

**City of Leawood
Planning Commission Agenda
April 29, 2014
Dinner Session – 5:30 p.m. - No Discussion of Items
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: Levitan, Pateidl, Roberson, Jackson, Rohlf, Williams, Elkins, Strauss, and Ramsey.

APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

Approval of the minutes from the March 25, 2014 Planning Commission meeting, and the April 8, 2014 Planning Commission work session.

CONTINUED TO MAY 27, 2014:

CASE 135-13 – IRONHORSE GOLF COURSE CLUBHOUSE EXPANSION – Request for approval of a Revised Preliminary Plan and Revised Final Plan, located approximately at 146th Street and Mission Road. **PUBLIC HEARING**

CASE 77-13 – RANCH MART – MCDONALD'S DOUBLE DRIVE-THRU – Request for approval of a Revised Preliminary Plan and Special Use Permit, located north of 95th Street and east of Mission Road. **PUBLIC HEARING**

CONTINUED TO JULY 22, 2014

CASE 21-14 – CROWN CASTLE CELLULAR TOWER – Request for approval of a one year extension for a Special Use Permit for the continued use of a wireless communication tower and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 22-14 – AT&T MOBILITY CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 23-14 – CRICKET CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 24-14 – CLEARWIRE CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 25-14 – T-MOBILE CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 26-14 – VERIZON WIRELESS CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment , located north of 135th Street and west of Briar. **PUBLIC HEARING**

CASE 27-14 – SPRINT-NEXTEL CELLULAR ANTENNAE – Request for approval of a one year extension for a Special Use Permit for the continued use of wireless antennae and associated equipment, located north of 135th Street and west of Briar. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 61-14 – COUNTRY CLUB OF LEAWOOD – Request for approval of a Revised Final Plan, located south of Overbrook Road and east of High Drive.

CASE 68-14 – WATERFORD POOLHOUSE ROOF REPLACEMENT – Request for approval of a Revised Final Plan, located north of 132nd Street and east of Mission Road.

NEW BUSINESS:

CASE 56-14 – TOMAHAWK CREEK CONDOMINIUMS – Request for approval of a Revised Final Plan, located north of Town Center Drive and west of Tomahawk Creek Parkway.

CASE 59-14 – HAYWARD ESTATES – Request for approval of a Preliminary Plan, Preliminary Plat, Final Plan and Final Plat, located south of 143rd Street and west of Mission Road. **PUBLIC HEARING**

CASE 60-14 – CITY OF LEAWOOD – LEAWOOD DOG PARK – Request for approval of a Rezoning from SD-O (Planned Office) to REC (Planned Recreation), Preliminary Plan, Preliminary Plat, Final Plan and Final Plat, located west of State Line Road and north of College Boulevard. **PUBLIC HEARING**

CASE 48-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of Technical/Vocational Schools. **PUBLIC HEARING**

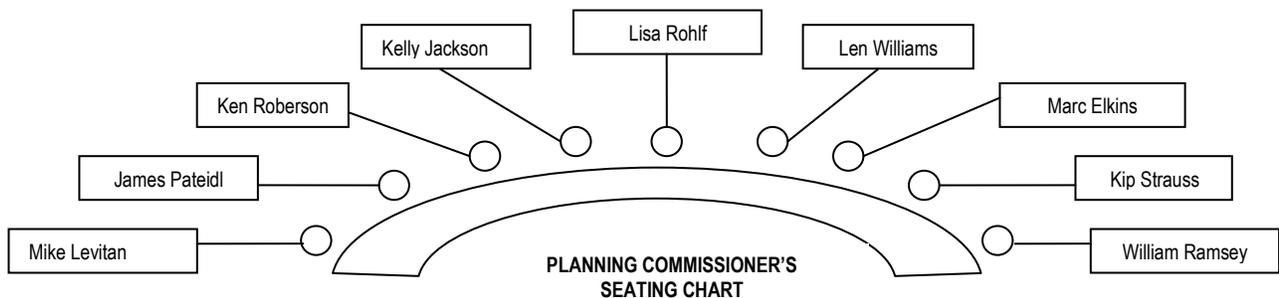
CASE 55-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of Colleges and Universities. **PUBLIC HEARING**

CASE 51-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-7, TABLE OF USES, pertaining to Colleges and Universities. **PUBLIC HEARING**

CASE 47-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of Retail Sales with Limited Manufacturing. **PUBLIC HEARING**

CASE 52-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-7, TABLE OF USES, pertaining to retail sales with limited manufacturing. **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

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.

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
March 25, 2014
Dinner Session – 5:30 p.m. No Discussion of Items
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: Levitan, Pateidl, Jackson, Rohlf, Williams, Elkins, Strauss, and Ramsey.
Absent: Roberson.

APPROVAL OF THE AGENDA:

A motion to approve the agenda was made by Williams; seconded by Elkins. Motion passed with a unanimous vote of 7-0. For: Levitan, Pateidl, Jackson, Williams, Elkins, Strauss and Ramsey.

APPROVAL OF MINUTES:

Comm. Jackson: On Page 20, the vote should be 4-1.

A motion to approve the minutes from the February 25, 2014 Planning Commission meeting with correction was made by Jackson; seconded by Strauss. Motion passed with a unanimous vote of 7-0. For: Levitan, Pateidl, Jackson, Williams, Elkins, Strauss and Ramsey.

CONTINUED TO APRIL 29, 2014:

CASE 135-13 – IRONHORSE GOLF COURSE CLUBHOUSE EXPANSION – Request for approval of a Revised Preliminary Plan and Revised Final Plan, located approximately at 146th Street and Mission Road.

PUBLIC HEARING

CASE 77-13 – RANCH MART – MCDONALD'S DOUBLE DRIVE-THRU – Request for approval of a Revised Preliminary Plan and Special Use Permit, located north of 95th Street and east of Mission Road.

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CASE 48-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS, - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of school, technical or vocational. **PUBLIC HEARING**

CASE 55-14 - LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO ARTICLE 9, DEFINITIONS, - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to the definition of school, college or university. **PUBLIC HEARING**

CASE 51-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-7, TABLE OF USES, - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to colleges and universities. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 32-14 – TIME WARNER CABLE SUPPLY METER – Request for approval of a Final Plan, located north of 151st Street and east of Mission Road.

CASE 38-14 – EDGEWOOD HOMES ASSOCIATION – POOL CLUBHOUSE AND GATEHOUSE – Request for approval of a Revised Final Plan, located north of Town Center Drive and east of Nall Avenue.

A motion to approve the Consent Agenda was made by Jackson; seconded by Williams. Motion passed with a unanimous vote of 7-0. For: Levitan, Pateidl, Jackson, Williams, Elkins, Strauss and Ramsey.

NEW BUSINESS:

CASE 39-14 – MISSION FARMS – PHASE III – CARPORTS – Request for approval of a Revised Final Plan, located south of 105th Street and east of Mission Road.

Staff Presentation:

City Planner Michelle Kriks made the following presentation:

Ms. Kriks: Before I get started, please be advised that a memo has been placed on the dais regarding tonight's case. The applicant has submitted plans for a building permit, and changes were included in the plans that were not in tonight's plan. The applicant will also be prepared these changes. May I present Case 39-14 – Request for approval of a Revised Final Plan, located south of 105th Street and east of Mission Road for Mission Farms, Phase III. The Governing Body approved Case 66-13 - a Revised Final Plan for Mission Farms on September 3, 2013. That plan included residential units, a courtyard with a pool, office space and a parking structure. Since the time of that approval, the applicant is requesting additions and modifications to that Final Plan. One major change is the addition of three carports to be located on the roof

of the approved parking structure. Each carport shall be 9 feet, 4 inches in height, 18 feet in width and 126 feet, 90 feet and 36 feet in length. The other major change to the final plan is the addition of an exterior staircase on the south side of the parking structure, which was derived from comments by codes administration. The staircase shall be a combination of brick, stucco and stone veneer, which matches the current exterior. Other minor changes include relocating an access gate to the courtyard and pool area, the addition of small decorative wing walls on either side of the stairs leading to rear accesses of residential units on the south side of 106th Street and a fountain on 106th Street. Staff recommends the Planning Commission recommend approval of Case 39-14 with the stipulations outlined in the Staff Report, and I'm happy to answer any questions you have.

Chair Rohlf: Do we need to modify any of the stipulations based on what the applicant has brought this evening?

Ms. Kriks: No.

Applicant Presentation:

Doug Weltner, 4520 Main, Kansas City, MO, appeared before the Planning Commission and made the following comments:

Mr. Weltner: Based on the questions to Michelle, it would seem to me that we had three items come up today that apparently needed some clarification. I have Nicole Anderson here from NSPJ to go over those with you if you need detail. We had some additional landscaping that didn't show on the plans that were presented to staff. We also wanted to point out a door for a storm shelter that is part of the townhouse storm shelter that is required to be separate storm shelter in the apartment building, and then we separated the patios on the townhomes on the lake so we don't end up with dividers that are on the shared patios. If you'd like, I can have Nicole walk you through those.

Chair Rohlf: I think so. It probably wouldn't hurt to point out the changes so we all know where they are.

Nicole Anderson, NSPJ Architects, 3515 W. 75th Street, Prairie Village, KS, appeared before the Planning Commission and made the following comments:

Ms. Anderson: I'm going to start off by pointing out some of the changes on the Site Plan. (*Refers to Site Plan throughout*) The stair tower is in the main parking garage on the southwest corner. We had to add it for code purposes, and it was included in the packet. The carports were added on the east portion of the parking garage 60 feet back from the main west wall of the garage. We added a storm shelter in the townhome units in the garage as is required by code. The other item we changed is the balconies on the back of the townhomes overlooking the lake were together with a brick wall; they have been pulled apart to minimize the amount of handrail in one location and to eliminate the brick wall. This also allows for more landscaping in those areas. On this plan, we have the approved west elevation of the garage as well as the new one. As you can see, everything has stayed the same with the exception of the stair tower that was added. It is pulled back from this main façade slightly, giving a little relief to the elevation, not making it flat. It also projects out, giving more depth on the south elevation. As you can see, the rest of the garage remained the same. Cutting through the garage, you see the carports with a slope. They will be painted the same color as the trim. We're doing what we can to minimize the overall look of the carports. Obviously, with the garage and width, the residents want covered parking. This allows that without a fully enclosed top floor. The storm shelter will have a door rather than a window. We have also separated the patios to allow for more privacy. As you see, it will also break up the railing in those locations. The rest of the intent stayed the same. An elevation that was not in the packet shows the courtyards through which the units enter. All of the materials on the front elevation wrap through so it is not just a fake brick façade.

The last thing we want to go over is the change to the Landscape Plan. The number of trees stayed the same. Locations of trees did move some because sidewalks had to move to allow for the storm shelter to grow. A transformer location was identified, so we moved the tree. The number of trees did not change. We also added over 100 shrubs. Some got switched out for purposes of their location not having enough light or to serve the purpose of screening transformers. On the previous plans, shrubs were in the entry areas of the commercial portion, the clubhouse and the center island area. You can see that the overall intent and feel of the project remained the same. Do you have any questions?

Chair Rohlf: They have actually submitted plans with those changes?

Mr. Klein: The plans that they submitted were actually submitted with the building plans. They'll be incorporated in the plans that go forward to Governing Body.

Comm. Williams: Are the carports screened on the perimeter of the building? They don't show up on your exterior elevation.

Ms. Anderson: They actually are on the exterior elevation.

Comm. Williams: I see it now; it is just faint.

Ms. Anderson: They asked us to make it faint because they wanted the stair tower to show. The main façade elevation will shield those.

Comm. Williams: That is on the south side that is facing the highway, so it's not facing surrounding properties. And the construction, again, is simple steel pipes and steel roof framing and this membrane roof?

Ms. Anderson: Yes, with a low slope to minimize the profile.

Comm. Williams: Can the membrane roof be seen within the development?

Ms. Anderson: I would have to look at that, but we are making it as low of a slope as we can. The only place I can think of that it would possibly be seen is in the upper floors of the building that is yet to be built. Even there, it would be close.

Comm. Williams: The membrane roof doesn't note a color.

Ms. Anderson: That comes in a beige color that will closely match the carports themselves.

Comm. Williams: From previous submittals, I thought we had landscaping along the east property line in addition to the landscaping just to the east of the new buildings. Yet, I didn't see any landscaping noted on the plan.

Ms. Anderson: That is because none of that changed from the original submittal.

Comm. Williams: Do you know when that will go in?

Ms. Anderson: This year. I would say at least before October. We want to plant it when it will actually grow.

Comm. Strauss: To better understand the carports, can you give me an idea of the perspective from the highway? Interstate 435 is higher than the roofline probably. Are the carports covering the entire top deck of the garage?

Ms. Anderson: They are covering all of the east side of the garage. East garage is two tiers. They are not on the ramp; they are on the flat portion.

Comm. Strauss: It's almost like putting a roof on the east side of the garage, and on the west side, the parking will still be visible. When I drive down 435, I'm looking down on the development. That's what I'm concerned about. I think this is an improvement over a parking deck, but I'm trying to visualize what the roof of the carport will look like.

Ms. Anderson: It will actually be a flat beige roof that will just blend away with everything else in the surroundings. One thing that is deceiving on the site is where most of that tree bank is. What you see now is where Building E will be, so it will still be shielded and guarded by the trees. Some of it will be visible, but it will be very streamlined.

