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 January 28, 2020 Planning Commission meeting.

CONTINUED TO THE MARCH 25, 2020 PLANNING COMMISSION MEETING:
CASE 01-20 – CORNERSTONE OF LEAWOOD – ONSPRING HEADQUARTERS – Request for approval of a Preliminary Plan, located south of 135th Street and east of Nall Avenue. PUBLIC HEARING

CONSENT AGENDA:

NEW BUSINESS:
CASE 11-20 – CAMELOT COURT – WATERWAY GAS AND WASH COMPANY - Request for approval of a Revised Final Plan, located north of 119th Street and west of Tomahawk Creek Parkway.

CASE 19-20 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-10.3, MATERIALS AND COLORS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the use of asphalt shingles on non-residential buildings. PUBLIC HEARING

CASE 20-20 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-5.4, REQUIRED PARKING RATIOS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to covered parking requirements in Mixed Use zoned areas. 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 Staff Report

MEETING DATE: February 25, 2020
REPORT WRITTEN: February 12, 2020

CAMELOT COURT – WATERWAY GAS AND WASH COMPANY – REQUEST FOR APPROVAL OF A REVISED FINAL PLAN FOR CHANGES TO THE EXTERIOR WASHING AND DRYING STATIONS – Located north of 119th Street and west of Tomahawk Creek Parkway – Case 11-20

STAFF RECOMMENDATION:
Staff recommends approval of Case 11-20, Camelot Court – Waterway Gas and Wash Company – request for approval of a Revised Final Plan for changes to the washing and drying stations, with the stipulations outlined in the staff report.

APPLICANT:
- The applicant is Mike Goldman with Waterway Gas and Wash
- The property is owned by MD Management, Inc.
- The engineer is Matt Eblen with McClure Engineering

REQUEST:
- The applicant is requesting approval of a Revised Final Plan to expand the washing and drying stations on the exterior of the building by adding an additional bay.
- The addition of an additional bay will require that the existing island separating the washing/drying stations and the gas station, be shifted to the east.

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

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

LOCATION:
**SURROUNDING ZONING:**

- **North**
  
  To the north of the property is a vacant lot owned by the City of Leawood zoned SD-CR. North of the vacant property is the City of Leawood Justice Center also zoned SD-CR.

- **South**
  
  Directly south of the property, across from 119th Street, is the Trader Joe’s Grocery Store located within the Town Center Crossing Retail Development, zoned SD-CR.

- **East**
  
  Directly east of the property, across Tomahawk Creek Parkway, is park property owned by the City of Leawood, zoned REC (Planned Recreation).

- **West**
  
  West of the property is a multi-tenant retail building within the Camelot Court retail development, zoned SD-CR.

**SITE PLAN:**

- The applicant is proposing to add an additional bay for vehicle washing and drying. The additional space will be placed to the east of the existing vehicle washing and drying bays.

- To accommodate the additional bay, the existing island will have to be shifted approximately 14’ to the east, closer to the gas station.

- There are two existing light fixtures currently located within the vehicle washing and drying bays. The applicant is proposing to replace the existing light poles with four new poles within the vehicle washing and drying bays. An additional light pole is proposed to be at the southern point of the shifted island.

- The new island will be constructed of reinforced concrete pavement and will have a new prefinished aluminum handrail on the west side of the island to be grey in color.

- An existing landscaped area is located within the island which is proposed to be removed. The existing plantings will be substituted for other plant material within the property.

- Three new vacuum cleaners will be installed (two being replaced) for the new vehicle washing and drying bay.

**SIGNAGE:**

- No signage is proposed with this application.

- Camelot Court has sign criteria recommended by the Planning Commission and approved by the Governing Body.

**LANDSCAPING**

- With the parking lot island being shifted to the east, the existing landscape bed will be removed. The site still meets the requirement of 30% greenspace for the property.

- The applicant will be extending an existing landscape bed to allow for the same number of plant materials which were existing in the parking lot island to remain on the property.

- The applicant is proposing Sea Green Junipers and Tiger Eye Sumac shrubs.

- No additional landscaping changes have been proposed on the site.

**LIGHTING:**

- The applicant is proposing to replace the two existing light poles in the car drying and washing stations with four new light poles in that same area, and an additional light pole at the southern end of the shifted parking lot island.
• Per the Leawood Development Ordinance 16-2-9.2, the parking lot lighting shall have an initial average uniformity ratio of 4 to 1 (average foot candle over minimum foot candle). The applicant has provided a photometric study that shows an average uniformity ratio of 10.61 over 1. Staff has included a stipulation stating that the applicant shall provide an updated photometric study that shows they are in conformance with the Leawood Development Ordinance prior to review by the Governing Body.
• No additional lighting changes have been proposed on the site.

STAFF COMMENTS:
• The current photometric study shows that the site is not meeting the requirements of the Leawood Development Ordinance. The applicant shall provide an updated photometric study prior to evaluation by the Governing Body, showing that the site meets the lighting requirements of the Leawood Development Ordinance or what is being proposed is less of a non-conformity than the current lighting on the site (Stipulation 4).
• The light poles and light fixtures proposed with this application shall match the existing poles and color temperature within the site, and those within the Camelot Court retail development (Stipulation 5).
• The new extension to the landscape bed shall meet the requirement of the Leawood Development Ordinance stating that all shrubs shall be 24” at the time of planting (Stipulation 9).

STAFF RECOMMENDATION:
Staff recommends the Planning Commission approve Case 11-20, Camelot Court – Waterway Gas and Wash Company – request for approval of a Revised Final Plan for changes to the exterior washing and drying stations, with the following stipulations:
1. The project is limited to changes to the exterior washing and drying stations and the shifting of the parking lot island.
2. The project shall comply with the design guidelines for Camelot Court.
3. A building permit is required prior to demolition and installation.
4. Prior to review by the Governing Body, the applicant shall provide an updated photometric study meeting the requirements of the Leawood Development Ordinance.
5. The proposed light poles and light fixtures shall match the poles and color temperature existing on the site and within the Camelot Court development.
6. Per the Leawood Development Ordinance, all parking lot light fixtures associated with this project shall be a maximum of 18’ in height.
7. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
8. Per the Leawood Development Ordinance, all landscaped areas shall be irrigated.
9. Per the Leawood Development Ordinance, all shrubs shall be a 24” in height at the time of planting.
10. 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.
11. 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.

12. Development rights under this approval shall vest in accordance with K.S.A. 12-764.

13. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all ordinances of the City of Leawood including the Leawood Development Ordinance, unless a deviation has been granted, and to execute a statement acknowledging in writing that they agree to stipulations one through thirteen.
ENGINEERING CONTACT
OLATHE, KANSAS 66061-7061

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107x681
FOR ROCK EXCAVATION.
REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES PRIOR TO ORDERING PREFRABRICATED STRUCTURES, SHOP DRAWINGS SHALL BE DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

HORIZONTAL MEASUREMENTS.
MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE OR REBUILT TO GRADE AS REQUIRED. ALL EXISTING UTILITIES SHALL BE ADJUSTED CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS SHALL BE OTHERWISE.

SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUCK DURING SUCH OPERATION, A SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR SITE PROVIDED BY THE CONTRACTOR.

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ALL EXCAVATION SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ORDINANCES.

UTILITY DEVELOPERS OF ALL WORK REQUIRED TO RESOLVE CONFLICTS WITH INSTALLATIONS, CONSTRUCTIONS, UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR THE COORDINATION AND SCHEDULING WITH THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL EXISTING UTILITIES. NO SEPARATE PAYMENT WILL BE MADE FOR ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ORDINANCES.

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SITE GRADING GENERAL NOTES

IT IS THE INTENT OF THIS GRADING PLAN TO USE ON-SITE AND IMPORTED SOILS.

