOTES" (TYP)
- (E) INSTALL YELLOW CIRCLE DIRECTIONAL ARROW PER STANDARD DETAIL
- (F) INSTALL WHITE INGRESS-EGRESS DIRECTIONAL ARROW PER STANDARD DETAIL
- (G) INSTALL YELLOW "DRIVE THRU" WITH DIRECTIONAL ARROW PAVEMENT MARKING PER STANDARD DETAIL
- (H) INSTALL DIGITAL MENU BOARD FOOTING (SEE SHEET C09 FOR DETAIL)
- (I) INSTALL "ORDER HERE" CANOPY FOOTING (SEE SHEET C09 FOR DETAIL)
- (J) INSTALL WHITE "DO NOT ENTER" PER STANDARD DETAIL
- (K) PRE-SELL BOARD NOT TO BE INCLUDED
- (L) INSTALL 4" WIDE WHITE PARKING STRIPES PER PAVEMENT MARKING & SIGNAGE NOTES
- (M) INSTALL YELLOW "THANK YOU" PER STANDARD DETAIL
- (N) INSTALL YELLOW DOUBLE ARROW PER STANDARD DETAIL
- (O) STRIPE & SIGN CURB SIDE PICKUP STALL PER MCDONALDS STANDARDS
- (P) CONSTRUCT FULL DEPTH STANDARD DUTY ASPHALT PAVEMENT (PARKING AREAS)
- (Q) CONSTRUCT FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT (DRIVE AREAS)
- (R) CONSTRUCT CONCRETE PAVEMENT
- (S) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL
- (T) 6" WIDE SINGLE SOLID YELLOW LINE FOR DRIVE-THRU (TYP.)
- (U) 6" WIDE SINGLE SOLID YELLOW LINE AT MERGE POINT
- (V) INSTALL DOUBLE GATEWAY SIGN FOOTING (SEE SHEET C09 FOR DETAIL)
- (W) DRIVE THRU PULL FORWARD SPACE WITH YELLOW STRIPING & REQUIRED SIGNAGE
- (X) 6" WIDE DASHED YELLOW LINE FOR DRIVE THRU
- (Y) INSTALL PVC CONDUIT TO MENU BOARD & ORDER CANOPY
- (Z) CONSTRUCT OVERLAY ASPHALT PAVEMENT
- (AA) CONSTRUCT STRAIGHT CURB
- (BB) EXISTING YELLOW "DRIVE THRU" WITH DIRECTIONAL ARROW PAVEMENT MARKING (TO REMAIN)
- (CC) INSTALL MONUMENT SIGN
- (DD) INSTALL DIRECTIONAL SIGN
- (EE) CONTRACTOR TO INSTALL 1,500 GALLON GREASE INTERCEPTOR (REF: SHEET C06 FOR DETAIL) AND ASSOCIATED PIPING TO CONNECT TO EXISTING GREASE LINE.
- (FF) REPLACE EXISTING TRASH ENCLOSURE GATE WITH A DECORATIVE STEEL GATE TO BE PAINTED (RE: ARCH PLANS)
- (GG) CONSTRUCT RED CONCRETE PAVEMENT

PERFORMANCE STANDARDS

	EXISTING	PROPOSED	PERCENTAGE
TOTAL MCDONALDS FLOOR AREA	4151 SF	4151 SF	
F.A.R. (FLOOR AREA RATIO)	0.14	0.14	
SETBACKS (EXISTING SETBACKS DID NOT CHANGE)			
PARKING	4.4 FT	6.4 FT	
BUILDING	41 FT	41 FT	
INTERIOR	0 FT	0 FT	
OPEN SPACE CALCULATIONS			
MCDONALDS	7,249 SF	7,494 SF	26%
RANCHMART	100,875 SF	137,289 SF	18%
INTERIOR SITE OPEN SPACE CALCULATIONS			
MCDONALDS	3,671 SF	3,358 SF	11%
RANCHMART	*75,040 SF	88,200 SF	12%
SITE ACREAGE			
MCDONALDS	29,475 SF/ 0.68 AC	29,475 SF/ 0.68 AC	
OVERALL RANCHMART	750,401 SF/ 17.23 AC	750,401 SF/ 17.23 AC	
SD-CR	623,043 SF	623,043 SF	
SD-NCR2	70,578 SF	70,578 SF	

* REQUIRED INTERIOR SITE OPEN SPACE

LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED 2" MILL & OVERLAY ASPHALT
- PROPOSED 2' STRAIGHT BACK CURB & GUTTER
- PROPOSED STRAIGHT BACK CURB
- (9) PROPOSED PARKING SPACES
- PROPERTY LINE

GENERAL NOTES:

1. The major road signs and bases and all installation is part of the sign contractor's package. Conduit and wire to the signs installed by GC and cost paid by the operator. The concrete base for the sign is included as part of the sign cost and paid for by the operator.
2. Entrance and exit signs, drive-thru menu boards and flagpoles, including the installation, are part of the sign contractor's package. Bases and wiring to the signs and conduit are installed by GC and costs paid by the operator.
3. Lot lighting supplier note: light for American flag illumination to be located on building near the flag when required.
4. Bases for flagpoles are by the General Contractor. Anchor bolts are by other.
5. Proposed utilities are shown in schematic only. Exact locations shall be determined to allow for the most economical installation.
6. The contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility services entrance locations, sizes, and circuiting.
7. All elevations shown are in reference to the benchmark and must be verified by the General Contractor at goundbreak.
8. Finish walk and curb elevations shall be 6" above finish pavement.
9. All landscape areas shall be rough graded to 6" below top of all walks and curbs, finish grading, landscaping, and sprinkler systems are by the owner/operator.
10. Lot lighting concrete footings to conform with the soils report recommendations for this particular site.
11. The General Contractor shall confirm which type of foundation is to be used by the sign company installing the on-site road sign prior to pouring any adjacent curbs and pavement.
12. See menu board detail sheets for conduit sizes verify board locations and angles with project manager.
13. See site details for lot striping information and specifications.
14. All concrete walks to be 4" thick and broom finished.
15. Bases, anchor bolts, conduit, and wiring for all other signs are by the General Contractor.
16. Any work performed in the state R.O.W. shall be per DOT guidelines and standard specifications.
17. All exposed concrete corners to be chamfered and/or to have RADII
18. All exposed concrete curbs, sidewalk, slabs, pavements and foundations shall be treated with an aquron concrete treatment as manufactured by Acuron, or approved equivalent.
19. The compaction requirements for all fill materials(s) placed anywhere on McDonald's Corporation property shall be 100% of the standard proctor (ASTM D-698).
20. The general contractor is responsible for demolition of any remaining site improvements prior to construction.
21. All joints where new pavement adjoins existing pavement shall be saw cut, to insure a straight clean line, or will be carried to the next expansion joint on DOT R.O.W. where feasible.
22. All curb faces and pavement elevations shall match adjoining curbing and pavement exactly.
23. Stabilize and grass all slopes to prevent erosion, and sod or hydro-seed slopes over 2:1 unless otherwise specified. See grading plan.
24. All dimensions are given to the back of curb.
25. Contractor to use topographic survey in conjunction with this site plan for location and sizes of existing features.
26. If concrete drip aprons are used in parking stalls against a retaining wall, GC to provide ½" expansion joint between drip apron and wall.
27. Contractor shall be responsible for obtaining all permits required by governing authority including but not limited to Public Works, right-of-way, hauling, land disturbance, demolition/building, etc.

ADDITIONAL GENERAL NOTES:

1. The Contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and specifications at the job site at all times.
2. Construction of improvements shown or implied by this set of drawings shall not be initiated or any part thereof undertaken until the City Engineer is notified of such intent and all required and properly executed bonds are received and approved by the City Engineer.
3. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the Contractor to obtain the location of same shall be repaired or replaced by the Contractor at his expense.
4. Contractor shall not be allowed to work Sundays or holidays. Saturday work shall be as approved by the City Engineer or Project Engineer.
5. Relocation of any utility required for the construction of this project shall be the responsibility of the Contractor and shall be at his expense as a subsidiary obligation.
6. All storm sewer pipe shall be Class III RCP, unless otherwise noted.
7. Street Contractor shall install curb inlet grates at the time of curb installation.
8. All existing site improvements shall be demolished and disposed off-site.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEAWOOD, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0054G, AND DATED AUGUST 3, 2009.

SITE DIMENSION NOTES:

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

BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MODOT VRS.

BM A: SET "⊥" CUT AT CENTER FRONT FACE OF INLET AT CENTER OF PARKING LOT ON ALONG EAST SIDE OF .
ELEVATION =922.69.

BM B: SET "⊥" CUT AT SOUTHEAST CORNER CONC. TRANSFORMER PAD AT MIDDLE OF SOUTH PROPERTY LINE.
ELEVATION =922.69.

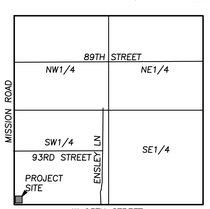
BUILDING & LOT DATA

LOT	0.67 AC/29,418 S.F.
EXISTING ZONING	SD-CR
BUILDING (1 STORY) - RESTAURANT	4,151 S.F.

PARKING SUMMARY

RESTAURANT	
TOTAL PARKING PROVIDED ON-SITE	* 24 SPACES
HANDICAP PARKING SPACES PROVIDED	2 SPACES
PARKING REQUIRED:	4 SP. / 1,000 S.F. + 1 SP. / 3 SEATS
TOTAL PARKING REQUIRED	45 SPACES
HANDICAP PARKING SPACES REQUIRED	2 SPACES

* ADDITIONAL STALLS TO BE PROVIDED WITH OVERALL RANCHMART DEVELOPMENT



SCALE: 1"=2000'

VICINITY MAP
SEC. 34-T12S-R25E

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

Know what's below. Call before you dig.

SCALE: 1"=20'
0' 20' 40'

BEARING BASIS: U.S. STATE PLANE
1983 KANSAS NORTH ZONE #1501

AARON L. NORRIS LICENSED 22409 KANSAS PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	BY

PREPARED BY:
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.phelpsengineering.com
PLANNING
ENGINEERING
IMPLEMENTATION
MISSOURI ENGINEERING CERTIFICATE OF AUTHORIZATION: 2007005058