Comm. Strauss: It's a unique perspective because most of the views are from the ground perspective, but with this, it is from the highway.

Ms. Anderson: It will still be a higher view because the top of the sound barrier wall is above the height of 435.

Chair Rohlf: Do you have the first plan that shows the overall plan?

Ms. Anderson: The part of the garage that you can see parking in has a ramp, and along the ramp side as well.

Comm. Strauss: Is the roof material what you might see on the apartments?

Ms. Anderson: It is the same as the flat portion of the apartments.

Comm. Williams: Do you, by chance, show the sound barriers on your Site Plan?

Ms. Anderson: Our Site Plan does not go out far enough for that, though.

Chair Rohlf: Kipp, you're saying you're above this?

Comm. Strauss: I'm just saying that at least with the Oppenheimer Building, you're at roof level. I just want to make sure the roof is a material that blends in with the rest of development and is a nice material because I think it will be prominent.

Ms. Anderson: We will actually be down below this because our top floor aligns with the tree line.

Chair Rohlf: Are there any other questions for the applicant? Thank you.

Comm. Ramsey: I have a quick question for staff. With the addition of the carport and these minor changes, do they still meet the requirements and are you still supporting this? Does it change any of the specifications?

Mr. Klein: Staff doesn't have any concerns with regard to the changes they proposed, and it still meets all the bulk regulations, including height.

Chair Rohlf: Those additional changes will be called out on the next set of plans before Governing Body, right?

Mr. Klein: Yes.

A motion to recommend approval of CASE 39-14 – MISSION FARMS – PHASE III – CARPORTS – Request for approval of a Revised Final Plan, located south of 105th Street and east of Mission Road – with six stipulations – was made by Jackson; seconded by Pateidl. Motion passed with a unanimous vote of 7-0. For: Levitan, Pateidl, Jackson, Williams, Elkins, Strauss and Ramsey.

CASE 40-14 – ENCLAVE AT CEDAR POINTE – Request for approval of a Final Plan and Final Plat, located north of 133rd Street and west of State Line Road.

Staff Presentation:

Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 40-14 – Enclave at Cedar Pointe – Request for approval of a Final Plan and Final Plat, located north of 133rd Street and west of State Line Road. This is for 24 homes on 7 acres for a density of 3.2 dwelling units per acre. The RP-2 zoning district allows a maximum of 7.26 dwelling units, so this is under the maximum. The Preliminary Plan for this application was approved by the Governing Body on February 17, 2014. The applicant is back with a Final Plan with a public street extending off 133rd Street to the north and two cul-de-sacs extending to the east. This development is located directly adjacent to the west side of the Village of Seville. The existing tree line is on the north and west property line, and the applicant is proposing a no-cut zone within the area to protect the trees. The applicant is also proposing an amenity area on Tract C, which will consist of two benches and a brick paver area along with some trees for landscaping. Additionally, a monument will also be located on Tract B, having the name of the development and signature architectural feature that consists of a column constructed of natural stone and red brick. Staff is supportive of this application, and I'll be happy to answer any questions.

Chair Rohlf: Mark, could you go through what becomes No. 8 with the comments on the tract of land?

Mr. Klein: The applicant is actually proposing two pedestrian connections: one to the east and one to the west. The one to the west is mentioned in Stipulation No. 8 and is actually a sidewalk that would connect this development to Greenbriar of Leawood, which is located on the west boundary of the subject property. The stipulation states if the applicant wishes to obtain an easement for a sidewalk on that piece of property, the applicant will then construct a sidewalk. I talked to the applicant today, and he has indicated he's been in conversations with the property owner, and he is considering that. He thinks he'll continue to talk with him next week.

Chair Rohlf: Where is that property owner located?

Mr. Klein: Right along the west property line.

Chair Rohlf: It's one of the ones on No. 6 or No. 7?

Mr. Klein: The property owner purchased a tract directly to the north, and this is the one the applicant is talking to about a sidewalk easement across that property that would then be connected to Pembroke Lane.

Comm. Strauss: Can you talk about where the sidewalk on the east side of the property would connect? It looks like it's connecting to the parking lot.

Mr. Klein: (*Refers to aerial photo*) The sidewalk connection is on the east side of the northern cul-de-sac. Village of Seville has another phase that will continue to the north when constructed. When it comes through, staff will require a connection between Enclave and Greenbriar to go to Village of Seville.

Chair Rohlf: What is along the eastern boundary along Village of Seville? Is that a tree line?

Mr. Klein: It is a berm required with Village of Seville. It has some landscaping to accent it. It was originally intended to create a buffer between the commercial development and the residential development.

Chair Rohlf: At one time, a street was to go there.

Mr. Klein: Correct; there were single family homes approved at one time.

Comm. Pateidl: Mark, I'm interested in this 15-ft. no-cut zone. I took the time to take a look at those sections, and particularly on the west, the grove of trees has not been maintained, and it's pretty wild. I'm curious as to who remains responsible for the care of that as in removal of dead limbs and that type of thing. What does this really mean, and who is responsible for it long term?

Mr. Klein: Long term, it would be the homes association for Enclave.

Comm. Pateidl: It will be considered common ground.

Mr. Klein: A common easement that is not allowed to be cut down.

Applicant Presentation

Brad Sonner, Olsson Associates, 7301 W. 133rd Street, Overland Park, KS, appeared before the Planning Commission and made the following comments:

Mr. Sonner: We're the planning and engineering firm on this project. I also have Jim Lambie with Lambie Custom Homes with me tonight as the developer. We'll both be glad to answer questions. Staff did an excellent job of summarizing where we are and what's being proposed. This is in conformance with what's being approved with the Preliminary Plat and Plan. We've reviewed the stipulations, and we agree with them. We would request your approval and would stand for questions.

Chair Rohlf: Were you at the Interact Meeting that was held in November?

Mr. Sonner: Yes.

Chair Rohlf: Did the surrounding residents come?

Mr. Sonner: They did. We probably had 15-20.

Chair Rohlf: I couldn't remember if anything in the minutes from the meeting reflected concerns that the residents had.

Mr. Sonner: We talked about the preservation of the tree line, and that was well received. They enjoy that dense tree line. That was about it.

Chair Rohlf: Does anyone have questions for the applicant? This takes us up to discussion and a motion.

Comm. Strauss: Does the fire marshal review plans? I thought there was always some concern from the fire department on long cul-de-sacs.

Mr. Klein: There was at one time. We had an ordinance that the maximum length of a cul-de-sac would be 500 feet. It was removed, and the fire department was aware of it at that time. At another time, there was actually supposed to be a connection with the previous subdivision that connected the parking lot over to the west into this subdivision; however, the fire department indicated it would not be of use to them, and they agreed with it being removed.

A motion to recommend approval of CASE 40-14 – ENCLAVE AT CEDAR POINTE – Request for approval of a Final Plan and Final Plat, located north of 133rd Street and west of State Line Road – with all 23 stipulations – was made by Williams; seconded by Jackson. Motion passed with a unanimous vote of 7-0. For: Levitan, Pateidl, Jackson, Williams, Elkins, Strauss and Ramsey.

CASE 50-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.7, RP-4 (PLANNED APARTMENT RESIDENTIAL DISTRICT), - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to building height. **PUBLIC HEARING**

Staff Presentation

Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 50-14 – Leawood Development Ordinance to Section 16-2-5.7, RP-4, pertaining to building height. The reason staff is proposing this change is currently, the RP-3 [Planned Cluster Attached Residential] has a maximum height of 43 feet. That particular district allows a maximum of four units attached, and this allows for eight. It didn't make sense for something with a lower density to be at a higher level. We're proposing that the RP-4 matches the RP-3. Staff is supportive of this amendment, and I'll be happy to answer any questions.

Chair Rohlf: What are the apartments being built at 137th and Mission?

Mr. Klein: They are at the 35 feet. They had to go with what was approved at that time.

Chair Rohlf: Is that all RP-4?

Mr. Klein: It is RP-4, and there is an RP-3 section.

Chair Rohlf: That is consistent for them, then.

Mr. Klein: Yes, they actually met the ordinance in effect at the time.

Chair Rohlf: Are they at 35 feet on the RP-4 and 40 feet on the RP-3?

Mr. Klein: I think they're probably about the same at 35 feet.

Comm. Jackson: Has anyone asked for this change?

Mr. Klein: No; as we were going through the Leawood Development Ordinance, it seemed to be a bit of an inconsistency.

Comm. Pateidl: You haven't gone through the exercise of the McMansion and the height and density. There was quite a bit of angst as to what height should be. At some point in time, the code or the Planning Commission determined that 30 feet was the right height. What we're proposing is changed it because, in some other one, we have 40 feet. We don't really have any reason or justification behind it as it relates to all that we have done with this very issue in the past. The alternative would be to reduce the 40 feet to 30 feet.

Chair Rohlf: This is RP-4. The other were all single family, right?

Mr. Klein: The 40 feet is the RP-3, which allow for a maximum of four units. When that was changed, there actually was a project associated with it. It was increased to 40 feet as part of that. If we reduced it back down to 35 feet, we would create a legal, non-conforming development that exceeds the limit. You are correct that the Planning Commission went through a number of years with regard to height and massing of single family homes, particularly in developed areas, to ensure a McMansion wouldn't be developed next to two ranch houses. The intent of this is that the property would have to be zoned RP-4 for the apartment house and would have to meet all the setbacks of the development as a whole.

Comm. Pateidl: I guess my only point is that if we're going to be making changes to the code that we do so for good, sound reasons, and not to say that getting conformity from RP-3 to RP-4 is not a good sound reason, but to me, it just raised the question that we spend so much time on this subject and all of a sudden, we're changing it because it didn't match.

Mr. Coleman: We have another reason for it, too. If we limit it to 35 feet, the roof gets flatter, so you end up with a 3/12 or 4/12 pitch on the roof; where, if you have the 35 feet, you can get a little steeper pitch on the roof. It's aesthetically more pleasing, and you have better ice and water flow off the roof. They can build them up and be just a flat roof, but in these residential things, they often have sloped roofs.

Comm. Pateidl: I guess I really don't disagree, but I appreciate the fact that there is a good, sound reason for it. Thank you for clarifying that.

Public Hearing

As no one was present to speak, a motion to close the Public Hearing was made by Jackson; seconded by Williams. Motion passed with a unanimous vote of 7-0. For: Levitan, Pateidl, Jackson, Williams, Elkins, Strauss and Ramsey.

A motion to recommend approval of CASE 50-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-5.7, RP-4 (PLANNED APARTMENT RESIDENTIAL DISTRICT), - Request for approval of an amendment to the Leawood Development Ordinance, pertaining to building height – with all staff stipulations – was made by Jackson; seconded by Strauss. Motion passed with a unanimous vote of 7-0. For: Levitan, Pateidl, Jackson, Williams, Elkins, Strauss and Ramsey.

MEETING ADJOURNED

Chair Rohlf: Before you leave this evening, I have an announcement. I would like to tell everyone that I will be stepping down from the Planning Commission at the end of May. My twelve years have come to an end, and I think it's probably time for somebody else to have the opportunity to serve the city and get involved in planning. I just wanted to let all of you know. I gave my handwritten resignation letter to Mayor Dunn Monday night and thought I should let you all know as well. I have a few meetings to go, and then you'll get to carry on without me.

**City of Leawood
Planning Commission Work Session
Development and Design Guidelines and Sign criteria
Building Materials for Siding
April 8, 2014**

In attendance:

Commissioners: James Pateidl, Ken Roberson, Kelly Jackson, Lisa Rohlf, Len Williams, and Marc Elkins

Staff Members: Mark Klein, Michelle Kriks, Ursula Brandt, Franki Shearer, Richard Coleman and David Ley

Sign criteria and Development and Design Guidelines

Mr. Klein: These are required to be approved as part of the Final Development Plan as each of these projects comes through. An issue that has become more prevalent lately is developments that sell pieces of the development. In that case, the sign criteria only apply to the main portion. The intent of the ordinance is to unify the development. In the Leawood Development Ordinance, Section 16-4-6.3 defines a shopping center, office park, business park and industrial park as a project with one or more buildings and two or more tenants that has been planned as an integrated development with cluster on property under unified control or ownership at the time the zoning was approved by the city. When a project comes in, it often needs to be rezoned. These property owners are expected to then follow through with the planning process, including sign criteria for the overall development. The standards are to run with the land with all leases or sales or portions of the development. The sale, subdivision or other partition of the site after zoning approval does not exempt the project or portions thereof from complying with these regulations.

Chair Rohlf: Is that regardless of whether it is one building or two?

Mr. Klein: Yes. After setting out the definitions, it goes on to say that the size, color, material, styles of lettering, type of illumination and location should be set out in such standards that the Final Development Plan shall include the Sign Development standards and be approved as part of the Final Development Plan. The standards may be revised by resubmitting to Governing Body for approval after recommendation by the Planning Commission. They come back to you so you can see if it makes sense.

Mr. Coleman: It is why we saw Park Place come back so many times with their sign criteria: they kept changing it because people wanted something different.

Comm. Elkins: The ordinance requires that the developer make provision when a property is leased or sold, and the context of a sale is what we're more concerned with for a covenant that runs with the land. The ordinance says they don't do that, but they don't.

Mr. Klein: That would then put them in violation of the plan at that point.

Comm. Elkins: What is our enforcement mechanism if the property is sold without recognizing this?