ALL MATERIAL RECYCLED, EXISTING OR NEW, MUST BE RECYCLED, TESTED AND
ACCEPTED BY THE PROJECT MANAGER. ADDITIONAL RECYCLED MATERIALS
MAY BE AGREED TO BY THE PROJECT MANAGER.

NO DIRT SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY
THE GEOTECHNICAL ENGINEER.

ALL DIRT MATERIAL SHALL BE FREE OF ROCKS AND ORGANIC MATERIAL AND
MAY HAVE A LOW DENSITY AND PLASTICITY INDEX IN COMPLIANCE WITH
THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

ALL DIRT MATERIAL SHALL BE FREE OF ROCKY FRAGMENTS OR STONES
LARGER THAN RECOMMENDED IN THE GEOTECHNICAL REPORT.

ALL DIRT SHALL BE PLACED IN LOTS NOT TO EXCEED THE RECOMMENDATIONS
OF THE GEOTECHNICAL REPORT AND SHALL BE COMPACTED AT A MINIMUM
CONCEIVED RANGE RECOMMENDED IN THE GEOTECHNICAL REPORT AND
AS DEFINED BY A.S.T.M. D-698.

COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF DIRT BUT
NOT LESS THAN ONE TEST FOR EVERY TWO DIRT LOTS, OR MORE
FREQUENTLY IF REQUIRED BY THE GEOTECHNICAL ENGINEER.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR
DUMP INSPECTIONS AND TESTING DUE TO FAILURE TO COMPLY WITH THE
GEOTECHNICAL REPORTS WARM REQUIREMENTS.

THE CONTRACTOR SHALL LEAVE ALL MATERIAL NOT TO RECEIVE PAYMENT &
REMOVED BELOW THE LEVEL SHOWN ON THE PLANS TO ALLOW FOR
TOPSOIL TO BE PLACED.

ALL GRAVITY OPERATIONS SHALL BE STAGED BY A REGISTERED CIVIL
ENGINEER OF A LICENSED LAND SURVEYOR APPROVED BY THE OWNER.

UPON COMPLETION OF GRAVITY THE GEOTECHNICAL ENGINEER SHALL
REQUIRE THE OWNER WITH A LIMITING DEED CERTIFYING THAT THE SITE
AND EROSION CONTROL MEASURES ARE PREPARED IN DIRECT COMPLIANCE
WITH THE RECOMMENDATIONS AND CONCLUSION OF THE GEOTECHNICAL REPORT.

EROSION CONTROL NOTES

CONTRACTOR SHALL FOLLOW THE EROSION CONTROL PLAN.

AT ANY TIME DURING CONSTRUCTION THE CITY MAY REQUIRE ADDITIONAL
EROSION / SILTATION CONTROL MEASURES TO BE INSTALLED IN ORDER TO
ADDRESS PROBLEM AREAS IDENTIFIED IN THE SITE. SHOULD REQUIRED.
SASH MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF THE CITY
NOTES WRITTEN OR MOUTH ORDER.

SEEDING NOTE

UPON COMPLETION OF GRAVITY OPERATIONS CONTRACTOR SHALL SEED
ALL GRADED AREAS. PERMANENT SEED MATURE SHALL BE AS SHOWN
BELOW.

3-6 EACH OF ANY 3 VARIETIES OF TYPICAL SEED TOLERANT.
3-6 EACH OF PERENNIAL PIE.
TOTAL AVERAGE RATE SHALL BE 0 POUNDS/1000 SQ FEET.


\* Contractor shall submit demolition revision procedures and schedule to the owner prior to commencing work.

\* The existing utility information depicted on the site demolition plan is based on office records. The contractor is responsible for confirming the location of all existing utilities prior to demolition. The contractor is responsible for coordinating with the utility companies for shutoff, disconnection, cap, etc.

\* The contractor shall verify field conditions prior to start of demolition, and notify the engineer of any discrepancies.

\* The contractor shall implement the sump water pollution prevention measures necessary prior to start of work to ensure sediment does not leave the site. The contractor is responsible for maintaining and implementing erosion control measures as necessary to ensure sediment does not leave the site throughout the duration of the project.

\* Conform to all building codes and execute work only which is in conformance.

\* All developed materials become the property of the contractor unless otherwise designated.

\* Keep clean all existing spaces and properties adjacent to demolition/construction areas. All trash, debris and iron shall be removed from work areas.

\* The contractor shall saw cut (full depth) along existing pavement and other adjoining pavement to repair.

\* Contractor shall provide protection to all streets, fences, trees, streets and structures that are to remain. Repair contractor-caused damage at no additional cost to the owner.

\* During demolition all public streets shall remain open to traffic. It is the contractor's responsibility to provide traffic control, as required to ensure the streets remain open to traffic.

\* The contractor shall contact the city of Leawood to acquire a permit for work within the right-of-way.
CONSTRUCTION NOTES:
1. Construct new 2" concrete curb and gutter
2. Construct new 8" concrete vertical curb
3. Install new light pole footing & assembly
4. Install new light pole footing & relocated assembly
5. Construct ada ramp and landing
6. Construct new asphalt concrete pavement
7. Install new reinforced concrete pavement
8. Install new metal railings
9. Install new vacuum cleaner
FOOTCANDLES RECOMMENDED FOR VACUUM AREA IS 25 FC.

EXISTING VACUUM BAY AREA CALCULATIONS MEASURE AN AVERAGE OF 25 FOOTCANDLES. MINIMAL LEVEL TODAY IS 50 FC. THE REQUIRED 4:1 AVERAGE TO MIN. PER 16-2-9.2 OF THE LEAWOOD DEVELOPMENT ORDINANCE CAN NOT BE ACHIEVED WITH VACUUM AREA INCLUDED IN OVERALL PARKING LOT CALCULATIONS DUE TO EXISTING EAST PROPERTY LINE AND SHADING.

NEW FIXTURES AND POLES SHALL MATCH MANUFACTURER AND MODEL SELECTION PREVIOUSLY USED WATERWAY LOCATION. EACH LUMINARE SHALL BE ADJUSTED AND LEVELLED TO MATCH DRAWING FOR PHOTOMETRIC PURPOSES ONLY.

CONTRACTOR SHALL VERIFY VOLTAGE PRIOR TO ORDERING FIXTURES.

MTN: 0.000    FT: 0.000    PCT: 0.000    CIV: 0.000

5. MOUNTING HEIGHT OF FIXTURES SHALL BE 18'.

Table 1:

<table>
<thead>
<tr>
<th>Level of Fixtures</th>
<th>Minimal Level</th>
<th>Standard Level</th>
<th>Brighter Level</th>
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</thead>
<tbody>
<tr>
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<td>45</td>
<td>50</td>
<td>55</td>
</tr>
<tr>
<td>immerse Bays</td>
<td>15</td>
<td>20</td>
<td>25</td>
</tr>
<tr>
<td>Flood Lights</td>
<td>10</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td>Well Head</td>
<td>10</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td>Pole Base</td>
<td>10</td>
<td>15</td>
<td>20</td>
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</tbody>
</table>

EXISTING VACUUM BAY AREA CALCULATIONS MEASURE AN AVERAGE OF 25 FOOTCANDLES. MINIMAL LEVEL TODAY IS 50 FC. THE REQUIRED 4:1 AVERAGE TO MIN. PER 16-2-9.2 OF THE LEAWOOD DEVELOPMENT ORDINANCE CAN NOT BE ACHIEVED WITH VACUUM AREA INCLUDED IN OVERALL PARKING LOT CALCULATIONS DUE TO EXISTING EAST PROPERTY LINE.

NEW ILLUMINANCE (FC) LEVELS FOR ONLY VACUUM AREA:

MOUNTING HEIGHT OF FIXTURES SHALL BE 18'.