PREPARED FOR:
McDonald's USA, LLC

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BRAND REVIEW	PERMIT	BID	CONSTRUCTION
05/15/2019	-	-	
PLANNING			

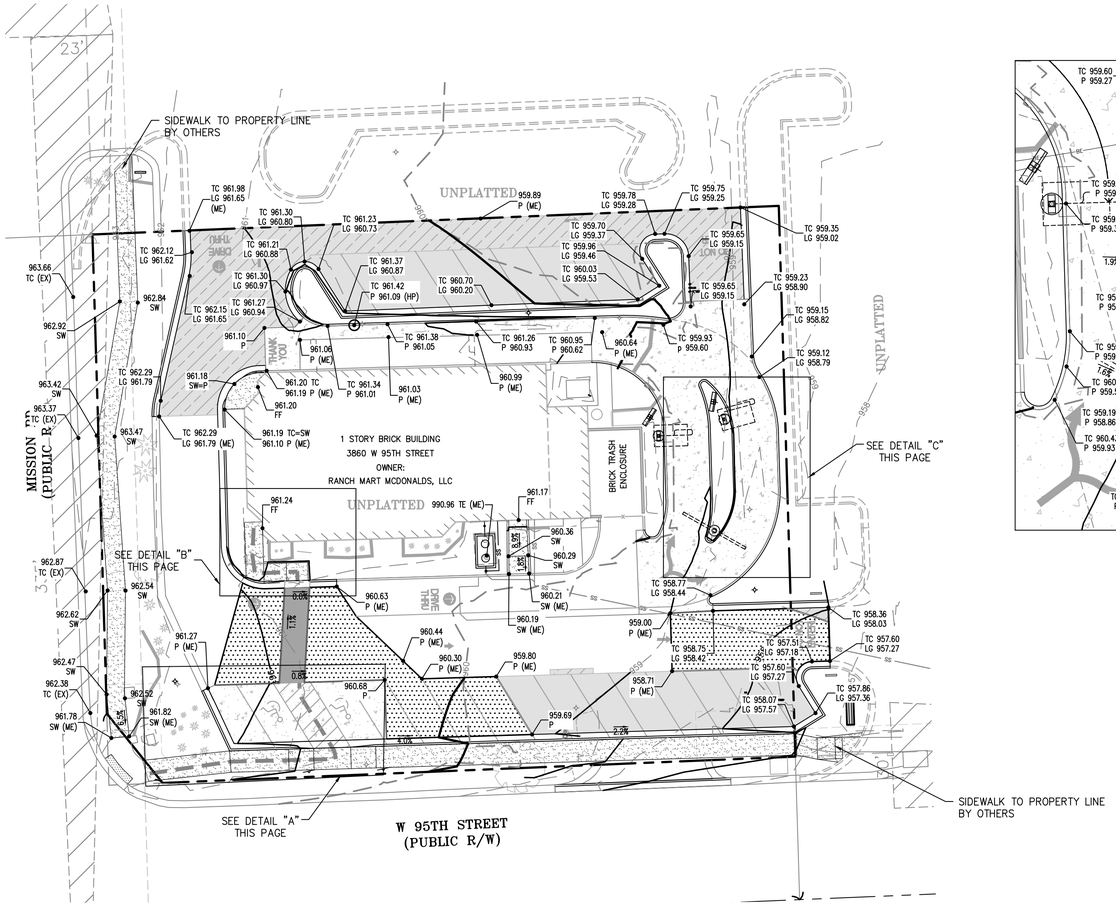
DRAWN BY: MRR
STATE SITE CODE: 015-0178
PROJECT CAD FILE: 180411

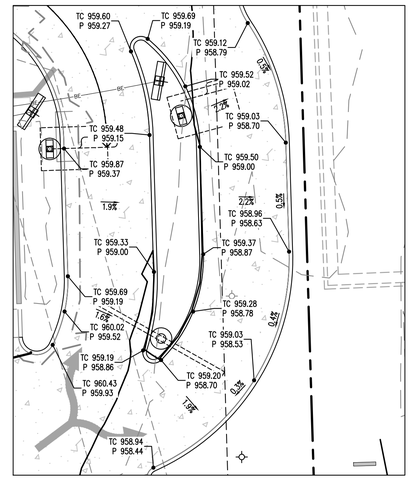
DRAWING TITLE: SITE PLAN

PROJECT ADDRESS:
3860 WEST 95TH STREET
LEAWOOD, KANSAS 66206

SHEET NO. C1.1

\\PHELPS-SERVER\Projects\P\180411\Dwg\Site Plans\Site Plan.dwg Layout:1 Jul 12, 2019 - 4:21pm Mark Reasoner





DETAIL "C"
1" = 10'

SITE GRADING NOTES:

1. CONTOURS AND ELEVATIONS: Existing 1' and proposed 1' contours are shown on plans. Proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.

2. If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.

3. CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.

4. TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded and stockpile at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and ITL.

5. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.

6. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.

7. PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.

8. EARTHWORK:

   A) GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.

   B) SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.

   C) FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris. In areas where thickness of the engineered fill is greater than five, feet building and pavement construction should not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.

   D) EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.

   E) COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.

9. All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.

10. TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.

11. CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.

12. SEEDING: All areas disturbed by earthwork operations shall be seeded.

13. UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

14. LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. refer to project S.W.P.P.P. requirements.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OVERLAND PARK, COMMUNITY NO. 200167, JOHNSON COUNTY, KANSAS, MAP NO. 20091C00546, AND DATED AUGUST 3, 2009.

UTILITY NOTE:

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

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

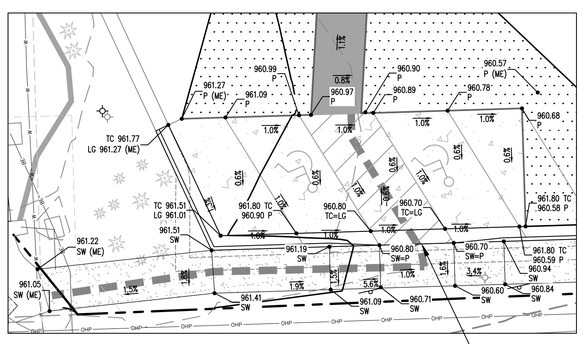
BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON JOHNSON COUNTY CONTROL NETWORK BM#588.

ALUMINUM BERSTEN DISK STAMPED BM588 ON NORTHWEST HEADWALL OF RCB, ±530 FEET, WEST OF THE INTERSECTION OF 95TH STREET AND ROE AVENUE. ELEVATION= 915.90

BM A: SET "□" CUT ON TOP OF CURB AT THE NORTHEAST CORNER OF THE PARKING ISLAND ADJACENT TO THE DRIVE THRU BY THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. ELEVATION= 960.01

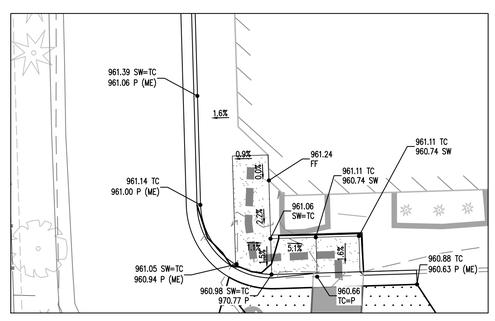
BM B: SET "□" CUT ON SOUTHWEST CORNER OF CONCRETE TRAFFIC SIGNAL POLE BASE AT SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION= 962.56

BM C: SET "□" CUT IN CENTER FRONT FACE OF CURB INLET ON NORTH SIDE OF 95TH STREET NORTHWEST CORNER OF BACK OF CURB ON PARKING LOT SOUTH OF PROPERTY, ±35 EAST OF SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION= 956.22

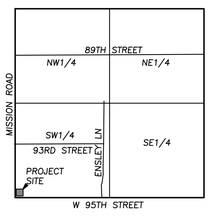


DETAIL "A"
1" = 10'

BREAK AND DEPRESS CURB TO CONNECT TO PROPOSED SIDEWALK



DETAIL "B"
1" = 10'



SCALE: 1"=2000'

VICINITY MAP
SEC. 34-T12S-R25E

Know what's below. Call before you dig.

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

UTILITY NOTE:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH AND RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ADA PATH NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE THAT THE SIDEWALK/CROSSWALK SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE (IN THE DIRECTION OF TRAVEL, EXCEPT AT RAMP LOCATIONS).

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- ADA ROUTE
- PROPOSED SPOT ELEVATION

TC 1067.33
LG 1067.00

LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
RD	ROOF DRAIN
DS	DOWN SPOUT

N

SCALE: 1"=20'
0' 20' 40'

BEARING BASIS: U.S. STATE PLANE 1983 KANSAS NORTH ZONE #1501

AARON L. NORRIS LICENSED 22409 KANSAS PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	BY

PREPARED BY:
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.phelpsengineering.com
PLANNING ENGINEERING IMPLEMENTATION
MISSOURI ENGINEERING CERTIFICATE OF AUTHORIZATION: 2007005058

PREPARED FOR:
McDonald's USA, LLC

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BRAND REVIEW 05/15/2019	PLANNING	PERMIT	BID	CONSTRUCTION
	-	-		

DRAWING TITLE: GRADING PLAN

PROJECT ADDRESS: 3860 WEST 95TH STREET LEAWOOD, KANSAS 66206

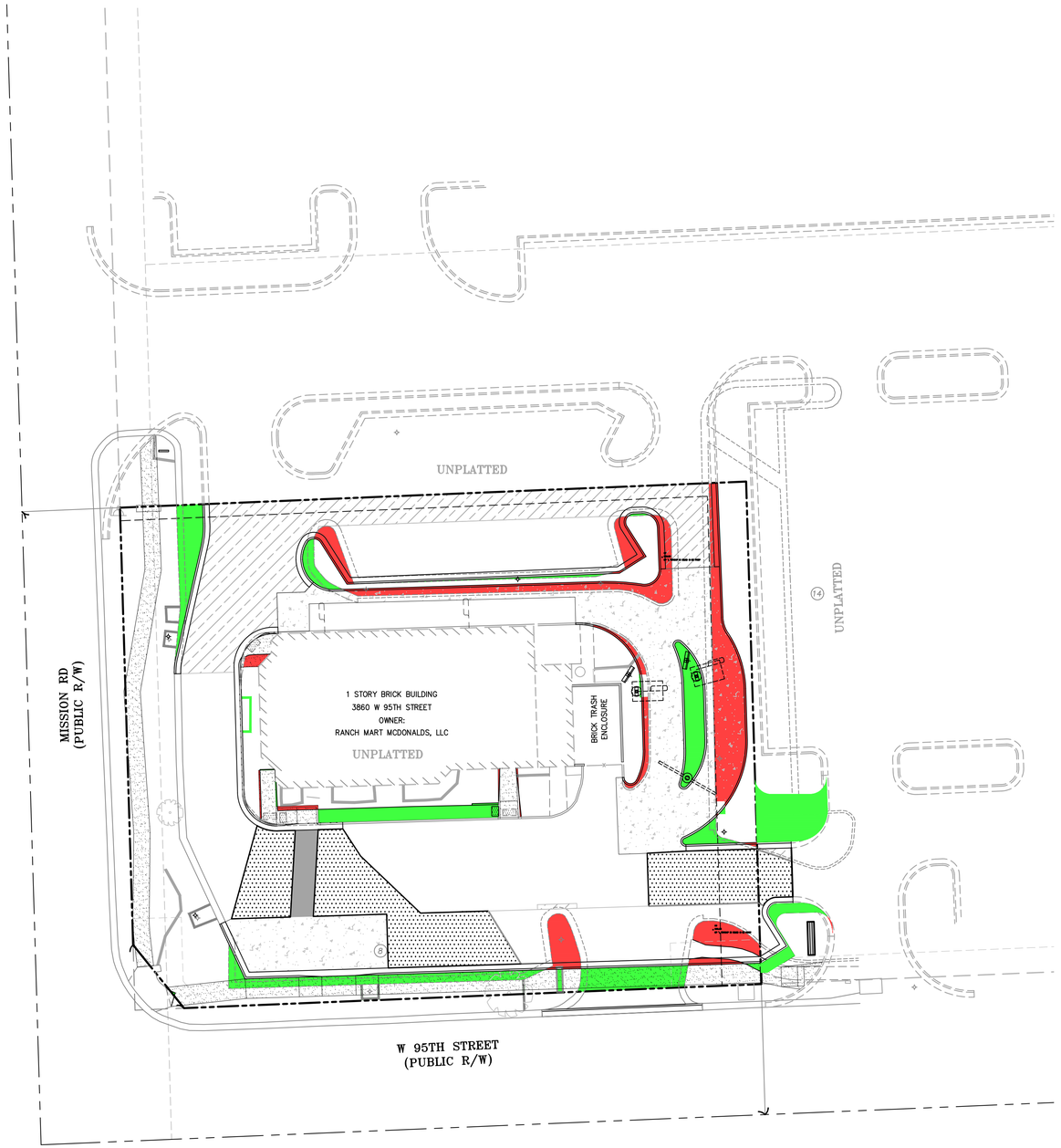
DRAWN BY: MRR

STATE SITE CODE: 015-0178

PROJECT CAD FILE: 180411

SHEET NO. C1.2

\\PHELPS-SERVER\Projects\P\180411\Dwg\Site Plans\Grading Plan.dwg Layout:1 Jul 09, 2019 - 4:09pm Mark Reasoner

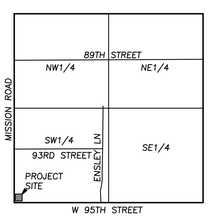


McDonald's Remodel Plan:

Existing Greenspace To Be Removed	-1,528 Sq. Ft.
Proposed Greenspace Added within McDonald's Lease Area	1,379 Sq. Ft.
Proposed Greenspace Added outside McDonald's Lease Area Compared to Previously Approved Ranchmart Plan	394 Sq. Ft.
Net Change in Greenspace	245 Sq. Ft.