Mr. Klein: These developments have sign criteria. Now that they want to change them, if they're only changing a portion, it is in violation of the ordinance and the city probably shouldn't approve anything that is only in part. It is not taking their rights; they still have sign criteria and the ability to put up signs. The hope is with this information, they would try to work with property owners and work to put something in place they could agree to.

Chair Rohlf: It seems like, regardless of if a property within the development gets sold, they are bound to do what was originally in place for the development.

Mr. Klein: Yes, and that is staff's interpretation of it: just because they sold off the property doesn't exempt them. We're supportive of some of the changes they want to make, but we want to make sure the main center or portions of the main center don't get one set of sign criteria while other portions get a different set. It starts to defeat the purpose of unified design guidelines and sign criteria.

Comm. Pateid: We have these criteria, and somebody comes in and wants to change it, and we're saying that they're bound by the regulations that have been in existence, and any changes have to be in total.

Mr. Klein: Yes, because we have sign criteria that cover all of it, and we can't approve something that would only be a portion.

Chair Rohlf: But they could come back together, correct?

Mr. Klein: Absolutely; for instance, some of the older centers have issues and perhaps new sign types available. We wouldn't have an issue with them coming through to change it as long as it is to the overall center to ensure it fits with what was originally approved. Design guidelines have more to do with the color, materials and style of the buildings.

Chair Rohlf: Would you say a set of design guidelines for Town Center, with as old as it is, would it be more binding than what we have now in our ordinance or less specific?

Mr. Klein: It's probably more specific than what we have in our ordinance.

Chair Rohlf: Is there any one thing in particular that these outbuildings are asking for?

Mr. Klein: No, at this point, it has more to do with the main center indicating no control over the pad sites.

Comm. Elkins: Does this create a possibility for a tyranny by minority? For instance, if Town Center gets everyone on board to change the sign criteria, but AMC objects and therefore has veto power?

Mr. Klein: I imagine, to a certain extent that is true. The development inadvertently didn't put into place the transference of these guidelines, even upon the sale. Cornerstone is another example of the master developer being the largest landowner. No matter how that changed, whoever had the largest percentage of the property had the ability to change the sign criteria and design guidelines for the overall center. This is simpler and calls it out more specifically.

Mr. Coleman: In that particular case, the minority could not hold them hostage.

Comm. Williams: Town Center doesn't have that power currently?

Mr. Klein: At this point, it doesn't appear that they have it. We're still working with them, and the hope is that we will be able to work something out.

Comm. Williams: AMC came in with sign changes a few years ago. Did we view those in light of the design criteria for the center?

Mr. Klein: The sign criteria had more to do with violating the Leawood Development Ordinance, even though it did not violate Town Center's criteria.

Comm. Pateidl: I don't know about individual sign criteria versus LDO and which trumps which, but when we've had changes in location, such as if HyVee wanted to make some changes and we were to require different things with signage, does the position we take here going to shoot ourselves in the foot when it comes to enforcement of updated signage if it doesn't comply with the standards for a particular development?

Mr. Klein: That's a good point. The regulations of the city change from time to time. Say they have sign criteria that allow something allowed by the LDO at the time of approval. If the LDO changes to where that type of sign is no longer approved, they become legal, non-conforming signs.

Comm. Pateidl: Even though it is not in compliance with their standard signs?

Mr. Klein: Typically, that hasn't been an issue. So far, we haven't seen an instance to where the LDO would allow something that wasn't allowed under the sign criteria. If that was the case, whatever is the most restrictive would actually rule. That's how it is with any city ordinance. With regard to individual signs, the first reference is in Section 16-4-6.3, which states that no permits 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. Recently, we had it to where administrative approval could occur under two conditions: it met all the approved sign development standards for the individual development and the Leawood Development Ordinance as well.

Chair Rohlf: Mark, what is the title of the section those things appear in?

Mr. Klein: They are all in "Office, Commercial, Industrial Signage in Planned Districts," which means a plan is required with a rezoning or re-plat. Every district within Leawood became a Planned District, including residential properties. The intent of the Leawood Development Ordinance is that, based on the section we saw, it has always been the intent of the city to ensure some unified sign criteria exist. We also talked about multiple ownership within a single development. Some of the developments have taken the position that once individual parcels are sold, changes to sign criteria cannot be applied to the overall development, only the ownership making the application for the changes. Design guidelines are also required as part of a Final Development Plan but are not elaborated on nearly as much as sign criteria. It doesn't say if the property is sold. We don't have the same kind of language in there that we currently do for signs. We'd like to talk about if that is a gap that needs to be filled.

Comm. Elkins: Does Section 16-3-12 apply only to office, industrial, commercial or to residential as well?

Mr. Klein: It is listed under "Final Development Plan Requirements," but it is not broken out.

Comm. Elkins: We haven't heard about it a lot lately, but several years ago, we had an issue about whether the HOAs would have design guidelines, and they were pushing for the city to do it. I hadn't thought about this and the extent to which it would apply to developer of the residential subdivision.

Mr. Klein: We haven't seen many residential developments, and residential property in Leawood is a premium. We see amenities and common areas that get approved with the plan, and then paving materials and monument signs come back in.

Comm. Elkins: Would it give us a route for regulation if we ever started having the McMansion problem again? Hopefully, we've attacked that through the massing and height, but could we use this as a route to regulate if we needed to?

Mr. Klein: That certainly does work, but it is limited to RP-1 and R-1 for existing homes.

Mr. Coleman: Are you saying you want it to include residential?

Comm. Elkins: I was just trying to think through the possibilities. If it does apply to residential, it is striking my brain that you're providing a mechanism we could use. We could require design guidelines that would prevent it.

Mr. Coleman: That would fall on us to enforce it, so it's probably not a good idea.

Comm. Elkins: It's a matter of policy. I know it's a pain to enforce it, but if we want to try to maintain the character of the neighborhoods, it's one way the city could do that.

Comm. Jackson: Those old neighborhoods never had design criteria, though.

Mr. Coleman: In Old Leawood, they have their own Architectural Review Board that reviews the plans. They wanted us to do that when we didn't want to be doing it. Other homes associations have their own criteria for roofing and siding, which we'll talk a bit about later. If we have a general idea of what they're going to do in a subdivision, it is probably enough because often when a subdivision is being built, a lot of the homes are custom, so somebody might not want the Tuscan villa but rather a California Villa.

Comm. Elkins: Kelly makes a great point that it really wouldn't address the issue in North Leawood because these guidelines are required at the time of Final Development Plan, and that was done 50-some years ago.

Mr. Klein: Currently, with the residential properties we have left, a piece is located at the northeast corner of 151st and Mission Road that was platted in the '60s but never developed out. This is all on paper, and it has a number of problems to overcome, including heavy transmission power lines and topography issues. We are liable to see residential as components of mixed-use with regard to the 135th Street Corridor, Mission Farms, Park Place and Parkway Plaza. What you might be seeing coming up is a way to try to address design guidelines so we have more protection down the road.

Comm. Pateidl: Could you just modify the original ordinance that you cited to include design along with the sign criteria?

Mr. Klein: Part of it is specifically in the signage section, but we could incorporate much of that into where the design guidelines are required.

Comm. Elkins: Is there an issue with requiring it retroactively? Let's take Park Place as an example, so when they first got their plan approved, we didn't have it in the LDO. Now the bank takes it and sells it off in bits and pieces, and we change the LDO. Are we comfortable that it is enforceable going forward?

Mr. Klein: I think the hope is that maybe we have this in place. They still have to come back through for a Final Plan. As long as the remainder of the project is done in a timely fashion, we might have another bite of the apple on it. Town Center Plaza was originally approved in 1991 with one developer. Camelot Court was in 1986 zoned as SD-NCR. It has since changed to SD-CR because we wanted to make sure the grocery store fit the zoning for HyVee. Most of these have design guidelines, but some have sold different pieces. Cornerstone was approved in 2002. Plaza Pointe only has one more building, so as far as design guidelines, as long as the last building meets the current one, we shouldn't have an issue. There is a chance that Villaggio may have a new developer. There is very little constructed, so there are a lot more opportunities.

Chair Rohlf: Who owns that?

Mr. Klein: Bank of Oklahoma.

Comm. Pateidl: Anything that goes in there has to go through a whole new application process, doesn't it?

Mr. Klein: There are a lot of issues with that. Ironically, that property has garnered a lot of interest. People are seeing much potential.

Chair Rohlf: What is it zoned right now?

Mr. Klein: It has two areas: one is SD-O, and the other is SD-CR [Planned General Retail].

Chair Rohlf: What is on the east?

Mr. Klein: Originally, they filed two applications: Villaggio East and Villaggio West. They decided not to pursue Villaggio East. They did the rezoning for the piece of property from RP-3 and SD-NCR. It was going to be condominiums. The plan has expired, and zoning does not sunset, so it stays until rezoning.

Chair Rohlf: What would happen here? You have two buildings, so they would basically start over because they have nothing to comply with?

Mr. Klein: It depends. Right now, they have design guidelines in place for the overall area; however, there is a very good chance that people will start over with the opportunity to review new design guidelines and sign criteria.

Comm. Elkins: The plans have expired, so as a practical matter, there aren't design guidelines in place anymore, is that correct?

Mr. Klein: The way the ordinance reads is that the plan expires in five years, unless building permits are pulled and construction is being diligently pursued.

Chair Rohlf: I would think they could start over without any problem.

Mr. Coleman: We could have a lot of interest in retirement communities there.

Chair Rohlf: They've tried a number of things on that. Nothing ever happens.

Building Materials

Mr. Klein: At last night's City Council meeting, a gentleman wanted to do vinyl siding. He ran into two issues: the homes association he was applying to was not supportive, and currently, Leawood does not allow vinyl siding. He wanted the city to look at the product, and he was hoping the city would change its position. I'm not sure what good it would do if his homes association doesn't approve, but we did want to talk to you to let you know the request was made. Staff has been directed to write a report for City Council with regard to vinyl siding. I think the city still has some real concerns with regard to it. They asked the president of the homes association to speak as well, and he said they found an article in "Reader's Digest" and they also went to the construction industry and asked about it as well. It summarizes the city's concerns. One is that the vinyl eventually becomes brittle and fades after a period of time. It is not recommended to be painted. If one is cracked, it can't be filled as wood can.

Chair Rohlf: It looks good in the picture.

Mr. Klein: He had a sample.

Comm. Roberson: I assume we don't allow aluminum siding, either, right?

Mr. Klein: No. The sample that he brought has a foam backing. You could see where each one sagged in, so it sloped out a bit. We do allow cementitious such as hardiboard; we just don't allow aluminum or vinyl.

Chair Rohlf: It is still an inferior product?

Mr. Klein: Staff's opinion is that there are still issues with it.

Mr. Coleman: We thought this was on the top end of the vinyl siding because it has a foam backer that makes it more rigid. We thought it was an improvement over the typical vinyl siding, but part of the issue with a lot of these materials is that it's really difficult for us to vet every material that comes in because there are literally thousands of different manufacturers. That is one of the reasons for the blanket denial of aluminum and vinyl. We just wanted to let you know we are doing a report on this particular material back to City Council. We'll put a copy in your packet.

Chair Rohlf: I wish it could be. It could serve a real benefit if it could last. Think about what's happened in roofing over the last 25 years. I remember when I moved into my home, it was only wood. There were lawsuits going on. That's really an inferior product now for roofing.

Mr. Coleman: I think products like hardiboard, which didn't exist 25 years ago, are as good as or better than existing materials; right now, I'm just not convinced that this material is better.

Comm. Roberson: There are two types of wood roofs, though: shake shingles and a thicker shingle that nobody puts on because it's so expensive. As a result, it is an inferior product.

Mr. Klein: The roofing is a good point as the one area we've seen the greatest change as far as what's available. Some of it has really worked well, and some hasn't. It's difficult to tell which will work well and which won't. We used to have a green slate material in Plaza Pointe. If you saw the sample new, you would think it feels like slate, but I would say within two years, it lost close to 50% of its color. After another five years, it started failing completely and disintegrating. They had to patch but couldn't get the materials anymore because it went into a class action lawsuit and wasn't available. It had turned pretty well white, and then they put in a chunk of DaVinci or Lamarite that matched the original green. That didn't work out so well. Some of the other ones have maintained a lot better. It's always difficult because some of the manufacturers do an excellent job, but you could get something in the same line by a different manufacturer that is not good. We have noticed that in cultured stone. Some of it actually seems fairly well done, but others are not well done at all. It is difficult to distinguish between those quality differences in a regulation. Objective criteria are necessary, and that can be difficult.

Comm. Williams: The cultured stone is a good example. A reputable manufacturer could produce thousands of cubic yards and do a good job, but the same stuff could be made in a shop outside of town in small batches with lack of control.

Mr. Klein: That is what the city is struggling with a bit in allowing some of the newer materials. Some, we would probably be fine with, but how do we weed out the ones that are not good? You are likely to see some amendments with regard to allowed materials.

Comm. Pateidl: I think there is a bit of a concept we may or may not be missing as far as allowed building materials. In my mind, you buy a piece of property in Leawood because of the nature of the city and the integrity of the city. We feel it's an obligation to maintain that integrity, which gets to the aspect of unification as far as the developments' standards are concerned. I think it gets a little easier if we say we're doing it to protect the integrity of the investment that has already been made as we look to the future of this community. Then we get away from opinions and subjectivity.

Chair Rohlf: It makes building in Leawood expensive, and it makes housing unaffordable in Leawood. Say 135th Street has new subdivisions going in; the price point of those would be high because of some of the material requirements.