NEW FIXTURES AND POLES SHALL MATCH MANUFACTURER AND MODEL SELECTION PREVIOUSLY USED WATERWAY LOCATION. EACH LUMINARE SHALL BE ADJUSTED AND LEVELLED TO MATCH DRAWING FOR PHOTOMETRIC PURPOSES ONLY.

CONTRACTOR SHALL VERIFY VOLTAGE PRIOR TO ORDERING FIXTURES.

MTN: 0.000    FT: 0.000    PCT: 0.000    CIV: 0.000

Table 1:

<table>
<thead>
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<th>Level of Fixtures</th>
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**OVERALL LANDSCAPE PLAN AND DETAILS**

**ENTRANCE FROM NEIGHBORING DEVELOPMENT**

**EXISTING TREE TO REMAIN**

**EXISTING LANDSCAPE BED**

**EXIT ONTO 119TH ST.**

**EXISTING UNDERGROUND (U/G), OVERHEAD (O.H.) INSTALLED OR NOT WORKING.**

**PLANT IMMEDIATELY FOLLOWING INSTALLATION AND RECEIVE 3" MIN. OF SHREDDED DARK PREMIUM HARDWOOD MULCH, AS SPECIFIED.**

**FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSA STANDARDS.**

**ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / TURF SHALL BE SODDED WITH 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOIL.**

**NO SUBSTITUTIONS (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN APPROVAL PER THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM.**

**IMMEDIATELY TO THE LANDSCAPE ARCHITECT.**

**BID, AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS AND SLEEVES.**

**PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE THESE ITEMS FROM THE IRRIGATION BED.**

**COORDINATE CLOSELY WITH THE CITY OF LEAWOOD, KANSAS TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLAN ARE IN CONFORMANCE WITH THIS CODE.**

**WATERWAY GAS & WASH COMPANY**

**DRAWN BY**

**ENGINEER**

**DESIGNED BY**

**OVERALL LANDSCAPE PLAN AND DETAILS**

**OVERALL LANDSCAPE PLAN**

**EXISTING LANDSCAPE BEDS**

**EXISTING TREE TO REMAIN**

**PLANT SCHEDULE**

<table>
<thead>
<tr>
<th>CODE</th>
<th>QUANTITY</th>
<th>DESCRIPTION</th>
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<td>JF</td>
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<td>Botanical/Common Name</td>
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<td>Juniperus chinensis <code>Sea Green</code> / Sea Green Juniper</td>
<td>Botanical/Common Name</td>
</tr>
</tbody>
</table>

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<td>Juniperus chinensis <code>Sea Green</code> / Sea Green Juniper</td>
<td>Botanical/Common Name</td>
</tr>
</tbody>
</table>
(2) 2"x2" PREFINISHED ALUMINUM VERTICAL SUPPORT LEGS AT 6' O.C. MAX

2"x2" PREFINISHED ALUMINUM HORIZONTAL @ 1'-0" ABOVE FINISHED PATIO

2 COATS OF ASPHALTIC PAINT AT ALL ALUMINUM SURFACES BELOW GRADE

6" WIDE CONC. CURB WITH 3/4" CHAMFER TYP.

CONCRETE PAVING RE: CIVIL

CONCRETE PATIO

VERTICAL LEGS SET IN CONCRETE

PREFINISHED ALUMINUM TOP

RAIL SECTION

3/4" = 1'-0"
The amendment proposes to clarify the restriction of asphalt shingles, along with other roofing materials, from properties within a residentially zoned area that are not considered single family residential structures.

Currently, the Leawood Development Ordinance differentiates roofing materials into two categories, (1) Roof Materials For All Buildings, Except Single Family Residential, and (2) Roof Materials in Single Family Residential Districts. The current ordinance creates a conflict for non-residential structures constructed in residential zoning districts (i.e. churches, schools).

The proposed amendment will clarify the allowed roofing material for single and non-single family residential structures in residential zoning districts.
4) Hours of loading and unloading may be limited, depending upon location and surrounding property use.

5) All new installations and replacement of existing exterior utilities such as water, gas, sewerage, electrical, communication lines, etc. shall be installed underground.

6) Where potentially visible from a public street or abutting structures, all mechanical equipment, utility meters, storage tanks, air conditioning equipment, and similar equipment shall be screened from view by landscaping or architectural elements integrated into the structure. The screening must be of materials that are comparable to the materials used in the buildings in the development.

7) All operations including storage and display of materials, merchandise, or products shall be conducted within a fully enclosed building; however, normal outdoor loading and unloading of materials is permitted.

8) No equipment or vehicle other than motor passenger cars shall be stored outside a building for more than 24 hours in a 30-day period.

9) Screening -- Storage, service and truck loading areas, utility structures and mechanical equipment of the ground or roof shall be screened from public view. Any emission of noise, vapor, heat or fumes shall be mitigated. Consideration should be given to developing common service courts at the interior of parcels. Garbage, recycling collection and utility areas shall be enclosed and screened around their perimeter by walls minimum of 6 feet in height and constructed of materials consistent with the rest of the building.

10) Fences designed for privacy shall be constructed of stone or architectural textured stucco or concrete. The use of metal is limited to material for gates. Chain links, plastic, wood or wire fencing is prohibited. Mechanical units, utility equipment and telecommunication antennas and devices located on the roof shall be grouped together and incorporated into the roof design or thoroughly screened from view. Fences and walls up to 6 feet in height may be required to provide screening and/or buffering of one property from another.

(Ord. 1999, 02-20-06[m1])
(Ord. 2363, 11-3-08[m2])
(Ord. 2406, 8-11-09[p3])

**16-2-10 ARCHITECTURE/CONSTRUCTION STANDARDS**

The requirements of this section shall apply to all buildings and structures (including single-family detached dwellings except where noted), unless otherwise expressly provided in a development plan. The character of the architecture of Leawood shall be driven by the desire to create quality buildings of lasting beauty. Precedents of style and quality within the region should be viewed as positive models for new construction. The use of traditional materials and forms is encouraged. In all cases, buildings shall strive to be accurate and true to their particular style, (i.e. Italianate,
Spanish Mission, Modern, etc.). These requirements shall be in addition to and in conjunction with requirements set forth in an approved Development Plan.

16-2-10.1 Building Massing, Scale

A) Each building is to have simple, well-proportioned, volumetric form—a simple form that is manipulated for relief. Massing of the buildings shall reflect a continuous mass of the building envelope. Parapets must read as integral to the mass of the building. No flat vertical surface projections will be allowed above the building roofline. No colonnades of one story in height shall be permitted to project beyond the face of buildings. Loggias and other architectural elements may be created by “carving” into the mass of the building, not by applied decoration.

B) Building Scale within areas designated for commercial land use shall have the appearance of two floors minimum on all sides. Generally building scale shall reflect the particular use housed in the building. Details that provide human scale to structures should be fully considered and incorporated into the design.

C) Roof forms and pitch shall be consistent for all roofs part of the same building or block of buildings.

D) Deviation from simple forms shall be allowed to accentuate building entries and significant corners or points of access. Corners of buildings shall provide significant articulation through fenestration, material, and detailing.

E) Two towers, projections, or roof accents, (i.e. finials, cupolas etc.) per building shall be allowed. Any proposed deviation from the guideline shall be reviewed on an individual basis.

F) To maintain a coherent architectural image within the City and to reduce conflict between facades of adjacent buildings, special attention shall be paid to regulating lines established by existing buildings. Building heights, cornice lines, sill heights, floor levels, entry heights are all important references to be respected to reduce visual conflicts between adjacent buildings.