LEGEND

- GREEN SPACE TO BE REMOVED
- PROPOSED GREEN SPACE
- PROPERTY LINE



SCALE: 1"=2000'

VICINITY MAP
SEC. 34–T12S–R25E

Know what's **below.**
Call before you dig.

UTILITY NOTES:
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SCALE: 1"=20'
0' 20' 40'

BEARING BASIS: U.S. STATE PLANE
1983 KANSAS NORTH ZONE #1501

AARON L. NORRIS
LICENSED
22409
KANSAS
PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	BY

PREPARED BY:
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Fax: (913) 393-1166
www.phelpsengineering.com
PLANNING
ENGINEERING
IMPLEMENTATION
MISSOURI ENGINEERING CERTIFICATE OF AUTHORIZATION: 2007005058

PREPARED FOR:
McDonald's USA, LLC

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BRAND REVIEW 05/15/2019
PLANNING –
PERMIT –
BID –
CONSTRUCTION

DRAWN BY: MRR
STATE SITE CODE: 019-0178

DRAWING TITLE:
GREEN SPACE CHANGES

PROJECT ADDRESS:
3860 WEST 95TH STREET
LEAWOOD, KANSAS 66206

PROJECT CAD FILE: 180411

SHEET NO. C1.3

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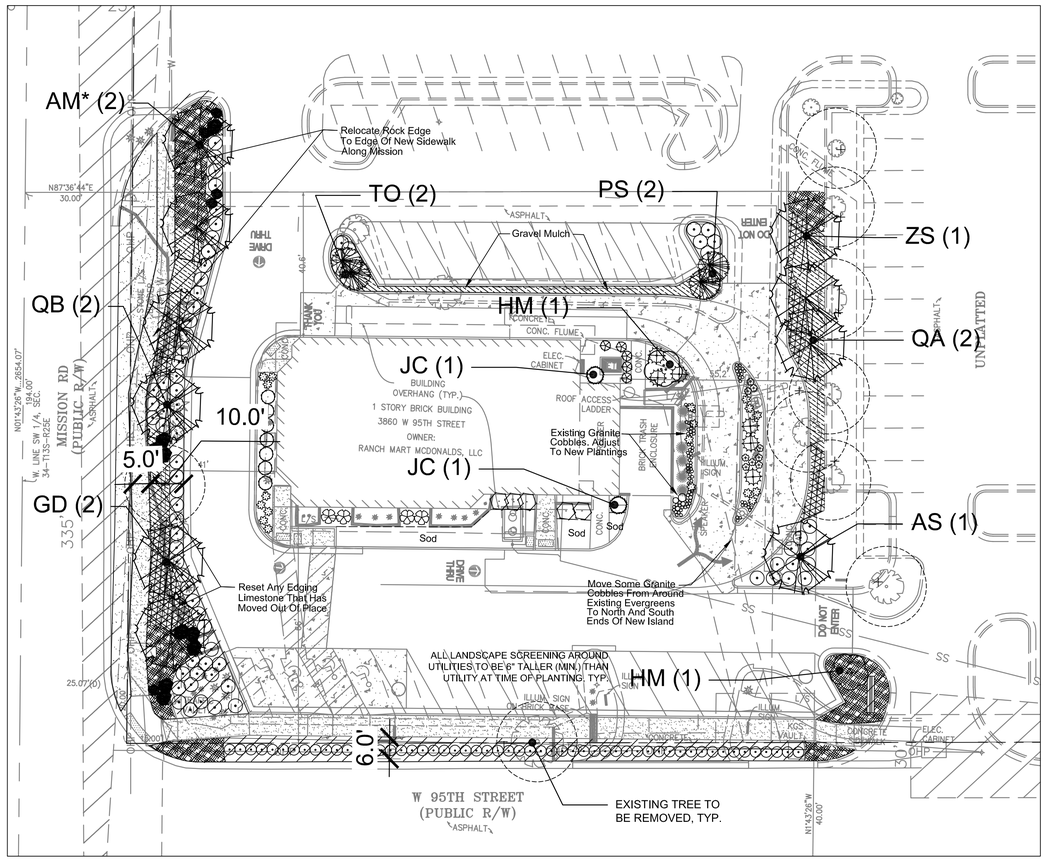


PLANT SCHEDULE

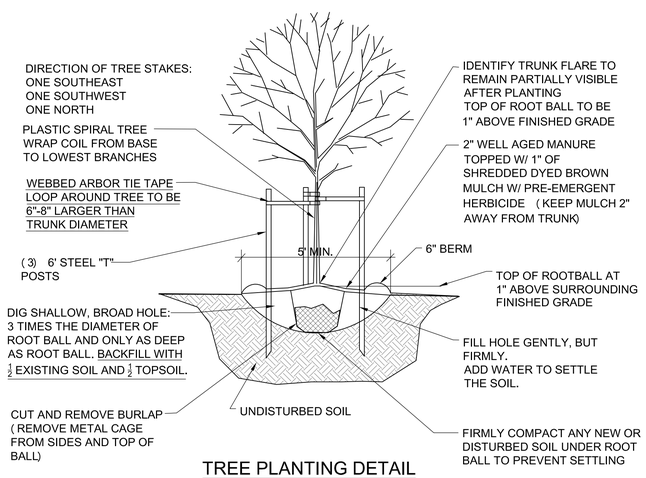
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
		SHADE TREES				
AM	2	Acer miyabei 'Morton'	STATE STREET MIYABE MAPLE	2" CAL.	B&B	SPECIMEN QUALITY
AS	1	Acer saccharum	SUGAR MAPLE	2" CAL.	B&B	SPECIMEN QUALITY
GD	2	Gymnodladus dioicus 'Expresso'	KENTUCKY COFFEETREE	2" CAL.	B&B	SPECIMEN QUALITY
HM	2	Heptacodium miconioides	SEVEN SONS FLOWER	5' HGT.	B&B	SPECIMEN QUALITY
JC	2	Juniperus chinensis 'Keteleeri'	KETELEERI CHINESE JUNIPER	6' HGT.	B&B	SPECIMEN QUALITY
QA	2	Quercus alba	WHITE OAK	2" CAL.	B&B	SPECIMEN QUALITY
QB	2	Quercus bicolor	SWAMP WHITE OAK	2" CAL.	B&B	SPECIMEN QUALITY
ZS	1	Zelkova serrata 'Green Vase'	JAPANESE ZELKOVA	2" CAL.	B&B	SPECIMEN QUALITY
		EVERGREEN TREES				
PS	2	Pinus strobus 'Fastigiata'	COLUMNAR EASTERN WHITE PINE	8' HT.	B&B	AS SHOWN ON PLAN
TO	2	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	8' HT.	B&B	AS SHOWN ON PLAN

Site Specific Landscape Notes:

1. Plants removed or damaged close to the bldg. during renovation shall be replaced in kind. All other existing plants shall be protected and saved.

General Landscape Notes:

1. Contractor shall verify the existence and location of all utilities before starting any work.
2. Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
3. Contractor shall make no substitutions without the approval of the Landscape Architect.
4. Contractor shall stake layout plan in the field and shall have the layout approved by the Landscape Architect before proceeding with the installation.
5. All shrub beds within lawn areas shall receive a trenched edge.
6. New shrub beds next to building shall be mulched with 3" of gravel mulch to match existing existing over a felt type soil separator fabric. (See note 21.)
7. All shrub beds shall be treated with the pre-emergent herbicide Pre M 60 DG (granular) or an approved equal in accordance with the manufacturer's instructions.
8. All lawn areas as noted shall be fertilized, sodded with a Turf-Type Tall Fescue grass seed blend including public ROW. See plan labels.
9. Fertilizer for trees and container stock areas shall be a balanced fertilizer applied at rates per manufacturers recommendations and soil test results.
10. Contractor shall warranty all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner.
11. Any plant material which dies during the one year warranty period shall be replaced by the Contractor during normal planting seasons.
12. Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner. After initial acceptance, maintenance shall be by the owner.
13. All plant names on the plant list conform to the Standardized Plant Names prepared by the American Joint Committee on Horticultural Nomenclature or to names generally accepted in the nursery trade.
14. All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
15. Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than the specified sizes be accepted.
16. Plants shall not be pruned prior to delivery to the site or after installation except for those branches that have been damaged in some way.
17. Plants shall not have name tags removed prior to final inspection.
18. Contractor shall be responsible for weed control on the project during and after construction until the project is turned over to the owner.
19. All plantings shall receive a commercial transplant additive per manufacturers recommended rates and instructions for application.
20. Successful landscape bidder shall be responsible for the modification of any existing irrigation system to be approved by the Owner prior to construction.
21. Where existing gravel exists, supplement where needed to 3" deep when adding plants. Existing gravel around building is variations of brown gravel +/-1"-2"rock. Also see notes on site plan.



TREE PLANTING DETAIL
NO SCALE

Proposed Future Trees

0 20 40
SCALE 1" = 20'

LEGEND
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- PLANTING BED
- EXISTING LANDSCAPE TO REMAIN
- TURF

Transplant Additives:

1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.

2. Transplant additive shall be Plant Health Care Inc., "Mycor Tree Saver" mycorrizal fungal transplant innoculant or equivilent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.

3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).

4. Number of transplant additive packets per tree, shrub or grouncover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.

5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.

Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

Sight Triangles
VARIES
VARIES

PETER A. OPPERMANN LICENSED LANDSCAPE ARCHITECT KANSAS
7/5/19

07/05/2019

McDonald's
Leawood, Kansas

LS-1

Oppermann LandDesign, LLC
Land Planning Landscape Architecture
18990 West 117th Street
Olathe, Kansas 66061
oppermannlanddesign.com
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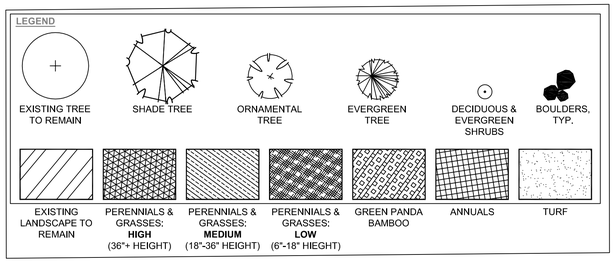
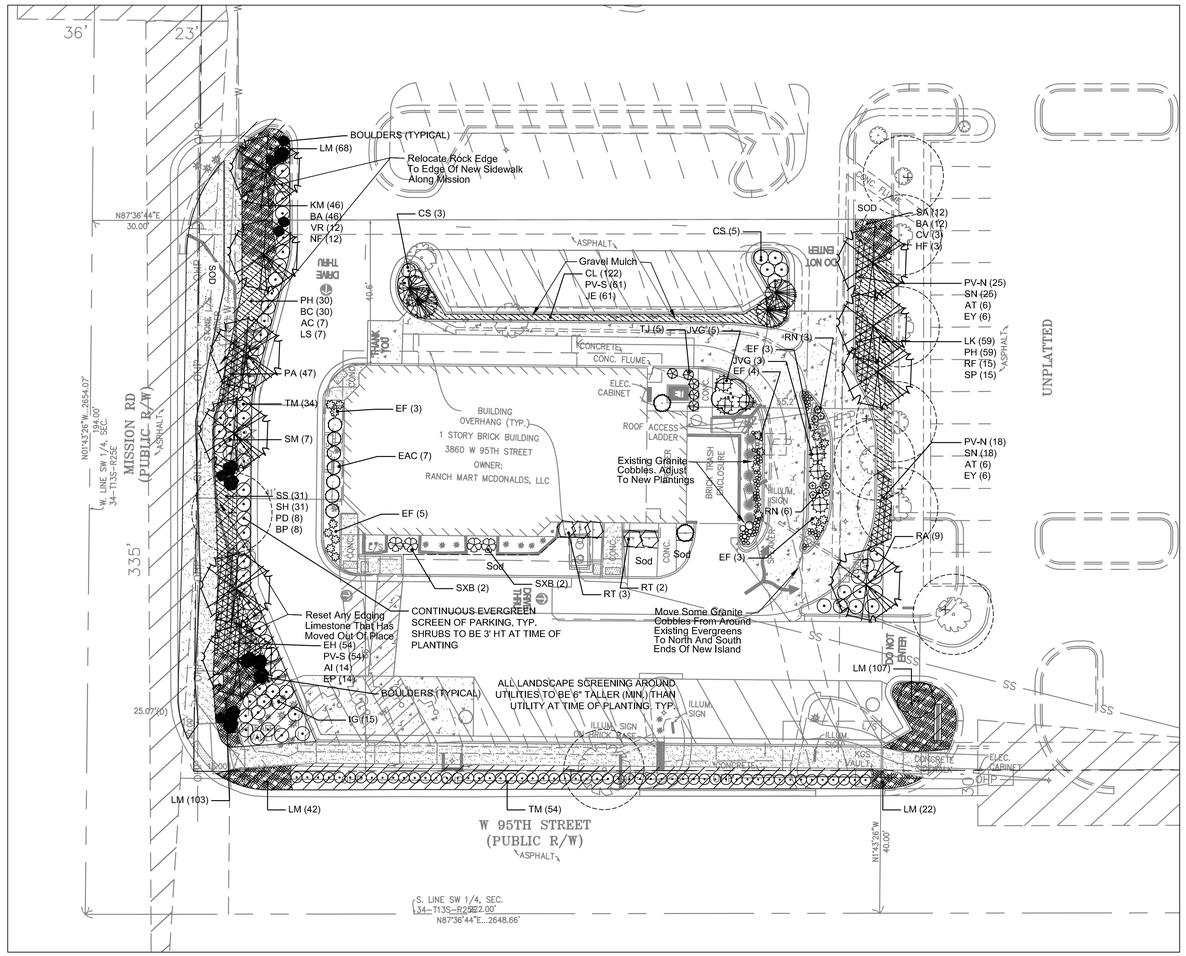
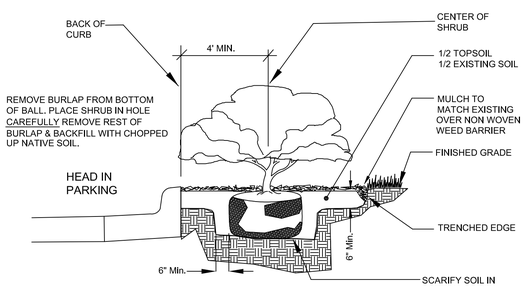