Comm. Pateidl: And that's not necessarily a bad thing.

Chair Rohlf: I think it is for allowing people to have affordable housing in Leawood. Right now, we're looking for a maintenance-free villa, and we can't find anything available that we can afford in Leawood.

Comm. Pateidl: I can believe that.

Mr. Coleman: Because of the land prices, they have to go more to townhouses or more multi-family construction to get the affordability closer.

Mr. Klein: We've heard from the Planning Commission for years to consider people who want another type of housing product, including maintenance-provided or a place for residents' kids to live.

New Work Session Topics

Mr. Klein: This takes us up to any ideas that you have thought about in the past and would really like to see. I don't want to imply this is your only window; feel free to email us with ideas, but I want to give the opportunity to discuss potential topics.

Comm. Jackson: We talked earlier about how to get retirement communities and nursing homes in here.

Comm. Roberson: More affordable housing for people.

Comm. Jackson: How do we attract these and not take away from the community?

Comm. Roberson: Park Place is going for \$1.80 a square foot?

Mr. Coleman: They range from 1,200 to 3,000.

Comm. Roberson: Mission Farms and Oddo are looking at the same thing, which is expensive. For 1,000 square feet, you'll pay \$1,800.

Mr. Roberson: We've talked to a number of people about retirement homes, and those are probably a little bit more affordable. The lowest was \$1,200-\$1,500 a month, but it included a lot more.

Chair Rohlf: You know there's a need. Look how quickly Mission Reserve sold out.

Mr. Coleman: We talked to a developer who had a plan, and it didn't quite fit into our zoning ordinance. It essentially was a height issue.

Comm. Elkins: I assume there is an existing zoning category for assisted living and those sorts of things, or do we need to create one?

Mr. Coleman: It goes under Special Use Permit and generally would fall under the residential units. The most liberal would be an RP-4 [Apartments]. That is why you see the one coming forward for RP-4. Right now, 40 feet is the highest it can go.

Comm. Jackson: What's the highest they talked about for along 135th?

Mr. Coleman: About 105 feet.

Comm. Elkins: My issue is always telephony.

Comm. Pateidl: I can't afford to move into Mission Hills. Is Mission Hills concerned about affordable housing? What is Leawood? What is the image?

Comm. Roberson: Mission Hills is built out; Leawood isn't.

Comm. Pateidl: It's pretty close.

Comm. Roberson: You could have affordable housing put along 135th, 133rd or 138th Street.

Mr. Coleman: I would expect, with some of the mixed-use developments, we would hopefully see a mix of housing products. You would have 800 sq. ft. apartments and 2,500 sq. ft. villas or townhomes.

Comm. Pateidl: Are we not mandating that we see that with our zoning?

Mr. Coleman: We're not mandating this type of unit.

Comm. Pateidl: We're mandating residential.

Mr. Coleman: Yes, it requires a mix of residential and commercial. One of the things, going forward, we're looking at an addition to what we just completed on 135th Street planning, and that is to do an implementation plan that would get more specific about issues like that.

Comm. Pateidl: When we get into the implementation, we need to look back at some of the historical stuff. It's heartbreaking to drive through Seville up on State Line. At one point in time, that was full, and now it has Slim 4 Life and a tanning salon. You go through Marketplace, and the closest thing to retail other than the grocery store is a liquor store and Janie's Canine. The rest is health-oriented or office space. The concept of small retail has not functioned well to-date. It's not to say it won't in the future, but I think we need to be very careful about being flexible as to what we require so we don't scare developers away from this property.

Mr. Coleman: I wasn't here when Seville started, but it's a pretty standard development. From what I can guess, for whatever reason, the developer wasn't really aggressive about building out the project when it first started.

Comm. Pateidl: But it is built out.

Mr. Coleman: No, there's a whole northern building that is 1/3 of the project that hasn't been built. There are a whole bunch of buildings along State Line that haven't been built. They're finding themselves in the position where, across the street, they already built out a lot of retail. It makes it more difficult because there

is already all this other development on the other side of the street. As far as I know, a lot of that is subsidized, too. It is probably 400,000-500,000 square feet of retail on the other side. It makes it more difficult for someone to come in and build.

Comm. Pateidl: That's why I'm talking about flexibility so that we can get some builders.

Mr. Coleman: They have a plan approved; it is probably a matter of finding the right tenants and financing. He's not in a hurry to sell, and it's an opportunity for both the property owner and the city to see something that will be financially sustainable for everyone in a larger, more comprehensive development more along the lines of the plan we just looked at. There are 200 contiguous acres there.

Comm. Pateidl: Who owns the stuff east of Mission Road?

Mr. Coleman: Across the street from Market Square is for sale, too. That is directly south.

Mr. Klein: Market Square to the east is pretty much the Rainiers.

Comm. Pateidl: I'm thinking west.

Mr. Klein: West is the same one that did Mission Corner: Terraventure. That is where the Mercedes dealership tried to come in. Then Terra-Bentley and Terraventure got into a lawsuit with each other. One was an equity partner, and one was a money partner. Those are both key pieces of property.

Comm. Roberson: Sharp owns across the street.

Mr. Coleman: After the downturn, people bought up stuff, so a portion of Cornerstone is owned by an investment firm. A couple other big tracts are owned by banks, and then Rainier owns a big chunk. That is a lot of it. The rest is owned by smaller owners. Let's wrap it up. You can email me or Mark with any ideas.

MEETING ADJOURNED

City of Leawood Planning Commission Staff Report

MEETING DATE: April 29, 2014

REPORT WRITTEN: April 18, 2014

**COUNTRY CLUB OF LEAWOOD - REQUEST FOR APPROVAL OF A REVISED FINAL PLAN -
Located south of Overbrook Road and east of High Drive - Case 61-14
CONSENT AGENDA**

STAFF RECOMMENDATION:

Staff recommends approval of Case 61-14, Country Club of Leawood – request for approval of a Revised Final Plan, with the stipulations stated in the staff report.

APPLICANT:

- The applicant is Scott Claster of Capital Foresight.
- The property is owned by Capital Foresight Golf & Fitness II, LLC.
- The architect is Ken Henson with Guy Gronberg Architect, PC.

REQUEST:

- The applicant is requesting approval of Revised Final Plan for the Country Club of Leawood, within the Leawood South subdivision. The proposed modifications include expansion of an exterior deck of the clubhouse, repair of building façades, painting of building facades, new light fixtures, and modifications to existing monument signs. There is no increase in the enclosed area of any building.

ZONING:

- The property is currently zoned REC (Planned Recreation).

COMPREHENSIVE PLAN:

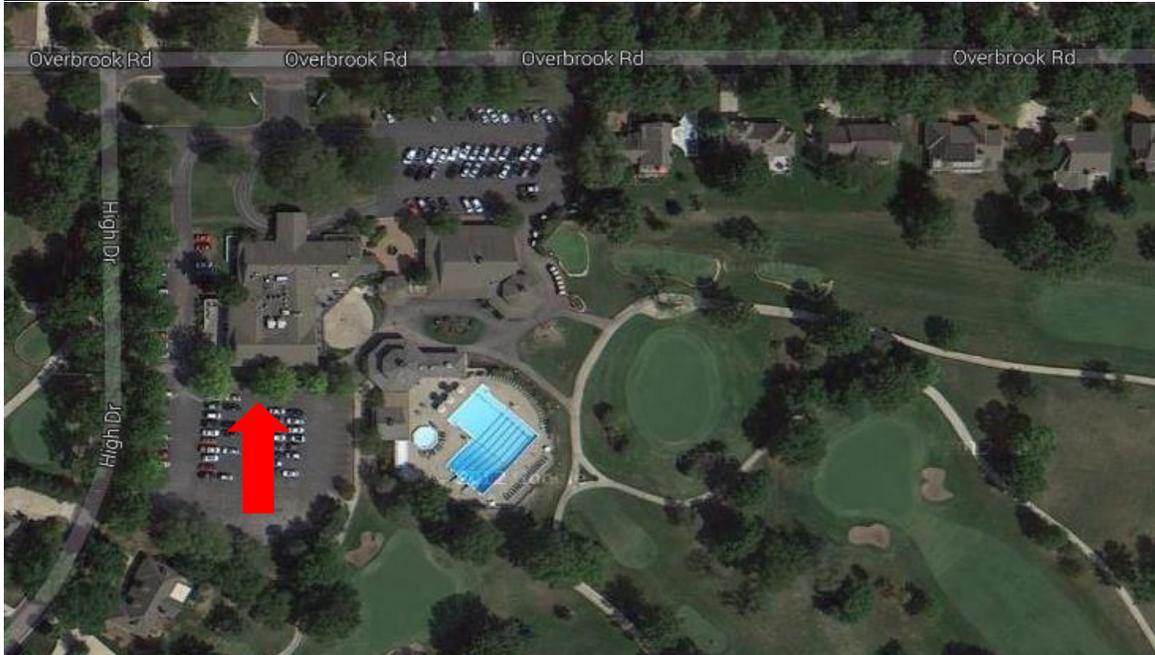
- The Comprehensive Plan designates this property as Planned Recreational.

SURROUNDING ZONING:

- North To the north is Overbrook Road. Directly to the north of Overbrook Road are single family homes within the Leawood South Subdivision. Further to the north is the residential subdivision of Royse, zoned R-1 (Planned Single Family Low Density Residential District).
- South To the south of the clubhouse, is the Leawood Country Club golf course and the Leawood South residential subdivision, zoned R-1 (Planned Single Family Low Density Residential District). Beyond is Greenbrier, a single family subdivision zoned R-1 (Planned Single Family Low Density Residential District).
- East To the east of the clubhouse is the Leawood Country Club golf course and the Leawood South residential subdivision, zoned R-1 (Planned Single Family Low Density Residential District). Further east is Sterling of Leawood, an assisted living facility zoned AG with a Special Use Permit for an assisted living facility, State Line Road, and the State of Missouri.
- West To the west of the clubhouse is the Leawood Country Club golf course and the Leawood South residential subdivision, zoned R-1 (Planned Single Family Low

Density Residential District). Past the country club and Leawood South, is the residential subdivision of Waterford, zoned R-1 (Planned Single Family Low Density Residential District).

LOCATION:



ELEVATIONS:

- The scope of the project is limited to expansion of an exterior deck, façade repair, painting of building facades, new light fixtures, and modification to existing monument signs. There are no changes to increase the enclosed square footage of the building.
- The exterior of the main clubhouse, pro-shop, and pool house shall have the wood rot replaced with siding to match the existing. All buildings shall be painted light gray (Sherwin Williams “Requisite Gray”).
- The existing windows shall be replaced with aluminum, dark bronze, storefront style windows. The glass shall have a light gray tint and a Low E coating.
- All the existing concrete masonry units shall be coated in stucco, and shall be painted gray (“Driftwood”).
- The existing wood gate for the utility enclosure shall be removed and replaced with a metal gate, which shall be painted gray to match the stucco.
- The existing deck of the main club house shall be removed and replaced with cellular PCV lumber to resemble wood planks (Tuf Boards “Alsek Collection - Gray”).
- The railing of the deck shall be steel, with horizontal stainless steel cables with a 3” separation. The railing shall be painted black (Sherwin Williams “Black Magic”).
- On the deck, a cedar trellis shall be constructed and shall have a natural finish, with an oil sealer to protect the wood. The trellis shall have a slanted canopy, and will be a maximum of 14’-3” in height off the deck. The trellis shall also have a black vinyl coated, retractable awning (CraftBilt Awnings, 685-0039).
- All existing metal railings shall be painted black (Sherwin Williams “Black Magic”).

SIGNAGE:

- Proposed changes to the entry monument signs, which face Overbrook Road, shall include covering the existing brick with gray (“Driftwood”) cementitious stucco with a sand pebble finish.
- The name of the country club shall be changed to read “Country Club of Leawood” in two lines. The first line shall read “Country Club”, which shall have a maximum letter height of 13”. The second line shall read “of Leawood”, which shall have a maximum letter height of 11¹/₂”. The overall height of the text shall be 24¹/₂”.
- The letters of the text shall be constructed of a dark bronze aluminum and will have a satin anodized finish.

LANDSCAPING:

- No landscaping is proposed with this application.

LIGHTING:

- On the south, west, and north elevations, a is LED down lights (noted as “Light Fixtures A & B” - Phillips Wall Sconce 161-CWL) mounted to the facade. The light fixture shall have an silver aluminum finish.
- On either side of the front entrance to the country club, the applicant is proposing two new decorative wall sconces, which shall be 24¹/₂” in height, 14” wide, and 6” deep (noted as “Light Fixture “C” - ARCO EX #31 7083).
- Under the porte-cochere, two silver down lights shall be placed on the underside of the canopy. The light fixtures shall be 10¹/₄” squared in size, and shall have a frosted cover over the light source (“Light Fixture “D” - Bega 6924 LED).
- On the east and south elevations, a LED down light (“Light Fixture “E” - Phillips Lytepro LP7T), shall be placed at various locations. The light shall have a titanium finish.