G) Linear massing will be regulated on public frontage by articulating the facade with architectural elements. A contiguous building facade (longer than 100 feet) shall have a building element, such as an entrance, courtyard, arcade, or other element dividing the facade visually. Buildings shall avoid long monotonous, uninterrupted walls or roof planes.

H) All four sides of a building shall be constructed to the same standard of design and maintain consistency in architecture.

16-2-10.2 Shading Devices

Buildings shall provide a means for solar shading at all fenestration. This may include freestanding or attached screen walls or shade fins, architecturally constructed awnings, roof or building overhangs, recessed openings, and/or upper level balconies. Applied awnings shall be construct-
ed of metal, canvas, and/or glass and shall be integrated into the overall design of the facade. No plastic awnings shall be allowed.

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

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

A)  **Permitted Building Materials**

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

B)  **Prohibited Building Materials:**

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

C)  **Roof Materials For All Buildings, Except Single-Family Residential Structures:**
1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:

   a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.

   b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.

   c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.

2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.

3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City’s approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:

   a. An approved evaluation report in conformance with the currently approved City Building Code.


   c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 square feet and have a minimum of two courses.

   d. Installation specifications provided by the manufacturer of the product.

   e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.

   f. A list of the manufacturers of the requested product.

   g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.

4) Final Determination: The Director of Planning or designee shall determine whether a new roofing product meets both the City’s aesthetic, safety and performance standards set forth in this ordinance.
5) Appeals: A decision made by the Director of Planning may be appealed to the City of Leawood Board of Zoning Appeals.

6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile.

7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:
   a. Slate
   b. Clay Tile
   c. Concrete Tile
   d. Synthetic Slate:
      i. Must be within a similar color range of slate, clay tile or concrete tile; and
      ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
      iii. Required to be installed with sheet metal valleys and flashings; and
      iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1x4’s; and
      v. Must have a minimum U.L. Class B fire rating
   e. Synthetic Shingles:
      i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and
      ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
      iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
      iv. Must be installed with sheet metal valleys and flashings; and
      v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1x4’s; and
      vi. Must have a minimum U.L. Class B fire rating.
   f. Stone Coated Steel Roofing:
      i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and
ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Must be installed with sheet metal valleys and flashings; and

iv. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4’s; and

v. Must have a minimum U.L. Class B fire rating.

g. Metal Roofing:

i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and

ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and

iii. Be installed with sheet metal valleys and flashings; and

iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4’s; and

v. Must have a minimum U.L. Class B fire rating.

h. Laminated Composition Shingles in a RP-4 (Planned Apartment Residential District) provided that they are (1) approved in a Development’s Final Plan on or before September 1, 2010 and (2) meet the following requirements:

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum of 300 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and/or 1X4’s; and

ix. Is required to be U.L. Class A fire rated material.

8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.
D) Roof Materials for Single-Family Residential Structures: 

1) Intent: The intent of the City of Leawood is to create and maintain the distinctive, traditional character that the single-family residences within Leawood are known for, while also ensuring that the roofing products used meet a high performance standard regarding safety and durability and to:

   a. Provide the citizens of Leawood with a choice of roofing materials while ensuring that only quality products are used.
   b. Ensure that all roofing materials permitted within the City of Leawood meet minimum performance standards regarding fire, wind resistance and impact resistance to protect the health, safety and welfare of the citizens of Leawood.
   c. Ensure that roofing materials within the City of Leawood are aesthetically compatible with the existing roofs within the City and have the look of natural materials such as weathered cedar shakes, slate or tile, even if all other standards are met.

2) Required Permits: All roofing materials shall be permitted, installed, and inspected in accordance with the City of Leawood Development Ordinance and the current adopted building code.

3) Submission Requirements: A list of approved roofing materials and associated permitted colors shall be available from the Planning and Development Department. The applicant shall file a completed application with the Planning and Development Department for administrative review, for any roofing material or color that is not included on the City’s approved list. All new roofing materials shall meet the standards stated within this ordinance and shall only be installed by a licensed roofing contractor. In addition, an application shall not be deemed complete without the following:

   a. An approved evaluation report in conformance with the currently approved City Building Code.
   c. A sample of the roofing material in each requested color. The size of the sample shall be a minimum of 2 sq ft and have a minimum of two courses.
   d. Installation specifications provided by the manufacturer of the product.
   e. List of addresses where the product (and the color applied for) has been installed within the Kansas City Metropolitan Area for a minimum of 1 year.
   f. A list of the manufacturers of the requested product.
   g. The current administrative fee for roofing applications as stated in the City of Leawood Fee Schedule.
4) Final Determination: The Director of Planning or designee shall determine whether a new roofing product meets both the City’s aesthetic, safety and performance standards set forth in this ordinance.

5) Appeals: A decision made by the Director of Planning may be appealed to the City of Leawood Board of Zoning Appeals.

6) Aesthetic Standard: The aesthetic standard required under this ordinance shall be that all roofing materials and colors be aesthetically compatible with existing roofs in the City and shall have the look of natural materials such as weathered cedar shakes, slate or tile. Each roof installed on a single-family residence shall be comprised of a single material selected from the City’s approved roofing materials and associated permitted colors list as referenced in Paragraph 3 of this Subsection. The Director of Community Development shall have the ability to administratively grant an exception to allow for the use of more than one roofing material on a single-family residence when the request is made for a second roofing material to be used with such architectural details, including but not limited to, bay windows, bow windows, dormers, shed dormers, shed roofs and flat roofs.

7) Roofing Safety and Performance Standards: All roofing materials shall have approval from the City of Leawood and must meet the following standards for each type of material:
   a. Wood Shingles:
      i. Number 1 or 2 grade
   b. Wood Shakes:
      i. Number 1 or 2 grade
      ii. Minimum ½ inch thickness measured at butt
   c. Slate
   d. Clay Tile
   e. Concrete Tile
   f. Synthetic Slate:
      i. Must be within a similar color range of slate, clay tile or concrete tile; and
      ii. Must have a thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
      iii. Required to be installed with sheet metal valleys and flashings; and
      iv. Required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4’s; and
      v. Must have a minimum U.L. Class B fire rating
Article 2  Zoning Districts

g. Synthetic Shingles:
   i. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and
   ii. Must have an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
   iii. Must have a thickness of 1/2 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and
   iv. Must be installed with sheet metal valleys and flashings; and
   v. Must be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4’s; and
   vi. Must have a minimum U.L. Class B fire rating.

h. Stone Coated Steel Roofing:
   i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and
   ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and
   iii. Must be installed with sheet metal valleys and flashings; and
   iv. With the exception of stone coated steel being placed over an existing wood roof using an approved fire resistive non-asphaltic fiberglass based underlayment, stone coated steel roofs must be placed on solid decking and all existing roofing materials shall be removed down to the stringers and/or 1X4’s; and
   v. Must have a minimum U.L. Class B fire rating.

i. Metal Roofing:
   i. Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile; and
   ii. Must have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products; and
   iii. Be installed with sheet metal valleys and flashings; and
   iv. Be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4’s; and
   v. Must have a minimum U.L. Class B fire rating.

j. Laminated Composition Shingles meeting the following standards:
   i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and
ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of overlap creating the shadow line or individual thickness of the ply of roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum 300 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4’s; and

ix. Is required to be U.L. Class A fire rated material.

k. Class 4 Impact Rated Laminated Composition Shingles:

i. Architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake; and

ii. Must have a minimum thickness of 3/16 inch measured at the exposed butt end of the overlap creating the shadow line or individual thickness of the ply or roof material; and

iii. Required to be installed with sheet metal valleys and flashings; and

iv. Required to be installed with preformed ridge shingles; and

v. Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes; and

vi. Must use a minimum of five (5) color blend granules; and

vii. Must be a minimum 275 lbs. per square; and

viii. Is required to be placed on solid decking. All existing roofing materials shall be removed down to the stringers and / or 1X4’s; and

ix. Is required to be U.L. Class A fire rated material.