PLANT SCHEDULE CONT.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
EVERGREEN SHRUBS						
EF	18	Euonymus fortunei `Blondy` TM	BLONDY EUONYMUS	#3	CONT.	AS SHOWN ON PLANS
IG	15	Ilex glabra 'Nigra'	INKBERRY HOLLY	#5	CONT.	AS SHOWN ON PLANS
JVG	8	Juniperus virginiana `Grey Owl`	GREY OWL JUNIPER	#5	CONT.	AS SHOWN ON PLANS
JV	5	Juniperis virginiana 'Taylor'	TAYLOR JUNIPER	5' hgt.	B&B	AS SHOWN ON PLANS
TM	88	Taxus x media 'Densiformis'	DENSIFORMIS YEW	#5	CONT.	AS SHOWN ON PLANS
PERENNIALS						
AI	14	Asclepias incarnata	SWAMP MILKWEED	#1	CONT.	1'-6" TRIANGULAR SPACING
AC	7	Achillea 'Paprika'	PAPRIKA YARROW	#1	CONT.	1'-6" TRIANGULAR SPACING
AT	12	Asclepias tuberosa	BUTTERFLY MILKWEED	#1	CONT.	1'-6" TRIANGULAR SPACING
BP	8	Baptisia australis	BLUE FALSE INDIGO	#1	CONT.	1'-6" TRIANGULAR SPACING
CV	3	Coreopsis verticillata 'Broad street'	BROAD STREET COREOPSIS	#1	CONT.	1'-6" TRIANGULAR SPACING
EP	14	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	1'-6" TRIANGULAR SPACING
EY	12	Eryngium yucifolium	RATTLESNAKE MASTER	#1	CONT.	1'-6" TRIANGULAR SPACING
HF	3	Hemerocallis 'Fragrant Returns'	FRAGRANT RETURNS DAYLILY	#1	CONT.	1'-6" TRIANGULAR SPACING
LM	342	Liriope muscari	LILYTURF	#1	CONT.	1'-6" TRIANGULAR SPACING
LS	7	Liatris pycnostachya	PRAIRIE BLAZING STAR	#1	CONT.	1'-6" TRIANGULAR SPACING
NF	12	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	#1	CONT.	1'-6" TRIANGULAR SPACING
PA	47	Perovskia atriplicifolia 'Rocketman'	ROCKETMAN RUSSIAN SAGE	#1	CONT.	3'-0" TRIANGULAR SPACING
PD	8	Penstemon 'Dark Towers'	DARK TOWERS BEARDTONGUE	#1	CONT.	1'-6" TRIANGULAR SPACING
RF	15	Rudbeckia fulgida 'Little Goldstar'	BLACK EYED SUSAN	#1	CONT.	1'-6" TRIANGULAR SPACING
SP	15	Sedum spectabile 'Sutumn Fire'	AUTUMN FIRE STONECROP	#1	CONT.	1'-6" TRIANGULAR SPACING
VR	12	Veronica 'Royal Candles'	SPEEDWELL	#1	CONT.	1'-6" TRIANGULAR SPACING
DECIDUOUS SHRUBS						
CS	8	Cornus sericea 'Flaviramea'	RED AND YELLOW TWIG DOGWOOD	#5	CONT.	AS SHOWN ON PLANS
EAC	7	Euonymus alatus `Compactus`	COMPACT BURNING BUSH	#5	CONT.	AS SHOWN ON PLANS
RA	9	Rhus aromatica	GRO LOW SUMAC	#5	CONT.	AS SHOWN ON PLANS
RT	5	Rhus typhina `Tiger Eyes`	TIGER EYES SUMAC	#5	CONT.	AS SHOWN ON PLANS
RN	9	Rosa x `Novarospop`	POPCORN DRIFT ROSE	#1	CONT.	AS SHOWN ON PLANS
SXB	4	Spiraea x bumalda `Anthony Waterer`	ANTHONY WATERER SPIRAEA	#3	CONT.	AS SHOWN ON PLANS
SM	7	Syringa meyeri 'Palibin'	DWARF KOREAN LILAC	#5	CONT.	AS SHOWN ON PLANS
ORNAMENTAL GRASSES						
BA	58	Bouteloua gracilis 'Blond Ambition	BLONDE AMBITION BLUE GRAMMA GRASS	#1	CONT.	1'-6" TRIANGULAR SPACING
BC	30	Bouteloua curtipendula	SIDE OATS GRAMA	#1	CONT.	1'-6" TRIANGULAR SPACING
CL	122	Chasmanthium latifolium	NORTHERN SEA OATS	#1	CONT.	1'-6" TRIANGULAR SPACING
EH	54	Elymus hustrix	BOTTLE BRUSH GRASS	#1	CONT.	1'-6" TRIANGULAR SPACING
JE	61	Juncus effusus	SOFT RUSH	#1	CONT.	1'-6" TRIANGULAR SPACING
KM	46	Koeleria macrantha	JUNE GRASS	#1	CONT.	1'-6" TRIANGULAR SPACING
LK	59	Miscanthus sinensis 'Little Kitten'	LITTLE KITTEN GRASS	#1	CONT.	1'-6" TRIANGULAR SPACING
PH	89	Pennisetum alopercuroides 'Hamlen'	DWARF FOUNTAIN GRASS	#1	CONT.	1'-6" TRIANGULAR SPACING
PV-N	43	Panicum virgatum 'Northwind'	NORTHWIND SWITCH GRASS	#1	CONT.	1'-6" TRIANGULAR SPACING
PV-S	115	Panicum virgatum 'Shenandoah'	SHENANDOAH RED SWITCH GRASS	#1	CONT.	1'-6" TRIANGULAR SPACING
SA	12	Sesleria autumnalis	AUTUMN MOOR GRASS	#1	CONT.	1'-6" TRIANGULAR SPACING
SH	31	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	1'-6" TRIANGULAR SPACING
SN	43	Sorghastrum nutans	INDIAN GRASS	#1	CONT.	1'-6" TRIANGULAR SPACING
SS	31	Schizachyrium scoparium	LITTLE BLUESTEM	#1	CONT.	1'-6" TRIANGULAR SPACING



SHRUB BED & PARKING SETBACK DETAIL

NO SCALE

Proposed Future Trees

SCALE 1" = 20'

Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.

07/05/2019

McDonald's

Leawood, Kansas

LS-2

Oppermann LandDesign, LLC
Land Planning Landscape Architecture
18990 West 117th Street
Olathe, Kansas 66061
oppermannlanddesign.com
pete@opperland.com
913.894.9407

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9380
fax: 913.451.9381
www.davidsonae.com

CONFLUENCE
LANDSCAPE ARCHITECT
CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105
PH: 816.531.7227

CHANGES FOR PHASE 1b BY:

PEI
PLANNING
ENGINEERING
IMPLEMENTATION
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

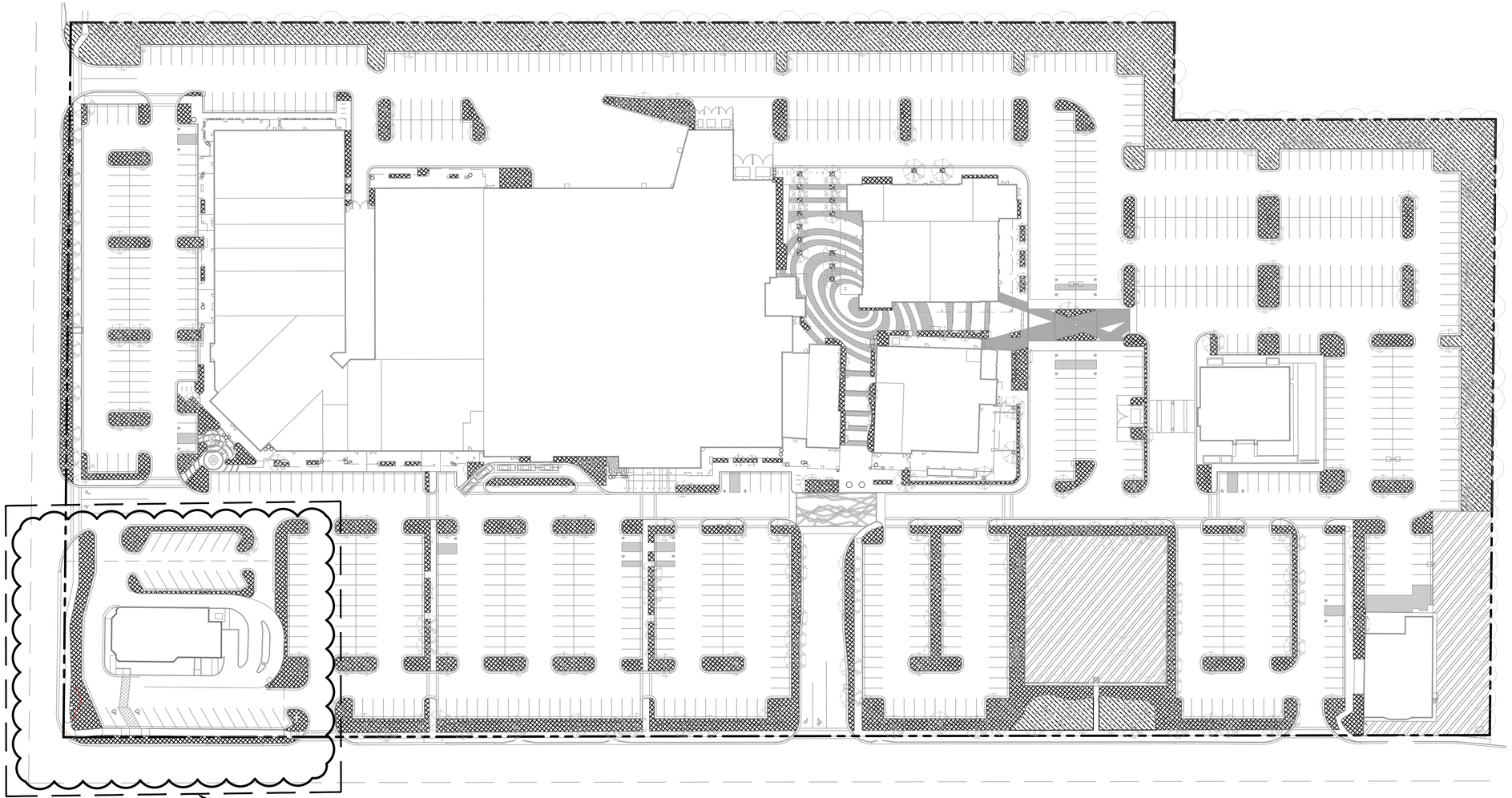
06/18/2019

LEGEND

- EXISTING LANDSCAPE TO REMAIN
- DRIP IRRIGATION
- SPRAY IRRIGATION

IRRIGATION NOTES:

1. IRRIGATION PLAN IS INCLUDED TO ILLUSTRATE THE IRRIGATION INTENT FOR THIS PROJECT & NOT BE THE FINAL DESIGN OF THE SYSTEM. FINAL IRRIGATION DESIGN WILL BE COMPLETED AFTER CITY FDP APPROVAL.
2. LANDSCAPED AREAS ON THE SOUTH AND EAST SIDES OF THE CARE NOW BUILDING HAVE AN EXISTING IRRIGATION SYSTEM THAT WILL REMAIN.