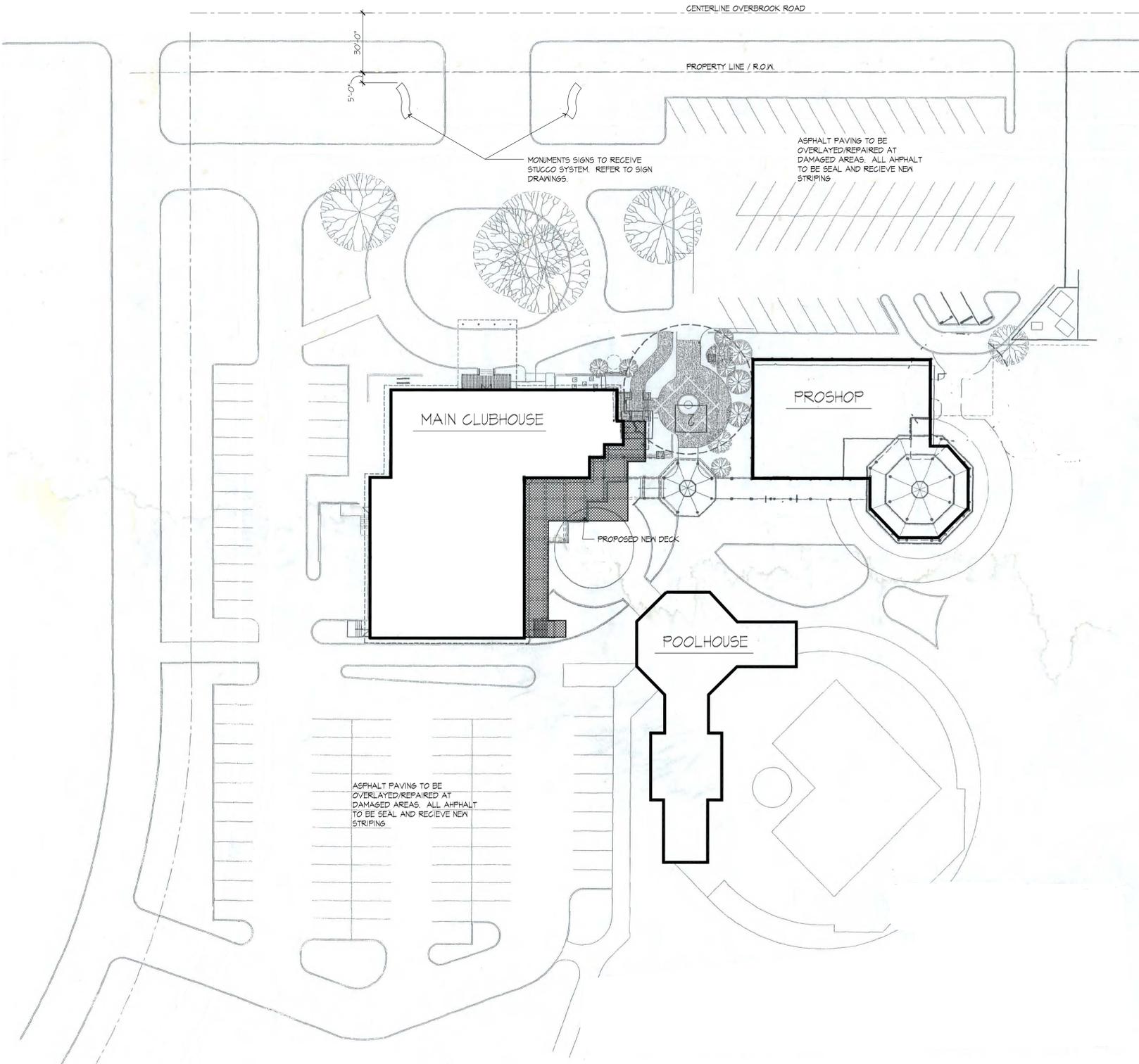
STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve Case 61-14, Country Club of Leawood – request for approval of a Revised Final Plan, with the following stipulations:

1. This application shall be limited to the expansion of an exterior deck of the clubhouse, repair of building façades, painting of building facades, new light fixtures, and modifications to existing monument signs. No increase in the enclosed area of any building or changes to the roof are approved with this application.
2. All new power lines, utility lines, etc. shall be placed underground. This shall be done prior to final occupancy.
3. All new utility boxes greater than 36 inches and less than 55 inches in height, a footprint that is 5 feet or greater and less than 15 square feet in area, or a pad footprint 5 feet or greater and less than 15 square feet in area, may be installed only with the prior recommendation of the Planning Commission as being in compliance with this Ordinance based on review of a site plan containing such final development plan information as may be required by the City and with approval of the Governing Body. The City may impose conditions on approval, including but not limited to duration or renewal requirements, where the circumstances are sufficiently unusual to warrant the conditions.
4. All new utility boxes with a height of 55 inches or greater, a footprint greater than 15 square feet in area, or a pad footprint greater than 15 square feet in area, shall be authorized only by approval of a special use permit prior to construction.
5. 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.

6. Per the Leawood Development Ordinance, the source of illumination of all proposed light fixtures shall not be visible.
7. Any landscaping damaged or removed with construction of this project shall be replaced with the same type and size of plant material prior to final occupancy.
8. A sign permit from the Planning Department shall be obtained prior to installation of any signs.
9. This Final Plan approval shall lapse in five years, if construction on the project has not begun or if such construction is not being diligently pursued; provided, however, that the developer may request a hearing before the Governing Body to request an extension of this time period. The Governing Body may grant such an extension for a definite period of time for good cause shown by the developer.
10. A building permit shall be required prior to construction.
11. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m., and not on Sundays.
12. The conditions and stipulations of the preliminary plan approval shall remain in full force and effect except to the extent expressly modified herein.
13. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through thirteen.



1 EXISTING SITE PLAN
1"=30'-0"



2 AERIAL VIEW
N.T.S.



3 DECK PERSPECTIVE
N.T.S.

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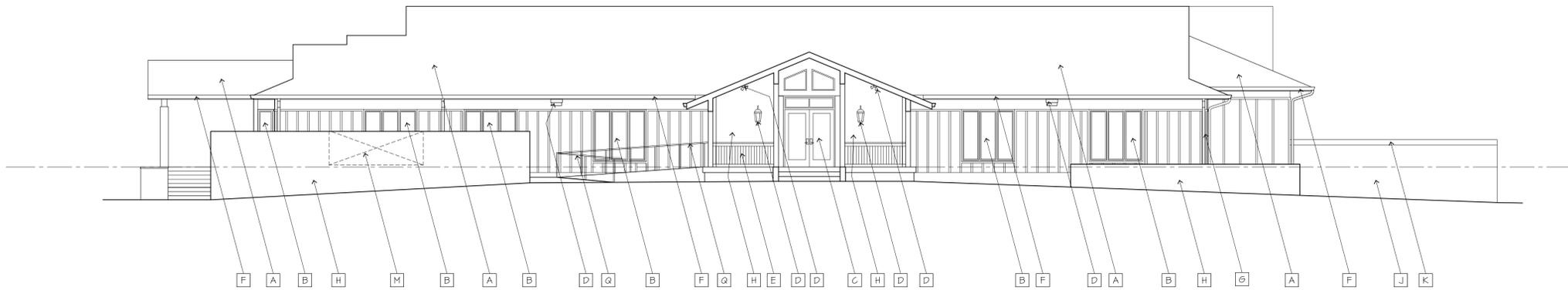
CLIENT
Country Club of Leawood
12700 Overbrook Road
Leawood, KS 66209

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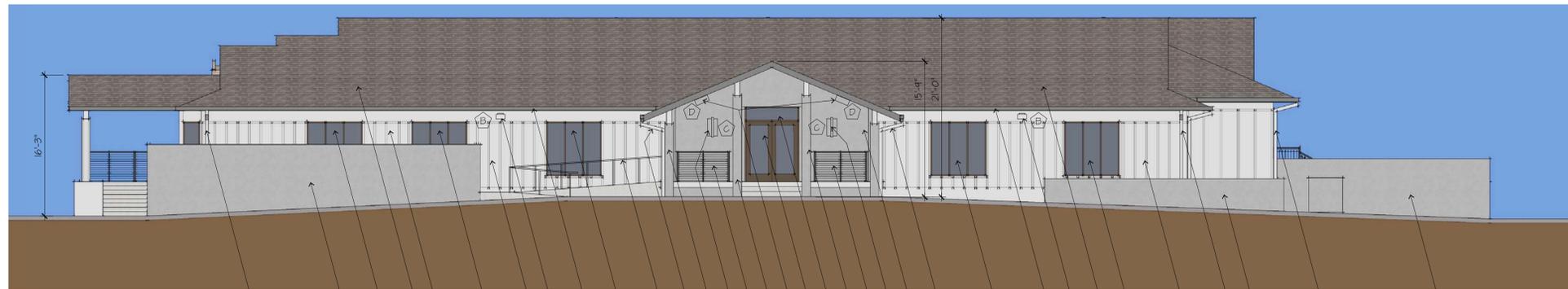
REV#	DATE	DESCRIPTION	STAFF COMMENTS
1	4-9-14		

DATE: 03-25-14
PROJECT: 13013

A1



1 EXISTING/DEMOLITION NORTH ELEVATION
1/8"=1'-0"



2 PROPOSED NORTH ELEVATION
1/8"=1'-0"



3 EXISTING/DEMOLITION EAST ELEVATION
1/8"=1'-0"



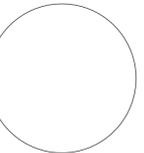
4 PROPOSED EAST ELEVATION
1/8"=1'-0"

DEMOLITION NOTES

- A EXISTING TO REMAIN ASPHALT SHINGLE ROOFING.
- B REMOVE AND DISCARD FIELD CONSTRUCTED WOOD SINGLE PANE WINDOW.
- C REMOVE AND DISCARD ENTRY DOOR AND FRAMING.
- D REMOVE AND DISCARD LIGHT FIXTURE.
- E REMOVE AND DISCARD RAILING.
- F REMOVE AND DISCARD GUTTER.
- G REMOVE AND DISCARD DOWNSPOUT.
- H POWERWASH CONCAVE FACED NON-MODULAR BRICK IN PREPARATION TO RECEIVE STUCCO.
- J POWERWASH CONCRETE BLOCK SCREEN WALL IN PREPARATION TO RECEIVE STUCCO.
- K REMOVE AND DISCARD DETERIORATED CONCRETE COPING.
- L METAL PAN STAIR TO BE MODIFIED / RELOCATED.
- M REMOVE AND DISCARD PORTION OF SCREEN WALL AS REQUIRED FOR REPLACEMENT OF TRANSFORMER. REBUILD WALL TO MATCH EXISTING.
- N REMOVE AND DISCARD EXISTING DECKING, DECK FRAMING AND WOOD BEAMS. CONCRETE SUPPORT PIERS EXISTING TO REMAIN.
- O REMOVE AND DISCARD METAL BAR AND PAINTED WOOD GATE AT END OF SCREEN WALL.
- P EXISTING TO REMAIN METAL PAN STAIR.
- Q EXISTING TO REMAIN HAND/RAILING.
- R REMOVE AND DISCARD PORTION OF EXTERIOR WALL AND REFRAME FOR NEW WINDOW OPENING.
- S REMOVE AND DISCARD PORTION OF EXTERIOR WALL BELOW EXISTING WINDOW SILL AND PREPARE OPENING FOR BIFOLD DOORS.

ELEVATION NOTES

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- 02 NEW ALUMINUM STOREFRONT (MFR: EFCO, PRODUCT: SERIES 403, COLOR: DARK BRONZE ANODIZED) AND 1" INSULATED GLAZING (LIGHT GRAY TINT AND LOW E COATING)
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- 06 NEW CUSTOM GAUDDRAIL/HANDRAIL - PAINTED (MFR: SHERWIN WILLIAM, PRODUCT: EXTERIOR SEMI-GLOSS, COLOR: SH6491 BLACK MAGIC) WITH HORIZONTAL STAINLESS STEEL CABLE SYSTEM AT 3" O.C. VERTICALLY.
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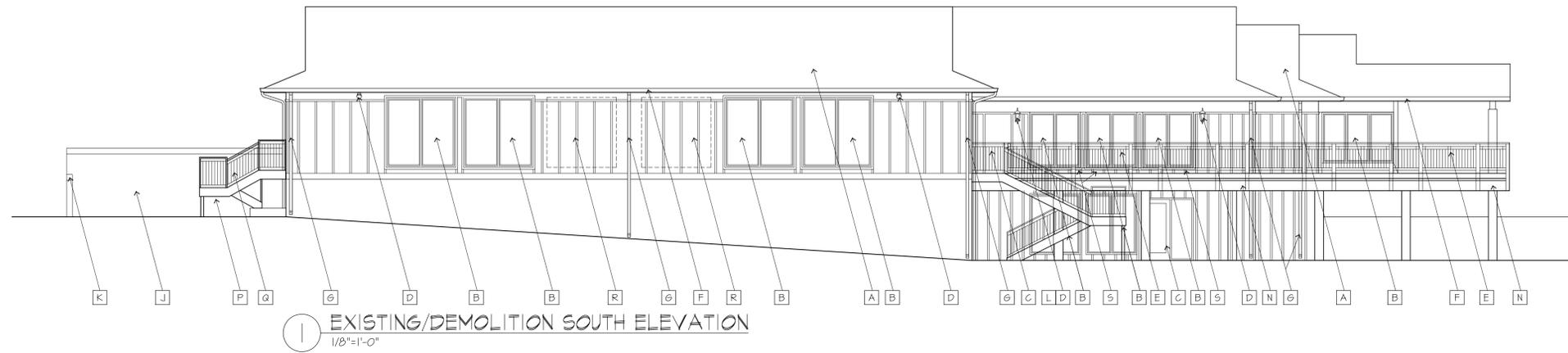
CLIENT
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Leewood, MS 66209