8) Flat Roofs: Flat roofs or roofs with a pitch of less than 3 inches per foot, in addition to the materials permitted herein, for other roofs, may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

A) Colors

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

(Ord. 2031, 10-20-03[p4])
(Ord. 2035, 11-17-03[p5])
(Ord. 2085, 09-27-04[p6])
(Ord. 2430, 01-12-10[MK7])
(Ord. 2454, 07-27-10[MK8])

16-2-10.4 Accessibility

A) All buildings shall conform to the ADA (Americans with Disabilities Act) Standards for accessibility according to the terms of that Act.

B) Accessible entries shall be integrated into the design of the building and not separated from main building entries.

(Ord. 2413, 09-29-09[p9])

16-2-11 TYPE OF CONSTRUCTION -- MANUFACTURED HOMES

16-2-11.1 Exterior Walls/Siding

Exterior walls and siding of all residential design manufactured homes shall be as required for all other homes, except as may be required by law. Non-masonry siding material shall extend below the top of the exterior foundation or curtain wall and the joint shall be flashed in accordance with the building codes.

16-2-11.2 Minimum Floor Area

All residential design manufactured homes shall have a minimum of 1200 square feet of main floor area, excluding any attached garage or porch, and the longest exterior dimension of the body shall be not more than 2 ½ times the shortest exterior dimension.

16-2-11.3 Foundation

All residential design manufactured homes shall be installed in accordance with the recommended installation procedures of the manufacturer and city building codes. The running gear, tongue, axles, and wheels shall be removed from the unit at the time of installation. A continuous, permanent masonry or concrete foundation, unpierced except for required ventilation and access shall be installed under the perimeter of the home.
The amendment proposes to clarify the number of totally enclosed parking spaces per residential unit within an MXD zoned development.

Currently, the Leawood Development Ordinance states that within an MXD zoned development, two parking spaces are required per residential unit, plus 3.0 to 3.5 parking spaces per 1,000 square feet of lease space.

The proposed amendment will clarify that two parking spaces are required per residential unit, one of which to be totally enclosed, and 3.0 to 3.5 parking spaces per 1,000 gross square feet.
16-4-5 OFF-STREET PARKING, STORAGE, LOADING REGULATIONS AND PARKING LOT DESIGN STANDARDS

16-4-5.1 Off-Street Parking and Loading Spaces Required

No structure shall hereafter be built or moved and no structure or land shall hereafter be used, occupied, or designed for use or occupancy unless the minimum off-street parking and off-street loading space requirements are met. No structure or use already established on the effective date of this Ordinance shall be enlarged, expanded or increased in use unless the minimum off-street parking and loading requirements for such enlargement, expansion or increase in use, are provided.

16-4-5.2 Development Plan Required

A development plan shall be submitted and approved prior to the construction or creation of any parking lot or the expansion of any existing parking lot in accordance with the provisions of Article 3 of this Ordinance, unless this Ordinance provides that such plan approval is not required.

16-4-5.3 Design Standards

A) Parking Lots, Driveways and Serviceways

1) Parking lots, driveways, and serviceway areas shall be adequately landscaped and screened from public streets and ways per the landscape requirements of this Ordinance.

2) Parking lots shall be marked at the primary entries with an approved standard color, and scaled sign.

3) The parking lot area shall be divided into separate modules by required landscape plantings and/or other design features so that no more than 40 parking spaces are developed within an individual module.

4) Unless otherwise provided, no more than 40% of any site boundary length that fronts onto a public street may be developed as parking areas. The remaining 60% of such site frontage shall be developed as either a landscape, plaza/pedestrian space as required in Section 16-2-9.2(F) of this ordinance, pedestrian paths that provide a direct connection between a primary building entrance and the perimeter public sidewalk, or building condition to a depth of 90 feet from the property boundary. However, if the property has less than 5 acres and more than two sides that front onto a public street, the two frontages with higher street classifications as determined by the City shall meet the above requirement, but the other frontage shall not be subject to this requirement, provided that all other setback and screening requirements are satisfied.

(Ord. 2704MK1, 12-9-2014)
5) In order to create simple, easily recognizable entries to commercial developments, the City encourages coordination of access points from all major streets between contiguous parcels.

6) Driveways and parking areas should be designed to accommodate efficient vehicle stacking during peak periods, based on a site specific traffic analysis.

A) Parking Space Dimensions.
   1) Each parking space shall contain a rectangular area at least 18 feet long and 9 feet wide. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required herein.
   2) Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than 22 feet by 9 feet.

B) Required Widths of Parking Area Aisles and Driveways.
   1) Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking.

<table>
<thead>
<tr>
<th>Parking Angle</th>
<th>Aisle Width</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>One-way Traffic</td>
</tr>
<tr>
<td>0°</td>
<td>13’</td>
</tr>
<tr>
<td>30°</td>
<td>13’</td>
</tr>
<tr>
<td>45°</td>
<td>15’</td>
</tr>
<tr>
<td>60°</td>
<td>18’</td>
</tr>
<tr>
<td>90°</td>
<td>22’</td>
</tr>
</tbody>
</table>

   2) Driveways shall be not less than 12 feet in width for one-way traffic and 20 feet in width for two-way traffic.
   3) No paved driveways, including ingress and egress points, shall exceed 35 feet in width except as otherwise approved on the development plan.

C) Parking Structures
   1) Building elevations not occupied by retail or commercial uses or entries should be screened in a manner that is integrated with the building architecture, materials, and overall concept.
   2) Ground floor areas should be articulated and designed to create a harmonious appearance with the buildings that they serve.

D) General Design Requirements.
   1) Vehicle accommodation areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing onto a public street.
2) Vehicle accommodation areas of all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments without the necessity of backing unreasonable distances or making other dangerous or hazardous turning movements.

3) Every vehicle accommodation area shall be designed so that vehicles cannot extend beyond the perimeter of such area onto adjacent properties or public rights-of-way. Such areas shall also be designed so that vehicles do not extend over sidewalks or tend to bump against or damage any wall, vegetation, or other obstruction.

4) Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians or other vehicles and without interfering with parking areas.

5) Within single family residential districts, exterior paved areas, other than residential driveways, within the front yard that are in excess of 400 sq.ft., and whose primary purpose is for the parking of automobiles, shall require written approval from the Director of Community Development. The following conditions shall be considered minimum requirements.

   a) Installation of the pad shall not cause the subject property to be noncompliant with all other requirements as listed in this ordinance, including all bulk regulations of the zoning district in which the property is located.

   b) Such parking pads shall be setback a minimum of 10 ft. from all property lines.

   c) Plans shall be submitted for approval and shall be based upon compliance with the following standards:

      1) The pad shall be screened from the neighbors by landscaping or other methods.

      2) The pad shall be designed so that the surface water will be carried to the street or storm drainage on the owner’s property, or by underground pipe to the public street or storm drainage system, or if across other ownership’s, easements must be obtained. A statement along with a detailed drawing from a professional engineer, P.E., shall be submitted showing and stating that these drainage requirements have been or will be met.

(Ord. 2405 [MK2], 08-03-2009)
(Ord. 2747 [MK3], 08-25-2015)
A) The following table sets forth the minimum required parking ratios. Parking requirements may be modified on a project basis with supporting traffic engineering/parking plan approved by the City.