01 IRRIGATION PLAN

SCALE: 1"=50'
0' 12.5' 25' 50' 100'

a redevelopment for
Ranch Mart
3700 W. 95th Street
Leawood, Kansas

date
12.18.2018
drawn by
MS
checked by
JC
revisions

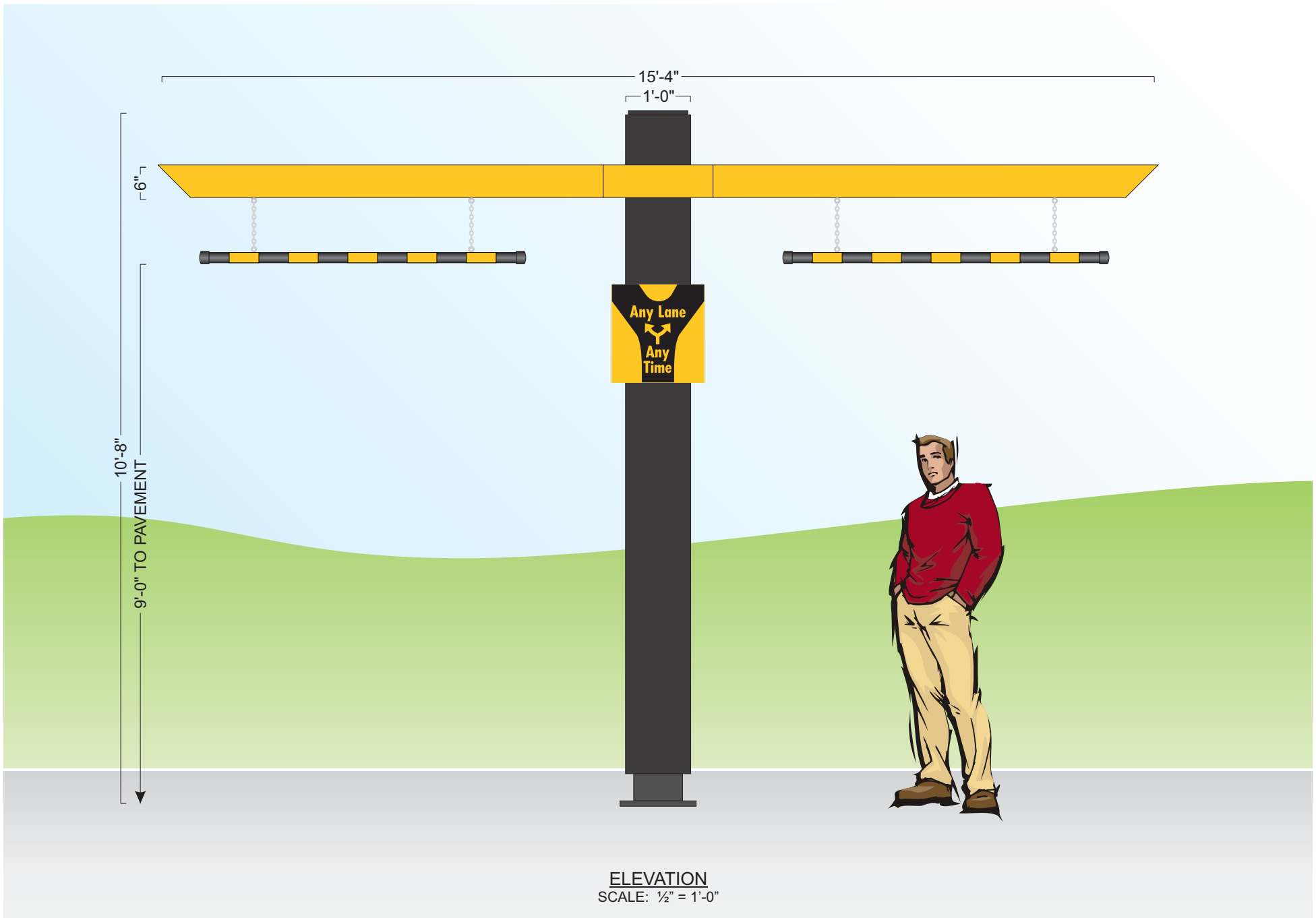
01.11.2019	1
02.19.2019	2
03.08.2019	3

sheet number
IR1.0

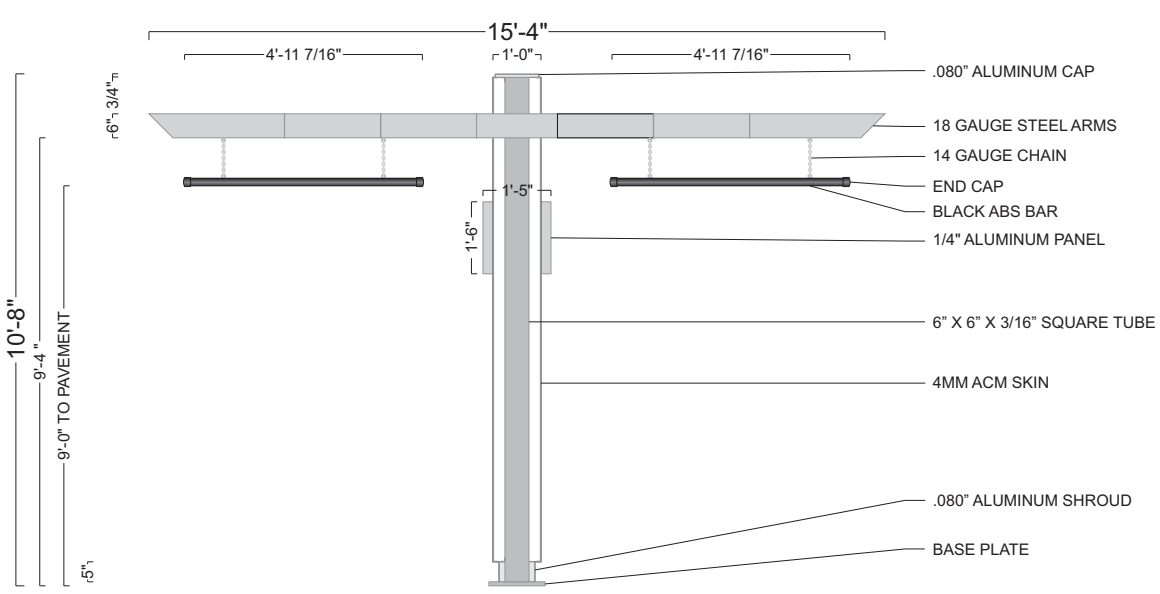
drawing type
final development plan

project number
16231

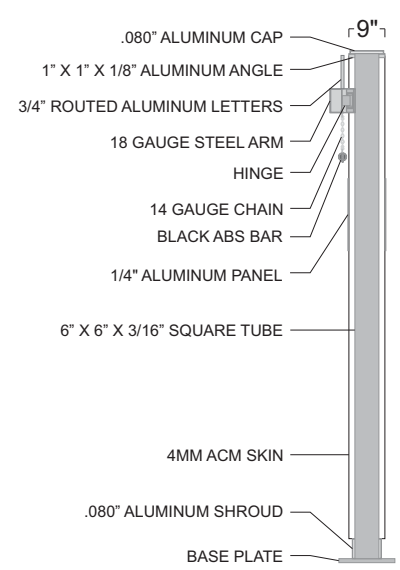
GWD



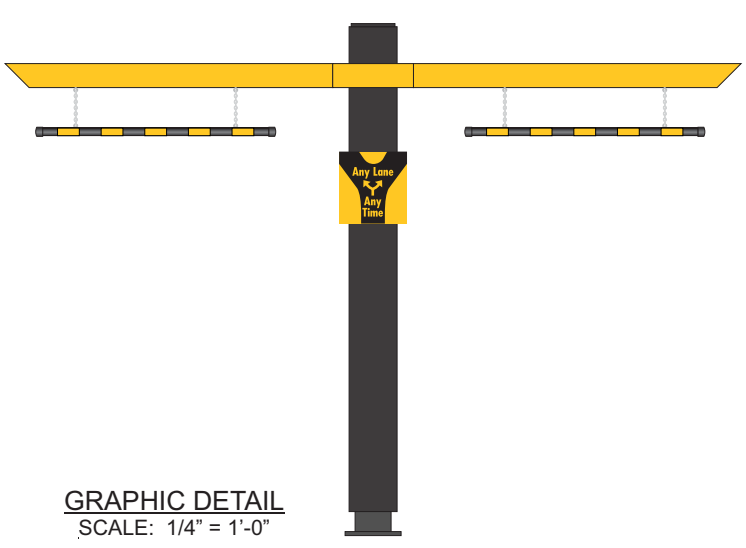
ELEVATION
SCALE: ½" = 1'-0"



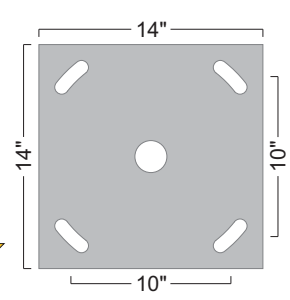
FRONT VIEW
SCALE: 1/4" = 1'-0"



END VIEW
SCALE: 1/4" = 1'-0"



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"



1" X 14" X 14" PLATE
7/8" HOLES
2" CENTER HOLE
3/4" ANCHOR BOLTS

BASE PLATE DETAIL
SCALE: 1" = 1'-0"

POLE COVER DETAIL
DESIGN FACTOR: TBD
4MM CHARCOAL ACM POLE COVER
.080" ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER - PRE-FINISHED CHARCOAL
SHROUD AND BASE PLATE - MATCH B.M. 1631 MIDNIGHT OIL

CLEARANCE BAR DETAIL
BLACK ACM PIPE W/ 180-25 GOLD
VINYL STRIPES APPLIED 1ST SURFACE

SQUARE FEET: BOXED = 163.56
ACTUAL = 20.22

PANEL DETAIL
1/4" ALUMINUM PANEL W/ 1ST SURFACE PAINT & VINYL DECO.:
MATCH PMS 123 C GOLD - BACK-GROUND, COPY & ARROW
3630-22 BLACK - LANES

SWING ARM DETAIL
DESIGN FACTOR: TBD
18 GAUGE STEEL ARM WITH HINGE W/ 1ST SURFACE PAINT AND VINYL DECORATION:
MATCH PMS 123 C GOLD - SWING ARM
7725-12 BLACK - "CLEARANCE 9 FEET" COPY