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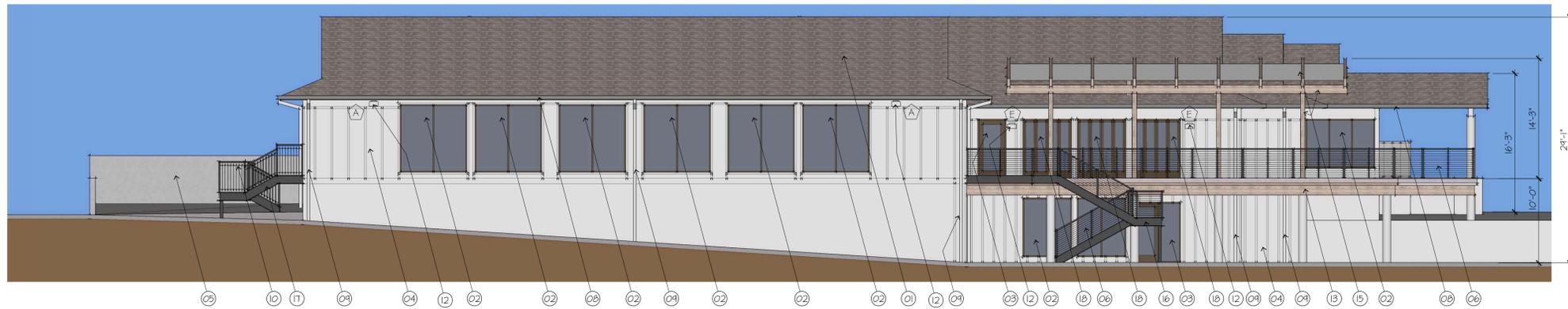
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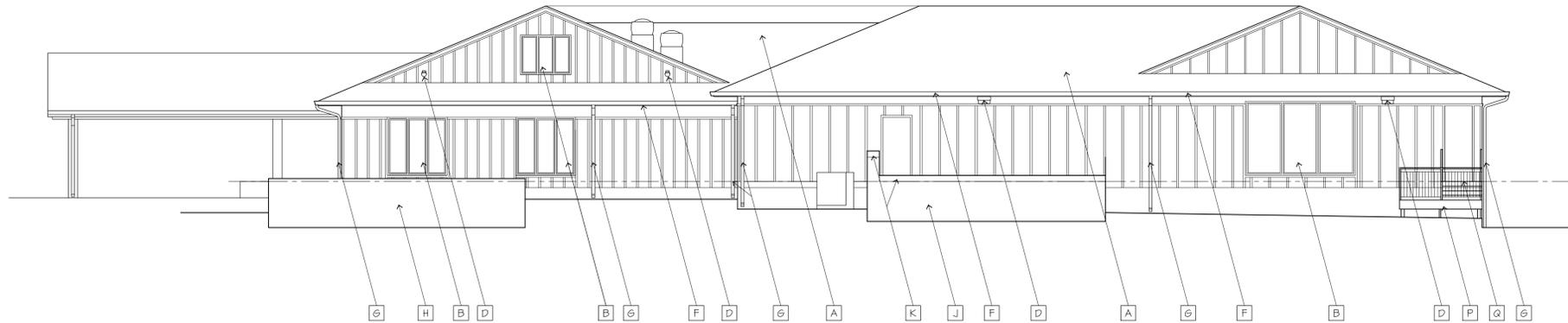




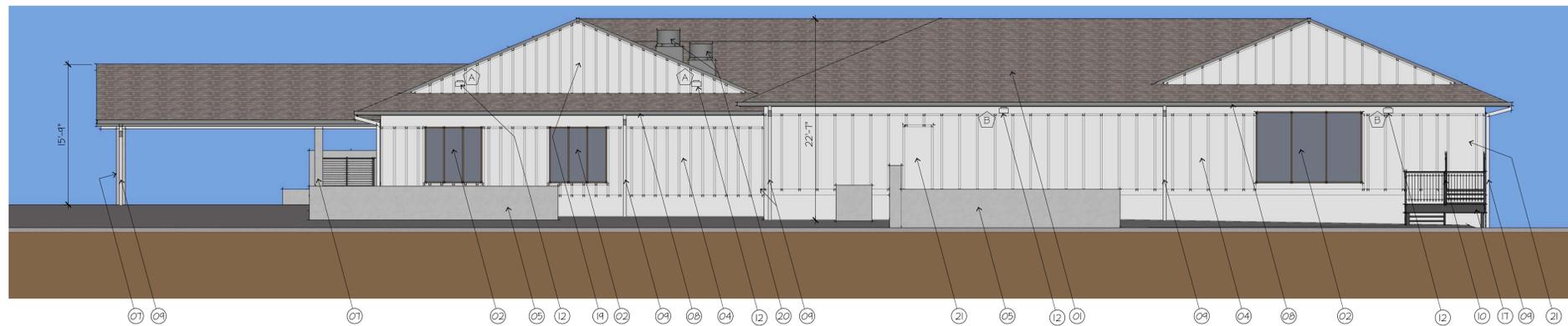
1 EXISTING/DEMOLITION SOUTH ELEVATION
1/8"=1'-0"



2 PROPOSED SOUTH ELEVATION
1/8"=1'-0"



3 EXISTING/DEMOLITION WEST ELEVATION
1/8"=1'-0"



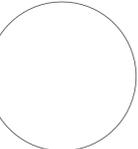
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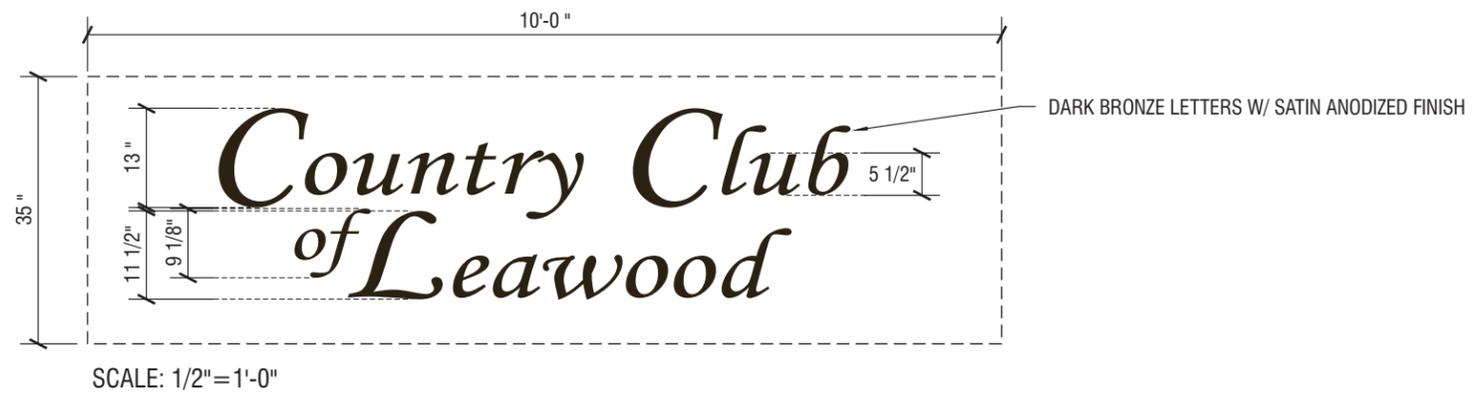
DATE: 03-25-14
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CLIENT: COUNTRY CLUB OF LEAWOOD
 ADDRESS: LEAWOOD, KS
 SALESPERSON: BECKSTEAD
 DRAWN BY: LYONS

1313 Vernon
 North Kansas City
 Missouri 64116-4422
(816) 842-8980
 FAX (816) 842-5308

ACME SIGN INC.



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

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

FIXTURE 'A'

High performance and
integrated
style,
all in one luminaire

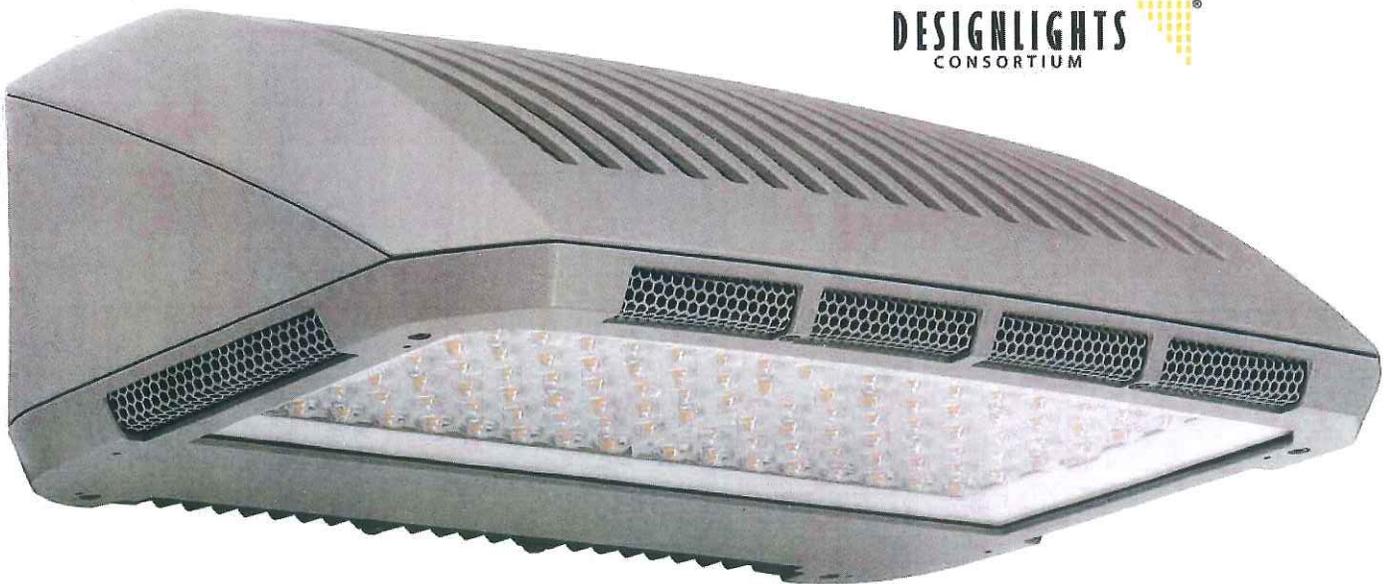
LED Wall Sconce 161

The Philips Gardco LED Wall Sconce 161 is an enlarged and enhanced version of the 121, providing performance capability up to that of a 400W metal halide wall sconce, while using considerably less energy. Designed for mounting heights from 15 to 20 feet, the 161 offers exceptional performance, allowing a reduction in the total pole requirements on a site. The styling of the 161 also complements the PureForm site luminaires. The sloped surface ribs of its die cast aluminum housing create a distinctly unique aesthetic element, while performing important functions in the Philips Gardco thermal management system.

Benefits

- Exceptional performance can reduce pole requirements on a site
- Motion response and control options are available for additional energy savings
- Performance is equivalent to 400W HID while consuming significantly less energy
- Advanced LED optical system with full cutoff minimizes glare and light trespass
- All 161 luminaires equipped with NW or CW are DesignLights Consortium® qualified.

DESIGNLIGHTS
CONSORTIUM 

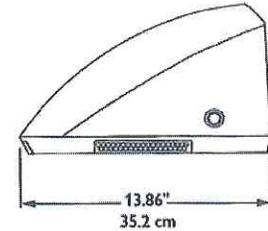
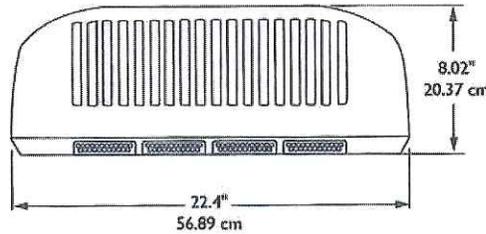
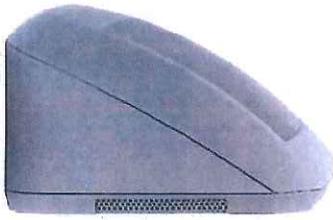


PHILIPS

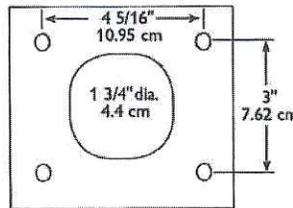
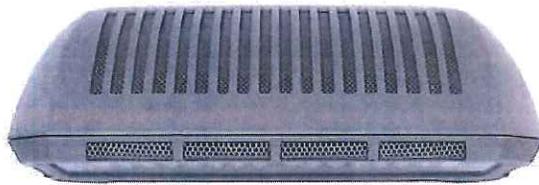
 **GARDCO**

FIXTURE 'A'

LED Wall Sconce 161



Approximate luminaire weight – 40lbs (18.15kg)



Mounting plate and bolt pattern

Note: Mounting plate center is located in the center of the luminaire width and 3.5" (8.89cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (79cm) diameter bolts (by others) structurally to the wall.