<table>
<thead>
<tr>
<th>District</th>
<th>Land Use Designation</th>
<th>Parking Requirements – Number of Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG; RP-A5; R-1; RP-1; RP-2</td>
<td>Residential-Single Family</td>
<td>2 per unit (totally enclosed)</td>
</tr>
<tr>
<td>RP-3</td>
<td>Residential-Multi-Family</td>
<td>2 per unit (totally enclosed)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 per unit (1 totally enclosed)</td>
</tr>
<tr>
<td>MXD</td>
<td>Mixed Use-Residential and Commercial</td>
<td>2 per residential unit <em>(1 totally enclosed) + 3.0 to 3.5 per 1,000 gross SF lease space</em></td>
</tr>
<tr>
<td>SD-0</td>
<td>Commercial-Office</td>
<td>3.0 to 4.0 per 1,000 SF lease space</td>
</tr>
<tr>
<td>SD-NCR; SD-CR</td>
<td>Commercial-Retail</td>
<td>3.5 to 4.5 per 1,000 SF lease space</td>
</tr>
<tr>
<td>SD-NCR; SD-CR</td>
<td>Commercial-Service</td>
<td>3.5 to 4.5 per 1000 SF lease space, except food related - 1 per 2 seats, 2 per service bay, or alternative by parking study.</td>
</tr>
<tr>
<td>REC</td>
<td>Open/Civic Space</td>
<td>1 per 10 persons rated capacity</td>
</tr>
</tbody>
</table>

B) All land uses included herein shall provide 1 space/employee on the maximum shift. Additional spaces shall be provided for certain uses, as follows:

1) Art Gallery. 1 per 500 square feet gross area.
2) Auditorium. 1 for every 4 permanent seats plus 1 per 100 square feet area devoted to assembly use. Without permanent seating 1 per 50 square feet floor area devoted to assembly use.
3) Automobile Service Station. 3 spaces plus 1 space for each service bay.
4) Churches & Synagogues. 1 space for each 3 permanent seats.
5) Convenience Store. 5 per 1000 square feet gross area.
6) Convalescent & Nursing Homes. 1 space for each 2 beds.
7) Day Care Center. 1.5 per employee on maximum shift.
8) Elementary/Jr./High School. 1 space for each teacher and staff member.
9) Funeral Home. 1 per 100 square feet of viewing area or other public area.
10) Golf Course. 50 spaces for each 9 holes.
11) Health Club. 1 per 200 square feet plus 1 per employee on maximum shift.
12) Hospitals. 0.35 spaces per bed plus 0.95 spaces per doctor and 0.35 spaces per employee.
13) Hotels. 1 space per bedroom plus 1 space per employee. Restaurants & meeting rooms included in the hotel shall provide an additional parking space for each 4 seats of seating capacity.
14) Movie Theater. 1 for each 3 permanent seats plus 1 per employee on maximum shift.
15) Retirement Community. 0.27 per dwelling unit (weekday) and 1 per dwelling unit (Sunday).
16) Swim Club. 10 per employee (Saturday).

C) The following provisions shall govern the computation of required off-street parking and loading spaces:

1) Where computation of required off-street parking spaces results in a fractional number, the required spaces for the use shall be the next higher whole number.

2) Where more than one use is established on a single lot, the off-street parking and loading requirements for the lot shall be the sum of the separate requirements for each use established on the lot.

3) Where a lawful use exists at the time of adoption of this Ordinance that is deficient in the provision of required off-street parking, any new use hereafter established in its place shall conform to the parking requirements of this Ordinance.

D) A proposed parking area that exceeds the number of spaces required in the ordinance may not be permitted without approval of the City. For applications to exceed required parking ratios, applicant shall submit a detailed traffic/parking generation study prepared by a registered engineer.

E) Joint Use of Required Parking Spaces

1) One parking area may contain required spaces for several different uses, but except as otherwise provided herein, the required space assigned to one use may not be credited to any other use.

2) To the extent that developments that wish to make joint use of the same parking spaces operate at different times, the same spaces may be credited to both uses. For example, if a parking lot is used in connection with an office building on Monday through Friday but is generally 90% vacant on weekends, another development that operates only on weekends could be credited with 90% of the spaces on that lot. Or, if a church parking lot is generally occupied only to 50% of capacity on days other than Sunday, another development could make use of 50% of the church lot's spaces on those other days.

(Ord. 2001, 07-07-2003[m4])
(Ord. [MK5]. 2745, 08-25-2015)
16-4-5.5 Location of Required Parking and Loading Spaces

All off-street parking and loading spaces required by this Ordinance shall be located on the same lot as the use for which such spaces are required, with the following additional regulations and exceptions:

A) Required off-street parking and/or loading spaces shall not be located upon any public right-of-way unless specifically authorized and approved by the City.

B) Where, within an office, commercial, or industrial district, an increase in the number of off-street parking spaces is required by an alteration, enlargement, or change of a use, the required off-street parking spaces may be located no farther than 300 feet from the use(s) they serve. Whenever off-street parking is required and cannot be provided within the principal building or upon the same lot as the principal building and is located on another parcel or property as permitted herein, such parcel or property shall be owned by the owner of the principal building or, in the alternative, shall be restricted by a recorded agreement to off-street parking purposes during the lifetime of the use within the principal building. If and when such use would expire, the required off-street parking for a new use within the principal building would be evaluated on its own merit.

C) Off-street loading spaces shall be located only on the side or rear of buildings, but not in required setback areas.

16-4-5.6 Off-Street Loading Space Requirements

In addition to all other requirements of 16-4-5, the following shall apply.

A) The required number of off-street loading spaces for truck and/or other bulk pickup or deliveries shall be determined through the plan review process.

B) Such loading and unloading space(s) shall be an area of adequate size for the type of building use as approved by the City and must be able to accommodate vehicles entirely off street rights-of-way. Area for ample turnaround space and maneuvering must be allotted so that all vehicle/truck activity shall be accommodated entirely on-site and without interference with traffic movements either on or off-site. Vehicles shall not be allowed to back onto or off of street rights-of-way.

C) Such loading space(s) shall be permanently surfaced of either asphaltic concrete or Portland cement concrete and have direct access from a permanently surfaced drive of the same. Where turnaround for truck/vehicle traffic is required, such turnaround space must also be permanently surfaced of the same.

D) When off-street loading is required, such loading space(s) shall be provided at the time of erection, alteration, establishment, or addition of any building, structure, or use of the land.

E) Required off-street loading space(s) shall not be used for storage and shall be open for its function at all times.

F) The provision of off-street loading space(s) shall be a continuing obligation of the owner of the real estate on which any use is located. It shall be unlawful for an owner of any building or land use activity affected by the off-street loading requirements of this section to discontinue, reduce, or dispense with (or cause same) the required off-street loading space(s) as established herein.
Should an existing building change use, the size of the loading and unloading space(s) shall be reevaluated as to the adequacy in regard to the new use and thereafter altered as necessary.

16-4-5.7 Off-Street Parking Requirements in Office, Commercial, and Industrial Districts

A) Off-Street Parking. In addition to all other requirements of 16-4-5, the following shall apply.
1) Required off-street parking spaces shall not be used for storage and shall be open for their function at all times.
2) The provision of off-street parking shall be a continuing obligation of the owner of the real estate on which any use is located. It shall be unlawful for an owner of any building or land use activity affected by the off-street parking requirements to discontinue, reduce, or dispense with (or cause same) the required off-street parking as established herein.
3) Off-street parking space(s) shall be screened in accordance with the approved development plan.

B) Improvement of Parking Areas.
1) The developer shall be responsible for hiring a geotechnical firm to provide inspection of the curbs and parking lot pavement during construction. A certification letter from the geotechnical firm sealed by a Professional Engineer licensed in the State of Kansas stating the parking lot sub-grade and pavement was constructed per the City Standards shall be submitted and approved by Code Administration prior to issuance of a Temporary Certificate of Occupancy.