"DRIVE-THRU" LETTER DETAIL
3/4" ROUTED ALUMINUM LETTERS W/ 1ST SURFACE VINYL DECORATION:
180-25 GOLD - "DRIVE-THRU" COPY
BLACK - COPY OUTLINE

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
MCDONALD'S	18JUL19	JS/SC	
Location: LEAWOOD, KS	File Name: 194013 - R1 - 3860 WEST 95TH ST - LEAWOOD, KS		Eng: -

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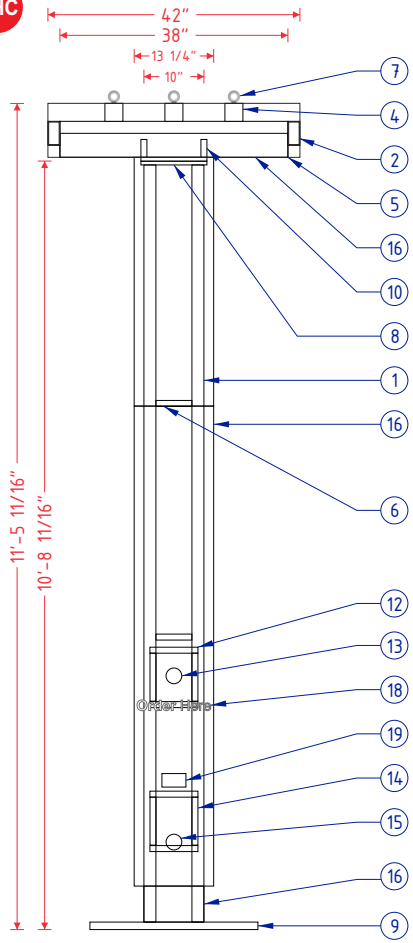
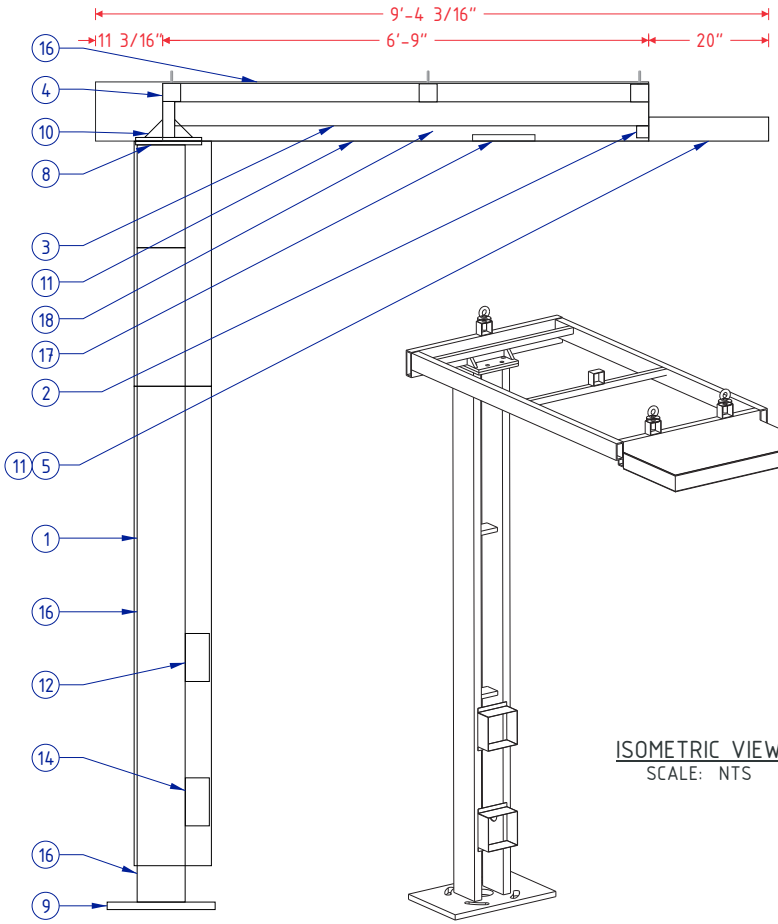
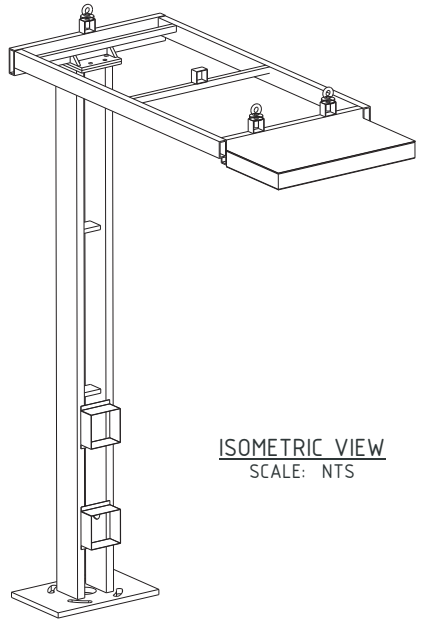
OHC



FRAME & LAMP DETAIL
SCALE: 3/8" = 1'-0"



CROSS SECTION A-A
SCALE: 3/8" = 1'-0"



ISOMETRIC VIEW
SCALE: NTS

MCDONALD'S SPRINGBOARD OHC SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	2" X 8" X 3/16" RECTANGULAR TUBE
2	2" X 6" X 1/4" RECTANGULAR TUBE
3	2" X 4" X 1/4" RECTANGULAR TUBE
4	3" X 3" X 3/16" SQUARE TUBE
5	1" X 4" X 1/8" RECTANGULAR TUBE
6	C4 ALUMINUM C-CHANNEL
7	1/2" EYEBOLTS (3)
8	11" X 11" X 5/8" TOP PLATES (2) (SEE PLATE DETAILS)
9	18" X 28" X 1 1/4" BASE PLATE (SEE PLATE DETAILS)
10	3" X 3" X 3/4" GUSSETS
11	.063" ALUMINUM SKIN
12	.063" ALUMINUM BENT SP10 SPEAKER BOX HOLDER
13	SPEAKER OPENING
14	.063" ALUMINUM BENT DM 4/DM 5 MICROPHONE BOX HOLDER
15	MICROPHONE OPENING
16	ACM CLADDING
17	SLOAN LED LIGHT WITH POWER SUPPLY
18	REFLECTIVE WHITE 680-10 VINYL
19	ADA STICKER

NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 2" X 8" X 3/16 RECTANGULAR TUBE FRAME
- ACM AND .063" ALUMINUM SKIN
- EXTERIOR FINISH:
  - BASE PLATE - PAINT BM 1631 MIDNIGHT OIL
  - TUBE AND TOP ACM - PAINT CHARCOAL
  - SPRINGBOARD TIP AND UNDERSIDE - PAINT PMS 123 C GOLD
- ACM/SKIN REMOVABLE FOR SERVICE
- U.L. LISTED
- ELECTRICAL: 0.64 AMPS/120 VOLTS

18" X 28" X 1 1/4" PLATE
1 3/8" SLOTTED HOLES
1" BOLTS

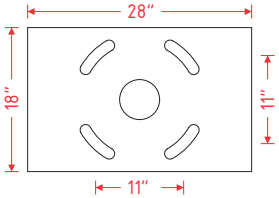


PLATE DETAIL
SCALE: 1/2 = 1'-0"

11" X 11" X 5/8" PLATE
3/4" HOLES
5/8" BOLTS

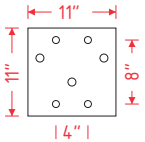
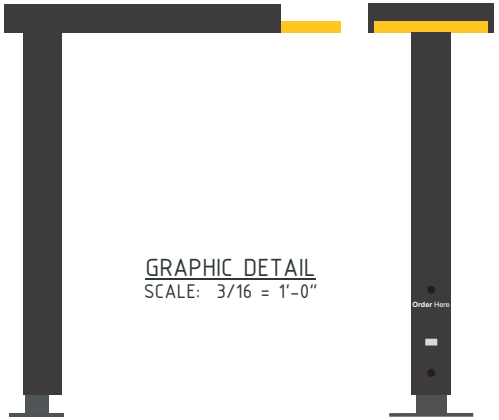


PLATE DETAIL
SCALE: 1/2 = 1'-0"



GRAPHIC DETAIL
SCALE: 3/16 = 1'-0"

Customer:	Date:	Prepared By:	
MCDONALD'S	7/12/19	JS	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
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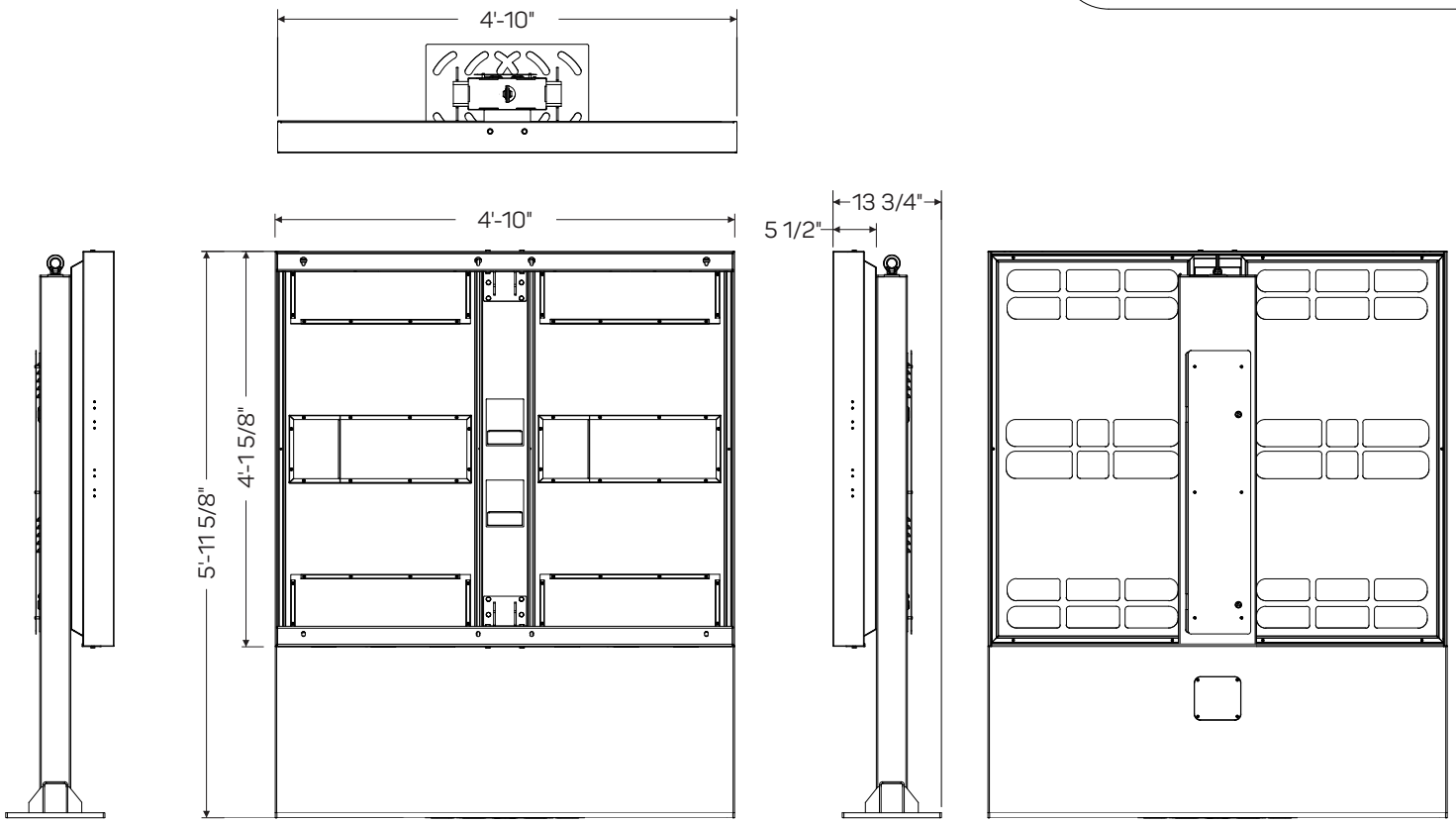
MB

Frame	**Hot dip galvanized + anti-graffiti powder coated steel**
Brackets	**Hot dip galvanized**
Panels	**Aluminium + anti-graffiti powdercoat**
Access fasteners	**Security Torx**
Media player access	**Dual camlock**
Eyebolt	**Stainless crane on**
Baseplate	**McDonalds spec triple mounting pattern option**

ODMB 02 DOUBLE

Displays	**2 x Samsung OH55F**
Hardware	**2 x Stratacache Spectra NG**
Heating/Cooling	**Watlow 100W Heater** **Sunon 120mm AC Fan**
Power Supply Units	**2 x 60W DC Media Player Power Supply**
Power Cables	**2 x IEC Power Cables**
Electrical Components	**Isolated Ground** **2 x IG Receptacles** **20A Circuit Breaker**
Communication Cables	**4 x HDMI** **2 x RS232**
Certification	**UL Certified**



SCALE: 1/2" = 1'-0"

GRAPHIC DETAIL
NOT TO SCALE

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
MCDONALD'S	7/12/19	JS	
Location: LEAWOOD, KS	File Name: 194013 - R1 - 3860 WEST 95TH ST - LEAWOOD, KS		Eng: -

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RWSC

RADIUS LED WALL SCONCE

Type S1H

The RWSC LED radius wall sconce series offers a combination of light distributions that wash the building facade while the radial soft form housing accentuates building architectural design elements in all commercial and residential applications.