Features

- Complements the 121 wall sconce
- Perfect companion to Philips Gardco PureForm site and area luminaires
- Type 2, 3, and 4 optical distributions available for versatility
- Full cutoff performance minimizes glare and light trespass
- Advanced control options available

The Philips Gardco LED Wall Sconce 161 features a sleek profile and provides energy savings over traditional 400W metal halide wall mount luminaires. Its unique styling was purposefully designed for pleasing aesthetics and to maximize heat dissipation and air flow. With an advanced LED array system, the 161 provides improved visibility, increased efficiency, and tighter control, reducing the number of luminaires required to illuminate a space to the desired levels. A truly technologically advanced luminaire, the 161 reflects the Philips Gardco tradition of quality, innovation, and performance.

Ordering guide

example: 161-CWL-2-70LA-6435-CW-UNIV-BRP

Prefix	Distribution	Wattage	LED Type	Voltage	Finish	Options
161-CWL	3	70LA	NW			
161-CWL	Sconce 161 LED					
161-MR	161 with motion response (120V or 277V only)	350mA 70LA-6435 2 LED arrays, 70W	CW 5700°K 70 CRI NW 4000°K 70 CRI	120V 208V 240V 277V	BRP Bronze BLP Black NP Natural WP White OC Optional color (specify optional color or RAL ex: OC-LGP or RAL7024) SC Special color (specify, must supply color chip)	F ² Fusing PCB ² Button photocell DL Diffusing lens WS Surface mount conduit feed junction box
161-DCC¹	161 with dual circuit control	530mA 110LA-9635 2 LED arrays, 110W	WW 3000°K 70 CRI	347V 480V		
161-DIM	161 with 0-10V dimming controlled by others	110LA-6453 2 LED arrays, 110W		UNIV 120-277V AC HVU 347-480V AC		
161-APD	161 with automatic profile dimming (120V thru 277V ONLY)	170LA-9653 2 LED arrays, 170W 700mA				
161-APD-MRI	161 with automatic profile dimming and motion response override – integrated motion sensor (120V or 277V ONLY)	150LA-6470 2 LED arrays, 150W 220LA-9670 2 LED arrays, 220W				

Footnotes:

- ¹ For luminaires with input voltages above 277V (347, 480 or HVU) the 161-DCC is available with 110LA-9635, 170LA-9653 and 220LA-9670 LED wattages only.
- ² Available 120-277V only. Provide specific input voltage.



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Philips Lighting Company
200 Franklin Square Drive
Somerset, NJ 08873
Phone: 855-486-2216

Philips Lighting Company
281 Hillmount Road
Markham ON, Canada L6C 2S3
Phone: 800-668-9008

FIXTURE 'B'

High performance and
integrated
style,
all in one luminaire

LED Wall Sconce 161

The Philips Gardco LED Wall Sconce 161 is an enlarged and enhanced version of the 121, providing performance capability up to that of a 400W metal halide wall sconce, while using considerably less energy. Designed for mounting heights from 15 to 20 feet, the 161 offers exceptional performance, allowing a reduction in the total pole requirements on a site. The styling of the 161 also complements the PureForm site luminaires. The sloped surface ribs of its die cast aluminum housing create a distinctly unique aesthetic element, while performing important functions in the Philips Gardco thermal management system.

Benefits

- Exceptional performance can reduce pole requirements on a site
- Motion response and control options are available for additional energy savings
- Performance is equivalent to 400W HID while consuming significantly less energy
- Advanced LED optical system with full cutoff minimizes glare and light trespass
- All 161 luminaires equipped with NW or CW are DesignLights Consortium® qualified.

DESIGNLIGHTS
CONSORTIUM 

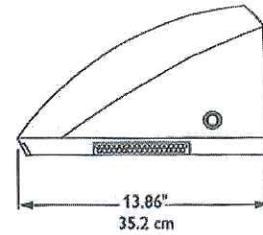
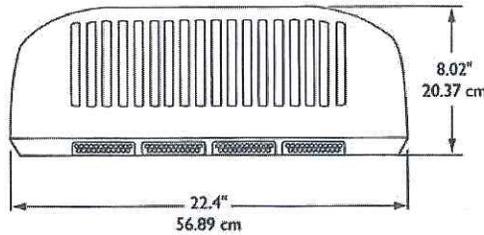
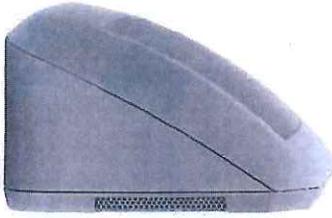


PHILIPS

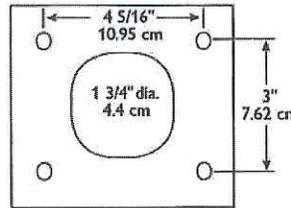
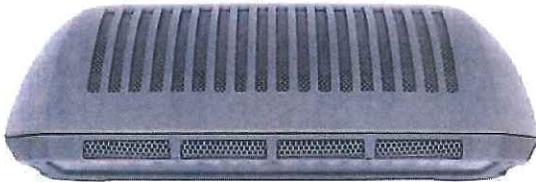
 **GARDCO**

FIXTURE 'B'

LED Wall Sconce 161



Approximate luminaire weight – 40lbs (18.15kg)



Mounting plate and bolt pattern

Note: Mounting plate center is located in the center of the luminaire width and 3.5" (8.89cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (79cm) diameter bolts (by others) structurally to the wall.

Features

- Complements the 121 wall sconce
- Perfect companion to Philips Gardco PureForm site and area luminaires
- Type 2, 3, and 4 optical distributions available for versatility
- Full cutoff performance minimizes glare and light trespass
- Advanced control options available

The Philips Gardco LED Wall Sconce 161 features a sleek profile and provides energy savings over traditional 400W metal halide wall mount luminaires. Its unique styling was purposefully designed for pleasing aesthetics and to maximize heat dissipation and air flow. With an advanced LED array system, the 161 provides improved visibility, increased efficiency, and tighter control, reducing the number of luminaires required to illuminate a space to the desired levels. A truly technologically advanced luminaire, the 161 reflects the Philips Gardco tradition of quality, innovation, and performance.

Ordering guide

example: 161-CWL-2-70LA-6-435-CW-UNIV-BRP

Prefix	Distribution	Wattage	LED Type	Voltage	Finish	Options
161-CWL	3	1100LA	NW			
161-MR	2 IES Type 2 distribution	350mA 70LA-6435 2 LED arrays, 70W	CW 5700°K 70 CRI	120V	BRP Bronze	F ² Fusing
161-DCC ¹	3 IES Type 3 distribution	110LA-9635 2 LED arrays, 110W	NW 4000°K 70 CRI	208V	BLP Black	PCB ² Button photocell
161-DIM	4 IES Type 4 distribution	530mA 110LA-6453 2 LED arrays, 110W	WW 3000°K 70 CRI	240V	NP Natural	DL Diffusing lens
161-APD		700mA 170LA-9653 2 LED arrays, 170W		277V	WP White	WS Surface mount conduit feed junction box
161-APD-MRI		150LA-6470 2 LED arrays, 150W		347V	OC Optional color (specify optional color or RAL ex: OC-LGP or RAL7024)	
		220LA-9670 2 LED arrays, 220W		480V	SC Special color (specify, must supply color chip)	
				UNIV 120~277V AC		
				HVU 347~480V AC		

Footnotes:

- ¹ For luminaires with input voltages above 277V (347, 480 or HVU) the 161-DCC is available with 110LA-9635, 170LA-9653 and 220LA-9670 LED wattages only.
² Available 120-277V only. Provide specific input voltage.

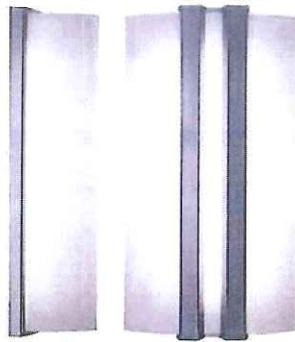


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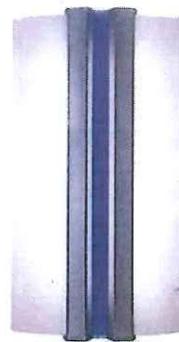
Philips Lighting Company
200 Franklin Square Drive
Somerset, NJ 08873
Phone: 855-486-2216

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281 Hillmount Road
Markham ON, Canada L6C 2S3
Phone: 800-668-9008

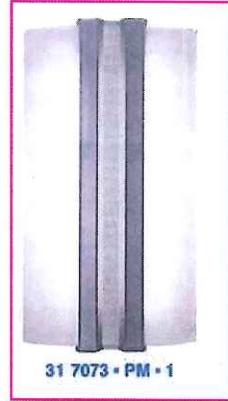
FIXTURE 'C'



31 7073 • OP • 1



31 7073 • CB • 1



31 7073 • PM • 1



DESCRIPTION

Profile.
Aluminum and aluminum, retained by stainless
steel coated.
Finish: Polished.
Temperature: -20°C.
Emergency option provides a 1.5
hour facility. The self contained system

includes the inverter module, NiCad batteries and a remote
wall/ceiling plate with LED charge indicator and test switch
(maximum distance between wall/ceiling plate and
luminaire is 15m/50'). Test switch fits a single gang box
(not supplied). Not available with a 347V supply.

Luminaire orientation: Wall mounted.

Mechanical: Mounts directly over a standard electrical junction box
(by others). Mounting hardware (by others).

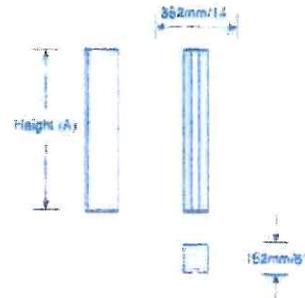
Approval: UL, CSA. Wet location, IP65.

FIXTURE 'C'

ARKO EX

3) SPECIFY LAMP/LUMINAIRE TYPE

Code:	Lamp type:	Height:	Weight:	Photometry:
31 7073	2 x 36W PL-L	620mm/24.5"	4.0Kg/8.8lb	File# 317073
31 7074	1 x 55W PL-L	620mm/24.5"	4.0Kg/8.8lb	File# 317074
31 7075	2 x 55W PL-L	620mm/24.5"	4.0Kg/8.8lb	File# 317075
31 7076	2 x 55W PL-L	1220mm/48.2"	8.4Kg/18.4lb	File# 317076
31 7077	4 x 55W PL-L	1220mm/48.2"	8.4Kg/18.4lb	File# 317077
31 7080	16W LED 3000K 1380lm	620mm/24.5"	4.0Kg/8.8lb	File# 317080
31 7081	16W LED 4000K 1520lm	620mm/24.5"	4.0Kg/8.8lb	File# 317081
31 7082	32W LED 3000K 2720lm	620mm/24.5"	4.0Kg/8.8lb	File# 317082
31 7083	32W LED 4000K 3040lm	620mm/24.5"	4.0Kg/8.8lb	File# 317083
31 7086	32W LED 3000K 2720lm	1220mm/48.2"	8.4Kg/18.4lb	File# 317086
31 7085	32W LED 4000K 3040lm	1220mm/48.2"	8.4Kg/18.4lb	File# 317085
31 7087	64W LED 3000K 5440lm	1220mm/48.2"	8.4Kg/18.4lb	File# 317087
31 7088	64W LED 4000K 6080lm	1220mm/48.2"	8.4Kg/18.4lb	File# 317088



4) SPECIFY DIFFUSER ACCENT

- OP Opal
- CB Cobalt blue
- PM Opal with silver perforated mesh

5) SPECIFY VOLTAGE

- 1 120V
- 2 277V
- 3 347V*

6) SPECIFY OPTIONS

- EM Integral emergency system** (not available with LED)
- OT Other painted finish (please specify an RAL number)

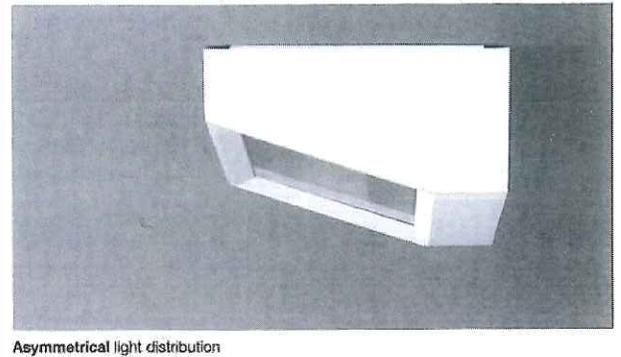
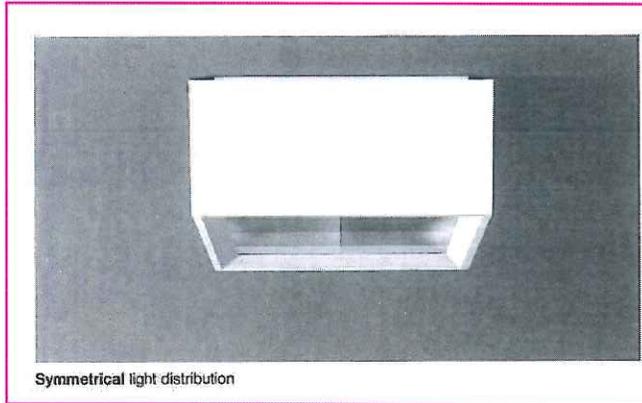
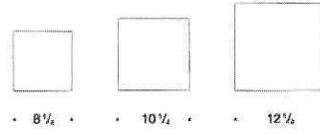
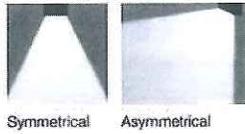
Example Specification Code: 31 7074 - OP - 2

Note: Due to constant changes in LEDs, please check our website for current product specifications.