A soil report shall be completed prior to compaction of the sub-grade identifying the types of soils, characteristics of the soils and requirements for compaction. Soil properties for Liquid Limit (LL) shall be less than fifty (50) and Plastic Limit (PL) shall be less than twenty-five (25). If the soils are above this range, the geotechnical engineer shall provide a recommendation on soil stabilization methods (pavement thickness will not be allowed to be reduced for using soil stabilization). The sub-grade under the parking lot shall be compacted to at least 95 percent of standard density and the moisture content of the soil at the time of compaction shall not be lower than three (3) percentage points below the optimum moisture content. Additional Quality Control and Testing requirements are listed in Table A of this Section.

Asphaltic concrete pavement shall meet the BM-2B and BM-2 mix designs developed by the Kansas Department of Transportation. Portland cement concrete pavement and concrete curbs shall meet Kansas City Materials Metro Board mix design specifications for 4,000 psi strength. Loading docks/garbage collection areas shall include Fibermesh 650, or approved equal, at the manufacturer’s recommended application rate.

Asphaltic concrete and portland cement concrete pavement within the parking lot shall have a minimum grade of 1.50%. Areas near low points and high points may be flatter than 1.50% to allow for smooth transitions. Portland cement concrete pavement joint spacing shall be a maximum of 20 times the pavement thickness.
The City recommends that the developer hire a geotechnical firm to determine the pavement type(s) and thickness for their development. The minimum pavement type and thickness shall be in accordance with Table B of this Section.

The developer may request a deviation to use pervious concrete pavement. The developer shall submit a geotechnical report sealed by a Professional Engineer licensed in the State of Kansas that includes the minimum aggregate and pavement thickness calculations in accordance with National Ready Mix Concrete Association (NRMCA) Pervious Hydrological Software. The contractor and ready mix concrete supplier responsible for construction of the pervious pavement shall be certified for pervious concrete construction through either the Concrete Promotional Group of Kansas City (CPG) or NRMCA.

The Final Plan submittal to the Planning Department shall include a plan view indicating the location of pavement types and minimum pavement thicknesses.

The City Administrator may approve the construction of a temporary parking lot. The parking lot shall be constructed with a minimum of 6” aggregate and 3” asphaltic concrete pavement. The City Administrator will determine the length of time allowed for use of the temporary parking lot. The parking lot shall be removed at the end of approved time period, unless an extension of time has been authorized by the City Administrator.

Table A: Quality Control and Testing Requirement

<table>
<thead>
<tr>
<th>Material</th>
<th>Test</th>
<th>Applicable Standard</th>
<th>Sampling and Testing Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete Curb &amp; Gutter and Portland Cement Concrete Pavement</td>
<td>Temperature Slump Air Content Unit Weight Compressive Strength</td>
<td>ASTM C1064 ASTM C143 ASTM C231 ASTM C138 ASTM C39</td>
<td>One set of four cylinders for the first 50 cy and then one set of four cylinders for every 100 cy thereafter or as needed.</td>
</tr>
<tr>
<td>Asphalitic Concrete Pavement</td>
<td>Relative Density (Nuclear)</td>
<td>KT-32</td>
<td>One cylinder from each set shall be tested at 7 days, 2 cylinders from each set tested at 28 days and hold one cylinder from each set. Temperature, slump and air content tests shall be completed with each set of cylinders. Maturity testing in accordance with KDOT Specifications is acceptable for determining concrete strength.</td>
</tr>
<tr>
<td>Earthwork</td>
<td>Moisture-Density (Proctor) Liquid Limit Plastic Limit Relative Density (Nuclear) Proof Rolling</td>
<td>ASTM D698 ASTM D423 ASTM D424 ASTM D2922 Tandem axle dump truck with a minimum gross</td>
<td>Moisture-Density (Proctor), Liquid Limit and Plastic Limit shall be determined for each on-site soil type. Relative Density (Nuclear) testing shall be completed as follows: a. Embankments - each lift b. Trench Backfill - each lift c. Pavement Sub-grade - One location</td>
</tr>
</tbody>
</table>
Table B: Minimum Pavement Thickness

<table>
<thead>
<tr>
<th>Material</th>
<th>Test</th>
<th>Applicable Standard</th>
<th>Sampling and Testing Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>weight of 20 tons per 2,000 sf.</td>
<td>Proof rolling shall be performed on all pavement sub-grade.</td>
</tr>
</tbody>
</table>

2) Head-in parking from any public right-of-way shall not be permitted.
3) Parking lot lighting shall be so arranged as to direct light away from any adjacent premises in a residential district. Parking lot lighting shall not cause illumination in excess of 0.5 foot candles when measured at the property line of the subject parking lot. Illumination shall be measured with a photoelectric photometer having a spectral response similar to that of the human eye, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination. Such measurement shall be taken with the photoelectric photometer while held parallel, 3 feet above the ground at the property line of the subject parking lot. Parking lot lighting shall be accomplished with pole mounted cut-off fixtures which shall be of a no-tilt, shoebox, or similar type design, equipped with flat lenses and nonadjustable mounted arms or brackets. Parking lot lighting shall have an initial average uniformity ratio of 4 to 1 (average (fc) to minimum (fc)).
4) All parking lots and drives leading thereto shall have curbs and drainage facilities approved by the City Engineer.
5) No signs shall be permitted except those necessary for the orderly parking thereon. Not more than 1 sign with maximum area of 6 square feet shall be permitted at each entrance to identify such parking area and present any regulations governing same. Signs identifying reserved parking shall first be reviewed and recommended by the Planning Commission and approved by the Governing Body as part of an overall sign concept and shall include complimentary materials to the building it serves.
6) The City may require that a parking area be screened on any side where it may adversely affect adjacent property.

C) Maintenance of Parking Areas.

The maintenance of parking areas shall be a continuing obligation of the owner of the real estate on which parking areas are located.

(Ord. 2370, 11-3-2008[m6])
(Ord. 2407, 8-11-2009[p7])

16-4-5.8 Handicapped Parking Space Requirements

Handicapped Parking shall be provided pursuant to the regulations set forth in the City’s Building Code.

16-4-5.9 Special Provisions for Off-Street Parking and Storage of Vehicles in Residential District

A) Statement of Intent. In order to avoid the obstruction of public streets and sidewalks, improve traffic visibility, insure the provision of necessary light and air to residential dwellings, and maintain the aesthetics and visual streetscape harmony and character deemed appropriate in residential neighborhoods and others areas within the City, it is the intent of this ordinance that the provisions hereof should be narrowly construed so as to prohibit any parking or storage of vehicles except as clearly and specifically authorized herein. These provisions shall govern the off-street parking or storage of vehicles, trailers and boats as an accessory use to any permitted residential use.

B) The parking or storage of any type of vehicle, including passenger vehicles, recreational vehicles and trailers, is prohibited, except as clearly authorized herein.

C) Definitions. The following definitions shall govern the interpretation of this Section.

1) “Driveway”. A hard drivable surface constructed of concrete, asphalt, brick pavers, or other solid impervious surfaces upon which vehicles are driven from the street to the garage.

2) “Pad”. A hard drivable surface constructed of concrete, asphalt, brick pavers, or other solid impervious surfaces used to park or store vehicles off of driveways so as not to conflict with the daily use of the driveway.

3) “Parking”. The placement of a vehicle, trailer or boat on a lot for seven consecutive days or for any portion of each of 14 total days in any 30 day period.