The RWSC LED provides excellent illumination with a high efficiency LED light source of 72 or 36 mid power LEDS that deliver up to 2,835 lumens and up to 109 lumens per watt.

The RWSC LED fixture has become a building standard and is stocked as a quick ship item in many colors and distributions.

Features

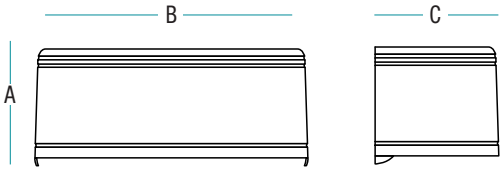
- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses, UL listed for use in wet locations
- DLC, Downlight only, full cut-off
- Dark Sky compliant, Downlight only

Operating Temperature
- -30°C to 40°C

Electrical:
- Dimming is an option (consult factory)

Mounting
RWSC features Intelligent Mounting Bracket which helps save time and money by allowing only one person to easily install. The small mounting bracket is very user friendly and features an integrated level bubble on the bracket ensuring fixture installation will always be perfect.

Dimensions



A	B	C
7.25"	18.0"	9.0"

Certifications/Listings

Ordering Information Ordering Example: RWSC - XXL - XK - XX - U - XX - XX

RWSC

Series	
RWSC	Radius Wall Sconce

# of LED's	
36L[1]	36 Mid-Power LED's
72L[2]	72 Mid-Power LED's

CCT	
3K	3000K
5K	5000K

Distribution	
DO	Down only
UD	Up/Down

Voltage	
U	Universal 120/277V

Finish	
DB	Dark Bronze
WH	White
BK	Black
PS	Platinum Silver
RA	RAL Color[4]
CC	Custom Color[5]

Options	
PC	Photocontrol

Quick Ship:
RWSC36LU5KDOBK
RWSC36LU5KDOWH
RWSC36LU5KDODB
RWSC36LU5KDOPS
RWSC72L5KUDUWH
RWSC72LU5KUDBK
RWSC72LU5KUDDB
RWSC72LU5KUDPS

Accessories	
LG125T	Remote Emergency Inverter (grid mount only)[3]
LG125S	Remote Emergency Inverter (surface mount only)[3]

[1] 36L Only available in DO distribution
[2] 72L Only available in UD distribution
[3] One remote inverter required to operate every 8 down only or 5 up/down fixtures requiring EM operation
[4] Must provide RAL color at time of ordering
[5] Must provide color sample at time of ordering

Web: www.securitylighting.com
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704
Phone: 1-800-LIGHT IT, 1-800-544-4848, **Fax:** 847-279-0642
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prescolite

LB6LEDA10L

LED Downlight Module (1038 Lumens)
12W High Efficacy
Wet Location
120V

Type F12G

APPLICATIONS:

LiteBox LED modules are designed for use in new construction as well as retrofit applications with existing Prescolite or competitive 6" housings. Lumen output and distribution comparable to a 75W PAR while consuming only 12 watts. ENERGY STAR® qualified. Can be used to comply with California Title 24 IECC watts per square foot requirements. Suitable for use with continuous room side ambient temperature up to 25°C. Flicker-free dimming to 15% with most standard dimmers. (See Dimming Notes).

LIGHT ENGINE:

High efficacy LED light engine, 3000K, 3500K and 5000K, 90+ CRI, integrated with durable aluminum heat sink for excellent thermal management. System designed for optimal life and lumen maintenance (60,000 hours at 70% lumen maintenance per TM-21).

LENS/REFLECTOR:

All LiteBox LED modules are provided standard with a diffuse optical grade acrylic lens for uniform illumination and superior glare control. Reflector powder coat finish creates aesthetic ceiling appearance and visually comfortable 55° cutoff.

LED DRIVER:

Integral high efficiency LED driver 120V, >0.9 power factor, dimmable to 15% with standard incandescent or electronic low voltage dimmers. (See Dimming Notes for recommended dimmers.) Output over-voltage, over-current, and short circuit protection. Life expectancy of 60,000 hours minimum at recommended ambient temperatures.

INSTALLATION:

For New Construction: Use with Prescolite DBX QuickLink LED housings. QuickLink connector mates directly to housing connector without a screw base adapter for California Title 24 compliance.

For Retrofit: Use in Prescolite or other compatible 6" recessed housings using supplied screw base adapter.

Easy installation with (3) stainless steel spring clips (pre-installed).

CERTIFICATIONS:

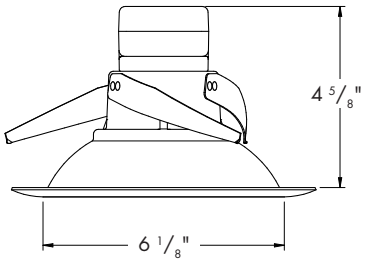
UL/cUL Classified for use in Prescolite or other 6" recessed housings including Halo, Juno, and Lithonia. (See page 3 for more details) Suitable for wet locations. ENERGY STAR qualified. Meets California Title 24 with DBXQL

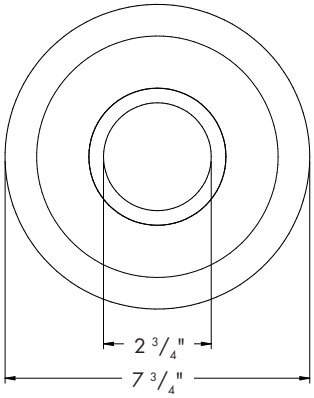
WARRANTY:

5 year warranty
Additional information on page 3
See www.prescolite.com for details.

Aperture: Nominal 6"
See Housing Specification Sheet for ceiling cutout requirements
Not to Scale

Wall Wash - LB6LEDA10L35K9WW WH





CATALOG NUMBER — EXAMPLE: LB6LEDA10L30K WH

TRIM	LED COLOR	CRI	TRIM	TRIM COLOR	-	ACCESSORIES
❑ **LB6LEDA10L** 6"1000 Lumen Litebox LED Module with dimming to 15% 120V	❑ **30K** 3000 Kelvin ❑ **35K** 3500 Kelvin ❑ **50K** 5000 Kelvin	❑ **Blank** 80+ CRI ❑ **9** 90+ CRI	❑ **Blank** Open ❑ **WW** Wall Wash	❑ **WH** White ❑ **BL** Black ❑ **SA** Silver Anodized ❑ **GD** Gold		❑ **LiteGear**[1] Inverter, single phase central lighting, 125VA-250VA ❑ **LPS Series**[1] LitePower micro-inverter, 20VA-55VA ❑ **DBXQL** IC/Non-IC Airtight housing with supply wire quick connects ❑ **IBXSQL** IIC/Non-IC Airtight shallow housing with supply wire quick connects

[1] See Central Inverter compatibility note and web links on page 2.

Web: www.securitylighting.com
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704
Phone: 1-800-LIGHT IT, 1-800-544-4848, **Fax:** 847-279-0642
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HUBBELL Lighting

SECURITY LIGHTING™

TYPE FL1

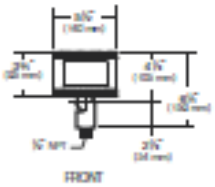
EL218

KIM LIGHTING

MICRO-FLOOD LED

FEATURES

- Unique swivel mount provides superior aiming without loosening over time
- IP66 Certified to keep dust and moisture out
- Available in 3000K, 4000K and 5000K standard CCT
- Spot, Narrow Flood and WIde Flood distributions



Certifications

c UL us LISTED

ORDERING CODE

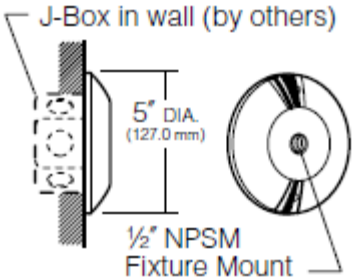
Fixture[1]	Distribution	Drive Current	Electrical Module			Fixture Finish	MOUNTING OPTIONS
EL218			Source	Color Temperature	Voltage	Aluminum	
	S Spot	3 350mA, 10W	8L 8 LEDs	3K 3000K	UV 120 to 277V with a ±10% tolerance	BL Black	JW Architectural Wall Mount[3]
	F Narrow Flood	5 550mA, 16W		4K 4200K		DB Dark Bronze	
	W Wide Flood			5K 5100K		GR Verde Green	
						VWH Vivid White	

[3] Specify finish, **BL** - Black, **DB** - Dark Bronze, **GR** - Verde Green. **VWH** Vivid White

Architectural Wall Mount

Die-cast aluminum with ½" NPSM fixture mount. Internal set screw provided for locking position. Canopy attaches to stainless steel wall plate for mounting to any standard electrical outlet box. Super TGIC powder coat paint over titanated zirconium conversion coating.

NOTE: May also be used to hard mount low voltage fixtures.



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HUBBELL Lighting

TYPE SLED4-HE

SLED

High Efficiency Linear LED Facade Fixture

Specifications

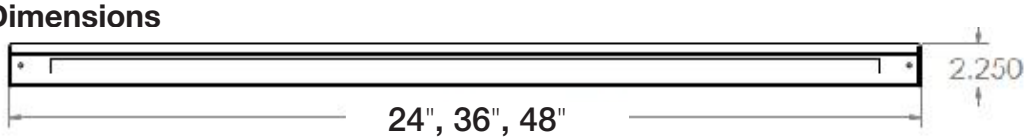
The SLED Linear LED Lighting System offers a discrete and minimalist design to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to a minimum.

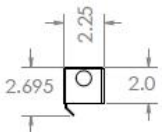
Thanks to its intuitive “plug and play” mounting design with integral driver system, installation is quick and simple and only requires that power be brought to one fixture in each continuous row. The unique fixture design and the long life Mid-Power LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces. This successful system is truly a “set it and forget it” solution that is only offered from Security Lighting

Features

- 80 CRI
- Down only full cut off
- Extruded aluminum construction, finished in weather proof powder coat paint
- Tempered glass lens
- Fully integrated driver for completely self-contained lighting system
- Aluminum mounting brackets are finished in powder-coat paint and conceal power cables
- Each order ships with a formed drilling template for accurate and quick installation
- Power feed required only at beginning of each continuous row or stand alone fixture.
- All subsequent fixtures quickly plug together in series and fixtures are not opened during the installation process fixture to fixture connections are made external to the fixture
- Complete instructions for fixture installation posted on web site at www.secuirtylighting.com

Dimensions





Ordering Information Ordering Example: S - LED - XX - DO - U - XX

S	LED	HE		DO	U	
Series	Source	Type	Size	Distribution	Voltage	Finish
SL Linear Facade Fixture	LED Mid-Powered[5]	HE High Efficiency	48 4-foot 36 3-foot 24 2-foot	DO Down Light Only (8.5 watts per foot)	U Universal 122 - 277 Volts	PS Platinum Siilver DB Dark Bronze [4] WH White [4] BL Black [4] RL RAL color [1,4] CC Custom Color [2,4]

Accessories - Must order Separately

93073538 Hiraf - LED Whip Kit/ power feed assembly.
One required per stand alone fixture or linear run for use with Hiraf HE [3]

1. Must provide RAL color number and powder coat manufacture name at time of quote request
2. Color paint chip would need to be provided at time of quote request
3. Must only use factory supplied whip kit to maintain water tight integrity and product warranty.
4. Made to order, 4 to 8 week lead time
5. 5000K color temperature standard
   Consult factory for 4000K and 3000K availability

Web: www.securitylighting.com
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704
Phone: 1-800-LIGHT IT, 1-800-544-4848, **Fax:** 847-279-0642
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North-East View

McDonald's 015-0178
3860 West 95th Street
Leawood, KS

Design Visualization
Version 07/12/2019

Stantec

North-West View

McDonald's 015-0178
3860 West 95th Street
Leawood, KS

Design Visualization
Version 07/12/2019

Stantec

South-East View

McDonald's 015-0178
3860 West 95th Street
Leawood, KS

Design Visualization
Version 07/12/2019

Stantec

South-West View

McDonald's 015-0178
3860 West 95th Street
Leawood, KS

Design Visualization
Version 07/12/2019

Stantec

Memo

To: City of Leawood Planning Commission

From: Mark A. Klein, Planning Official

CC: Richard Coleman, Director of Community Development

Date of Meeting: July 23, 2019

Date of Memo: July 17, 2019

Re: Case 60-19, Leawood Development Ordinance Amendment to Section 16-3-4 Development Plan Approval Process ****PUBLIC HEARING****

This amendment proposes to remove a Leawood Development Ordinance (LDO) requirement related to a change of use, or impact to parking, pedestrian ways or amenities, from the original Final Development Plan approval.

Currently, the LDO requires that an amended Preliminary Plan and Final Plan for the entire development be recorded when a change of use, or impact to parking, pedestrian ways or other amenities occur, which differ from the original development plan. The LDO also requires that the applicant be granted permission from all owners of lots directly adjacent to the proposed project in order to pursue the application.

This ordinance amendment proposes to remove the requirement that a revised Preliminary Plan and Final Plan for the entire development be recorded when these changes occur, but would still require a Preliminary Plan and Final plan for the proposed project site be approved. The amendment also proposes to remove the requirement that adjacent property owners must grant permission for a project to be pursued.

16-3-4 DEVELOPMENT PLAN APPROVAL PROCESS

A "Development Plan" shall consist of both a preliminary and final development plan approved as provided in this Article. No construction of a structure or commencement of a use, or change or alteration in a use, structure or site, requiring a development plan shall be authorized until approval of the final development plan. Approval of the preliminary development plan shall be considered an act of rezoning subject to the procedural requirements for rezoning as set forth in Article 5, except as provided herein. A final development plan is intended only to provide final additional details or minor changes but shall otherwise conform to the approved preliminary development plan.

The minimum steps required for approval of a Development Plan approval required by this Article are summarized as follows:

A) Application for preliminary development plan (Section 16-3-5)

B) Notice and public hearing before the Planning Commission (Section 16-5-3)

C) Recommendation on preliminary development plan by the Planning Commission

D) Governing Body enacts ordinance approving or approving with conditions the preliminary development plan or denies the plan

E) Submission of Final Development Plan to the Planning Commission

F) Approval of Final Development Plan:

1) No changes or minor changes – approval by the Planning Commission and review by the Governing Body for final approval, conditional approval, or denial in accordance with voting procedures for preliminary plan approval.

2) Substantial changes – submission of new preliminary development plan and repeat of development plan process.

G) Once a Preliminary and Final Development Plan has been approved for a development, each lot will be required to receive preliminary site plan and/or final site plan approval prior to construction. ~~However, in cases where the proposed improvements:~~

~~1) Involve a use not included in the original Final Development Plan Approval; or~~

~~2) Impact parking, pedestrian ways or other amenities included in the original Final Development Plan Approval~~

~~then an Amended Preliminary and Final Plan for the entire development will be required. The Applicant shall provide proof acceptable to the City that the owners of all lots directly adjacent to the proposed improvements have granted permission to the Applicant to pursue the application. The required proof of permission from all adjacent lots shall not be required if the Applicant has applied for Community Improvement District financing and received approval from the Governing Body to pursue plan approval without the required permissions.~~

(Ord. 2808 11-01-2016)

Memo

To: City of Leawood Planning Commission

From: Mark A. Klein, Planning Official

CC: Richard Coleman, Director of Community Development

Date of Meeting: July 23, 2019

Date of Memo: July 8, 2019

Re: Case 71-19, Leawood Development Ordinance Amendment to Section 16-4-6.3 Office, Commercial and Industrial Signage in Planned Districts ****PUBLIC HEARING****

This amendment proposes to allow a deviation for an individual sign to also apply to the private sign standards for the commercial development, when approved by Governing Body.

Section 16-4-6.3 (B) allows the Governing Body to approve deviations in size, color, location, number of signs, and illumination, after recommendation by the Planning Commission. Rather than the deviation applying only to the individual sign brought before the Planning Commission and Governing Body, this amendment proposes to allow the deviation to amend the signage standards for the development, which will affect all tenants within the development. This amendment will provide greater consistency between signage within the development, and apply equally to all tenants.

16-4-6 SIGN REGULATIONS

16-4-6.1 Statement of Intent

The Governing Body finds that unregulated proliferation of signs results in visual clutter, which is harmful to neighborhood aesthetics and property values and may cause traffic hazards. The provisions of these Sign Regulations are intended to regulate and control all signs in the City of Leawood. It is the intent to limit visual clutter and reach a level of aesthetic quality by reducing disharmony in signage and to establish a sign identity and promote traffic safety for Leawood by limiting the size, type, location and materials of which signs may be constructed. These regulations are enacted to protect the property values in the City by enhancing the physical appearance of the City and by authorizing the use of signs that are compatible with their surroundings.

16-4-6.2 Applicability

A sign may be erected, placed, established, created, or maintained in the city only in conformance with the standards, procedures, exemptions, and other requirements of this Ordinance. Signs are permitted only as provided in Tables 16-4-6.13, 16-4-6.14, and 16-4-6.15, and subject to the further regulations set forth in this Article and as otherwise provided by law. All other signs are prohibited.

16-4-6.3 Office, Commercial and Industrial Signage in Planned Districts

For purposes of these regulations, the terms shopping center, business park, office park, industrial park or other grouping of buildings shall mean a project of one or more buildings with two or more tenants that has been planned as an integrated development or cluster on property under unified control or ownership at the time that zoning was approved by the City. No permit shall be issued for an individual sign unless and until Sign Development Standards have been submitted to and approved by the Governing Body after recommendation by the Planning Commission.

A) Sign Standards: The developer shall prepare a set of sign standards regulating all signage. Such standards shall run with the land with all leases or sales of portions of the development. The sale, subdivision or other partition of the site after the zoning approval does not exempt the project or portions thereof from complying with these regulations. The size, color, materials, styles of lettering, type of illumination and location shall be set out in such standards. The Final Development Plan shall include the Sign Development Standards and be approved as part of the Final Development Plan. These standards may be revised by resubmitting them to the Governing Body for approval after recommendation by the Planning Commission.

   Sign Development Standards for a Planned District shall meet all requirements of this Ordinance and are subject to the limitations set forth herein and shall maintain the following as conditions of approval and acceptance:

   1) The Development sign standards, once approved, represent a firm commitment by the developer that development will indeed follow the approved plans.

2) The sign concept is to be planned and developed in a manner that will result in clear, readable, effective signage.

3) The developer may be given latitude in using innovative techniques in the development of sign concepts.

4) No permit shall be issued for an individual sign in a planned district unless and until Sign Development Standards for the development have been submitted to the Governing Body for approval after recommendation by the Planning Commission and the sign is otherwise in conformance with the Standards and with this Ordinance. Provided, however, that signs that conform with both the City approved Sign Development Standards for the applicable development and the sign requirements of this Ordinance may be permitted via a sign permit granted by the Director of Community Development per Section 16-4-6.14 of this Ordinance. In the event any ambiguity exists as to whether a sign conforms to either the City approved Sign Development Standards for the applicable development or the sign requirements of this Ordinance, or the Director otherwise denies the request for permit, then the applicant may apply for sign approval by the Governing Body after recommendation of the Planning Commission.

B) Deviation From Requirements: Deviations in size, colors, location, number of signs, and illumination, may be approved by the Governing Body after recommendation by the Planning Commission if it is deemed that an equal or higher quality of development will be produced. The City may, in the process of approving sign concepts, approve deviations from the standard requirements as follows, provided any deviation so approved shall be in keeping with the intent of this Ordinance, shall be clearly set out in the minutes as well as on exhibits in the record, and provided that specific reasons justifying deviations are included in the record. The following deviations may be granted:

1) In commercial districts if private sign standards have been approved as part of the Final Development Plan, then deviations from this Ordinance and/or from the private sign standards as listed above may be approved. If the Governing Body approves a deviation from the private sign standards, then the ~~and the~~ private sign standards shall be deemed amended; provided, in all cases, the maximum of all wall and canopy signs shall be 5% of the total area of the façade, 200 square feet, whichever is less, or as permitted in Table 16-4-6.13.

2) Directory Signs may be permitted that are scaled to pedestrian traffic.

3) One sign for a subtenant may be permitted per primary tenant provided that all of the following apply:

   a. The primary tenant's gross floor area shall be a minimum of 25,000 sq.ft.

   b. The subtenant sign is necessary to identify a subtenant that has a presence within the tenant space, but does not have a separate entrance into the primary tenant space.

   c. Signage shall be limited to the identification of the subtenant and shall not identify phone numbers, product, specific services offered or any other information about the tenant beyond the name and/or logo of the subtenant.

d. The maximum height of the subtenant sign shall be 75% of the maximum letter height of the primary tenant.

(Ord. 2523, 02-28-2012)
(Ord. 2748, 09-29-2015)
(Ord. 2850, 07-25-2017)

16-4-6.4 Design, Construction, and Maintenance

All signs shall be designed, constructed, and maintained in accordance with the following standards:

A) Except for flags, temporary signs, informational signs, and window signs conforming in all respects with the requirements of this Ordinance, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or other structure.

B) All signs shall be maintained: a) in good structural condition; b) in compliance with all building and electrical codes; c) in conformance with this Ordinance, at all times.

C) Except for informational signs, no long-term temporary sign (to be used longer than 10 days) shall be constructed of solely paper type products (including cardboard), and must be made of a durable material.

16-4-6.5 Permits Required

A) Permits Required. Except as provided by this Ordinance, or by other ordinance or resolution of the city, it shall be unlawful for any person to erect, construct, alter, relocate or convert any sign or other advertising structure as defined herein, without first obtaining a sign permit from the Planning and Development Department after payment of the required fee. Furthermore, the property owner shall maintain in force, at all times, a sign permit for such sign in accordance with these regulations. No sign permit of any kind shall be issued for an existing or proposed sign unless such sign is consistent with the requirements of this Ordinance in every respect and with the Sign Development Standards in effect for the property.

1) Applications for sign permits shall be made upon the forms provided by the Planning and Development Department.

2) One set of plans drawn to scale indicating the sign location on a site plan, sign size, method of illumination, colors, materials of the sign and method of attachment are required.

3) The applicant shall submit any other information deemed necessary by the Director of Planning and Development.

B) Permit Fees. Every applicant, before being granted a permit, shall pay a fee as established by the Governing Body. For any sign erected or placed without a permit, the fee shall be double the established fee.

C) Permit Issued If Application Is In Order. It shall be the duty of the Director, upon receipt of an application for a sign permit, to review the application and to conduct such other investigation as is necessary to determine the accuracy of the application. If it appears that the applicant has