4) “Passenger Vehicle”. A self-propelled motor vehicle, designed primarily for the transportation of people as opposed to equipment, freight or other vehicles. The following are expressly excluded from the definition:

a. Vehicles that have had external modifications to the structure or body, including aerial buckets or platforms (e.g. “cherry pickers”), welding equipment and mechanical lifts or arms designed to assist in loading and unloading freight, but not including cosmetic changes or common vehicle accessories;
### Article 4  Supplemental Provisions

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<tbody>
<tr>
<td>b.</td>
<td>Pickup trucks that do not have the traditional pickup bed and side walls, and vans that have an expanded cargo area that is taller or wider than a passenger van, including step vans, box vans, flatbed trucks, buses, semi-tractors and trailers;</td>
</tr>
<tr>
<td>c.</td>
<td>Recreational vehicles, trailers, cement mixers, construction equipment, and any vehicle with dual rear axles.</td>
</tr>
</tbody>
</table>

5) **“Recreational Vehicles”**. Any unit designed for recreation, living, or sleeping purposes, permanently equipped with wheels or placed upon a wheel device for the purpose of transporting from place to place. This shall include but is not limited to camping trailers, campers, tent trailers, motor homes, tent campers, buses, snowmobiles, jet skis/wave runners and boats of all sizes.

6) **“Storage”**. The placement on a residential lot of any vehicle for more than seven consecutive days or for any portion of each of 15 or more days, whether or not consecutive, in a 30 day period.

7) **“Trailer”**. A vehicle without motor power designed for the carrying of property, trash or debris.

D) Standards Governing the Parking of Trailers and Recreational Vehicles in Residential and Agricultural Districts.

1) No person shall park any recreational vehicle or trailer on any street of the City, or upon any lot, improved or unimproved, in a residential or agricultural area of the City, except for the purpose of making a delivery or pickup, and except for parking of recreational vehicles and trailers as provided herein.

2) Parking of trailers and recreational vehicles shall be allowed in single family residential districts upon residential lots provided that such parking shall be in an enclosed garage or on a driveway or pad.

E) Storage of Trailers and Recreational Vehicles. Outside storage of trailers and / or recreational vehicles shall be allowed in agricultural and single-family residential districts upon residential lots provided that the storage meets the express terms of this Ordinance.

1) If the proposed storage shown does not meet the terms of the Ordinance, then the applicant may apply, in writing and with a site plan of the property, to the Planning and Development Department for an exception to the terms of the ordinance. The Neighborhood Services Administrator may only grant an exception to the setback or screening requirements. The Neighborhood Services Administrator may grant such an exception if it finds that the following elements are present:

   a. The screening around the recreational vehicle, including existing vegetation on adjoining lots, provides a sufficient buffer from the street and from any other residences so that the storage of the recreational vehicle does not unreasonably damage the area streetscape or landscape;

   b. The configuration of the lot or tract and the buildings thereon, does not allow for storage in accordance with the terms of this ordinance; and

   c. The proposed storage meets the intent of the terms of this ordinance.
Provided, however, that if the Neighborhood Services Administrator grants an exception based upon the existence of screening in neighboring lots, said exception shall expire if such screening is in any way lessened.

If the Neighborhood Services Administrator denies the request for an exception, the applicant may seek appeal to the Governing Body and the matter shall be scheduled on the next available agenda for hearing.

2) Storage shall be in an enclosed garage or on a pad, or supported by appropriate at grade pavers or other surfacing placed beneath the tires and any supporting system of the vehicle touching the ground, provided that such pavers or surfacing serve to prevent such vehicle form damaging the yard surface.

3) Storage shall not be allowed in front of the building or the line of the building as it extends to each side property line.

4) Storage shall be allowed in a side yard of the residence, provided that such storage does not encroach on the required side yard setback and that the recreational vehicle/trailer is screened on the two longest sides of the recreational vehicle/trailer and the end not facing the ingress / egress access point to the lot. Those sides of the vehicle/trailer that are not screened by the primary structure shall have reasonable screening between the vehicle and the adjoining property line. For the purpose of this section, reasonable screening shall be, at a minimum, use of evergreen plantings to substantially shield the vehicle/trailer from the view of neighboring properties.

5) Storage shall be allowed in a side yard with adjoining street frontage provided that the recreational vehicle/trailer is screened on the two longest sides of the vehicles and the end not facing the ingress / egress access point to the lot. Those sides of the vehicle that are not screened by the primary structure shall have reasonable screening between the vehicle and the adjoining property line.

6) Storage shall be allowed in the rear of the residence, provided that the recreational vehicle/trailer is screened on the two longest sides of the vehicle and the end not facing the ingress / egress access point to the lot. Those sides of the vehicle that are not screened by the primary structure shall have reasonable screening.

7) The combined length of recreational vehicles and trailers stored on any lot shall not exceed 48 feet.

F) Parking and Storage of Passenger Vehicles and Box Vans.

1) The storage of passenger vehicles shall be allowed in residential and agricultural districts upon residential lots provided that the passenger vehicles are stored in a garage or on a driveway or adjacent pad and the storage is not otherwise prohibited by law; provided, however, no passenger vehicle shall be parked continuously on a driveway or adjacent pad for a period exceeding 90 consecutive days.

2) The parking of passenger vehicles and box vans shall be allowed in any district, upon any lot or tract, provided that the passenger vehicle or box van is parked in a garage or on a driveway or adjacent pad and the parking is not otherwise prohibited by law. Parking in and upon streets shall be governed by the Code of the City of Leawood.
### Article 4  
**Supplemental Provisions**

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<tr>
<td><strong>G)</strong></td>
<td>Parking and Storage of Recreational Vehicles and Trailers in Other Districts. Storage of trailers and recreational vehicles in other districts shall be prohibited except when approved by the Planning Commission and Governing Body as part of a site development plan approval process. Parking of trailers and recreational vehicles shall be allowed a maximum of 3 hours in any seven-day period.</td>
</tr>
<tr>
<td><strong>H)</strong></td>
<td>Vehicles as Living Quarters. No vehicle, recreational vehicle, pickup camper, camping trailer or similar item shall be used as living or sleeping quarters, provided, that, Leawood residents may allow visitors to utilize such vehicles for sleeping, for a period of not more than one week in any calendar year, provided that the resident notifies the Leawood Police Department in advance of the location of such vehicle, number of persons expected to sleep in said vehicle, and the applicable dates.</td>
</tr>
<tr>
<td><strong>I)</strong></td>
<td>Effective Date. This ordinance shall become effective January 1, 2003. Those property owners currently storing recreational vehicles on their property shall notify the City within 6 months of the effective date of this ordinance. Those notifying the City of Leawood will be allowed to continue storing the recreational vehicle in the same manner for a maximum of three years. At the end of three years, all residents must be in full compliance of this ordinance. All property owners that have not notified the City within 6 months of the effective date of this ordinance will be required to come into compliance immediately.</td>
</tr>
</tbody>
</table>

(Ord. 2015, 08-18-2003[9])

### 16-4-5.10 Registration of Recreational Vehicles

**A)** Any owner or possessor of a recreational vehicle / trailer, which recreational vehicle / trailer is parked or stored upon any lot or tract of land in the City of Leawood, must register such vehicle with the Neighborhood Services Division of the City of Leawood, on or before September 30, 2003.

**B)** Such registrant shall provide the recreational vehicle's identification number, make, model, license number if applicable, the name and address of the owner or possessor of the recreational vehicle / trailer and a general description of the location of the parking or storage of the recreational vehicle / trailer (to include address, placement in relation to the house or building on the lot), and the amount of time during any calendar year that such recreational vehicle / trailer is parked or stored. The Neighborhood Services Administrator shall provide forms for this purpose.

**C)** For purposes of this Section, the term “recreational vehicle” is defined as follows:

**D)** Any unit designed primarily for recreation, living, or sleeping purposes, and permanently equipped with wheels or permanently placed upon a wheel device for the purpose of transporting from place to place. This shall include but is not limited to camping trailers, campers, tent trailers, motor homes, tent campers, buses, snowmobiles, jet skis/wave runners and boats of all sizes. This definition shall not include such vehicles or units parked or stored inside an enclosed garage.