EXTERIOR
WALL SURFACE

FIXTURE 'D'



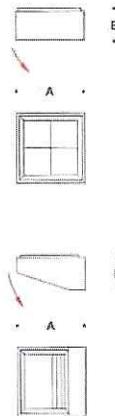
Surface-mounted ceiling downlights with **symmetrical** or **asymmetrical** light distribution with LEDs or for fluorescent and H.I.D. lamps

Die cast aluminum
Matte safety glass
Reflector of pure anodized aluminum
LEDs with integral electronic driver
Color temperature 3000K (for 4000K add suffix K4)

Electronic ballast
6796 P · 6797 P · 6723 P with electronic ballast for 26 · 32 · 42 W

Finish: **Black (BLK)** White (WHT)
Silver (SLV) Bronze (BRZ)

UL or CSA listed, suitable for wet locations (see page 409)
Protection class IP 65



Symmetrical light distribution

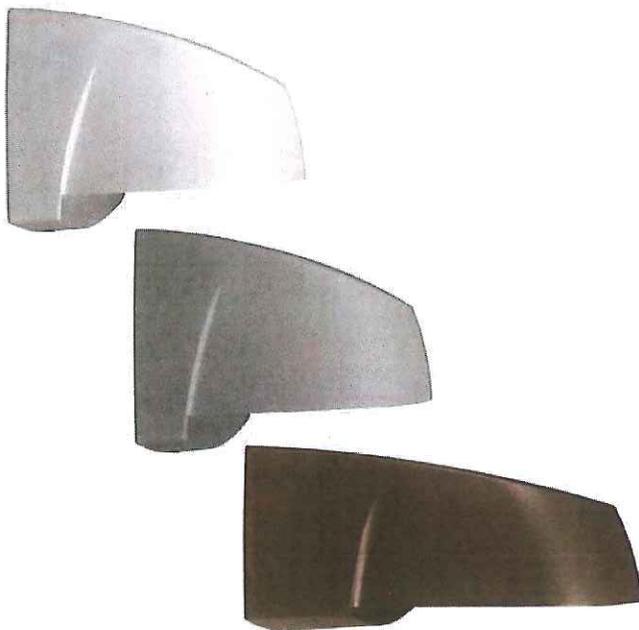
Lamp	A	B
6923I LED 25.2W LED	8 1/4	3 3/4
6924 LED 38W LED	10 1/4	4 5/8
6925 LED 57W LED	12 1/4	4 3/4
6786 P 1 26W CF triple-4p	8 1/4	3 3/8
6796 P 1 42W CF triple-4p	10 1/4	4 5/8
6797 P 2 42W CF triple-4p	12 1/4	4 5/8
6787 MH 1 39W T4 G8.5 MH	8 1/4	3 3/8

Asymmetrical light distribution

Lamp	A	B
6911 LED 25.3W LED	8 1/4	4 1/2
6912 LED 35.2W LED	10 1/4	5
6723 P 1 42W CF triple-4p	10 1/4	5
6733 MH 1 39W T4 G8.5 MH	8 1/4	4 1/2

FIXTURE 'E'

The smart
combination of
style,
performance
and energy savings



THE LYTEPRO SERIES

The LytePro Series is a family of wall mount LED luminaires offering sustainable solutions for area and perimeter lighting. The series is designed to replace less energy efficient HID, compact fluorescent and incandescent luminaires in a variety of outdoor applications. The contoured styling of LytePro luminaires makes an easy transition across a number of architectural building styles. They consume less electricity than HID, compact fluorescent and incandescent sources, offer low maintenance and are easy to install.

Versatile styling expands installation opportunities

The low profile silhouette and compact appearance offer high appeal across many architectural building styles. Its Euro-styling is ideally suited for use in doorways, garages, entranceways, wall signs, building perimeters or any application where abundant light is critical and compact size is desired.

Superior quality results in superior performance

Unlike many new entries to the LED marketplace, the LytePro series uses high-output LEDs with uniform optical control and effective heat sink design. The shielded optics produce a high quality lighting pattern with low glare and high uniformity. Available in Type III distribution, standard optics meet IES Full Cutoff criteria.

Heat efficient optical system

Constructed of die cast aluminum, the LytePro series includes an integral heat sink ensuring cool operation. Designed to operate at temperatures ranging from -30°C to 40°C (-22°F to 104°F), the design is fully gasketed for protection against water, insects and dust.

LEDGINE protects your investment

Philips developed the LEDGINE as a unique and upgradeable light engine system that will maintain pace with improvements in LED modules and drivers. Designed as a global platform, LEDGINE's future-proof design simplifies light engine replacement so you don't get left behind as new technology is introduced. (Not available for LytePro7)

PHILIPS
Stonco

FIXTURE 'E'

THE LYTEPRO SERIES

Product Features

Housing: Aluminum housing with integral heat sink. LP7 offers a fully sealed acrylic lens. LP16 and LP32 offer a fully sealed glass lens.

Lumen Maintenance: L₇₀ 60,000 Hrs. @ 40°C based on TM21 (LP32 is L₇₀ 54,000 Hrs @ 40°C based on TM21)

System Watts: _____ LP7: 13
 _____ LP16: 37
 _____ LP32: 71

No. of LEDs: 7, 16 and 32

Delivered Lumens: _____ LP7: 618
 _____ LP16: 2,507
 _____ LP32: 5,840

Distribution: IES Type III

Operating ambient: 40°C max

Temperatures range: -30°C (-22°F) to 40°C (104°F)

Driver: LP16 & 32: High efficiency multi-volt (120-277V driver (50 to 60 Hz), Constant current: 700mA

LP7: Electronic Class II LED 500mA constant current driver

CRI: _____ LP7: 66
 _____ LP16: 68
 _____ LP32: 73

Efficacy (L/W): _____ LP7: 46
 _____ LP16: 68
 _____ LP32: 82

Color Temperature: LP16 & 32: 4000K (neutral)
 LP7: 4100K (neutral)

Finish: Corrosion resistant polyester powder coating
 LP7 & 16: White and titanium finishes available
 LP32: Bronze and titanium finishes available

Warranty/Listings: 5 year limited warranty; see www.stonco.com/uploads/library/stonco_warranty_1010.pdf for details. ETL approved for wet locations. Lighting Facts qualified. LytePro 16 and 32 are Design Lights Consortium® qualified.

Ordering Information

LP7W
 White Finish
 120-240 volt, 50/60 Hz

LP7T
 Titanium Finish
 120-240 volt, 50/60 Hz

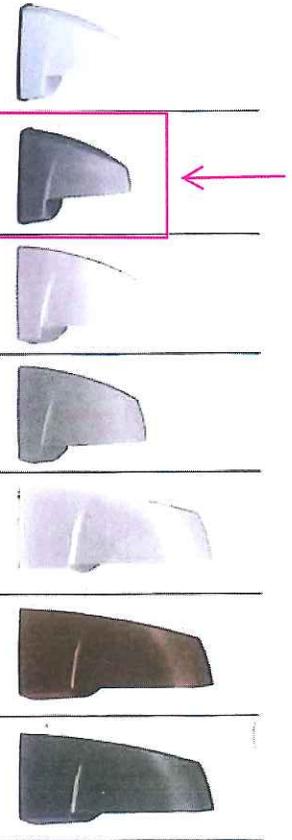
LP16W
 White Finish
 120-277 volt, 50/60 Hz

LP16T
 Titanium Finish
 120-277 volt, 50/60 Hz

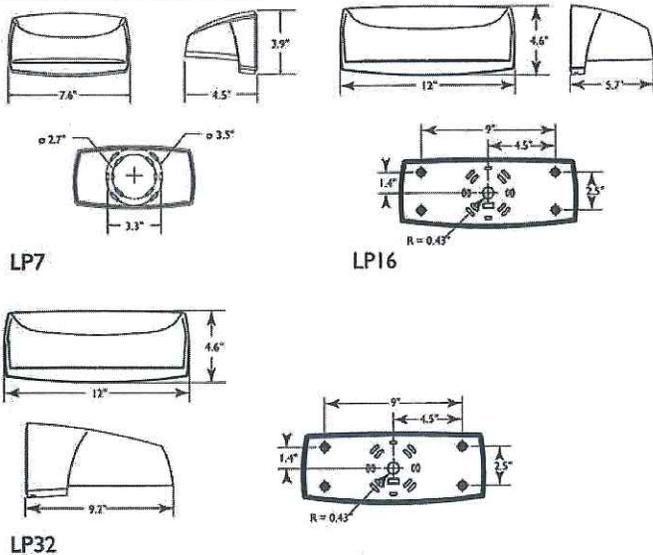
LP32W
 White Finish
 120-277 volt, 50/60 Hz

LP32P
 Bronze Finish
 120-277 volt, 50/60 Hz

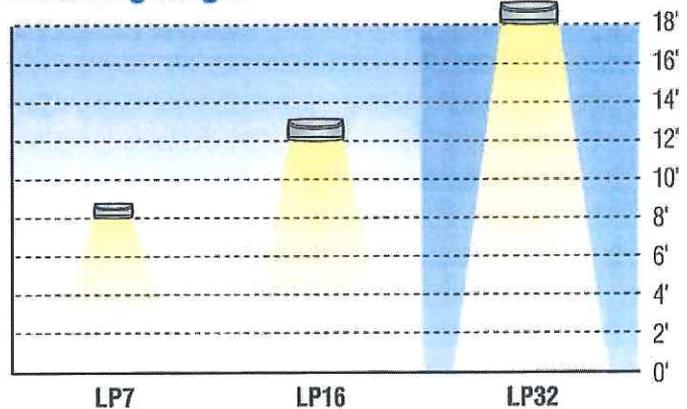
LP32T
 Titanium Finish
 120-277 volt, 50/60 Hz



Dimensional Data



Mounting Height



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PS-OVM-1000PB 7/13

Philips Lighting
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 200 Franklin Square Drive
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 281 Hillmount Road
 Markham ON, Canada L6C 2S3
 Phone: 905-201-4100

www.philips.com

City of Leawood Planning Commission Staff Report

MEETING DATE: April 29, 2014

REPORT WRITTEN: April 16, 2014

WATERFORD POOL HOUSE ROOF REPLACEMENT - REQUEST FOR APPROVAL OF A REVISED FINAL PLAN - Located north of 132nd Street and east of Mission Road - Case 68-14
****CONSENT AGENDA****

STAFF RECOMMENDATION:

Staff recommends approval of Case 68-14, Waterford Pool House Roof Replacement – request for approval of a Revised Final Plan, with the stipulations stated in the staff report.

APPLICANT:

- The applicant is Mike Tiehen with The Tiehen Group.
- The property is owned by Waterford Homes Association.

REQUEST:

- The applicant is requesting approval of a Revised Final Plan to replace the roof of the pool house at the Waterford subdivision.

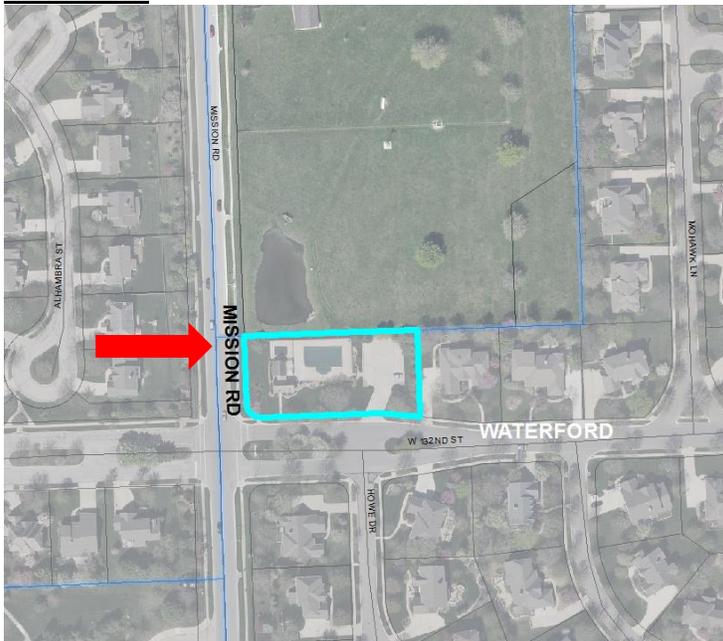
ZONING:

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

COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Planned Residential.

LOCATION:



SURROUNDING ZONING:

- North To the north of the subject property is the Sharp Farm, ±10 acres of unplatted land zoned AG (Agricultural).
- South South is Waterford Subdivision, zoned R-1 (Planned Single Family Low Density Residential District). Beyond the Waterford Subdivision is Gezer Park, zoned REC (Planned Recreation).
- East Directly to the east are the subdivisions of Waterford and Wilshire Place, zoned R-1 (Planned Single Family Low Density Residential District).
- West To the west, across Mission Road, is the single family subdivision of Wilshire, zoned R-1 (Planned Single Family Low Density Residential District).

SITE PLAN COMMENTS:

- The applicant is proposing to replace the existing wood shingles of the pool clubhouse with asphalt shingles.

ELEVATIONS:

- The existing wood shingles of the pool clubhouse and canopy shall be removed.
- Dark gray, asphalt shingles (CertainTeed Grand Manor “Weathered Wood”) shall replace the wood shingles. The shingles shall have the color of weathered cedar shingles.

SIGNAGE:

- No signage is proposed with this Final Plan.

LANDSCAPING:

- No landscaping is proposed with this Final Plan.

LIGHTING:

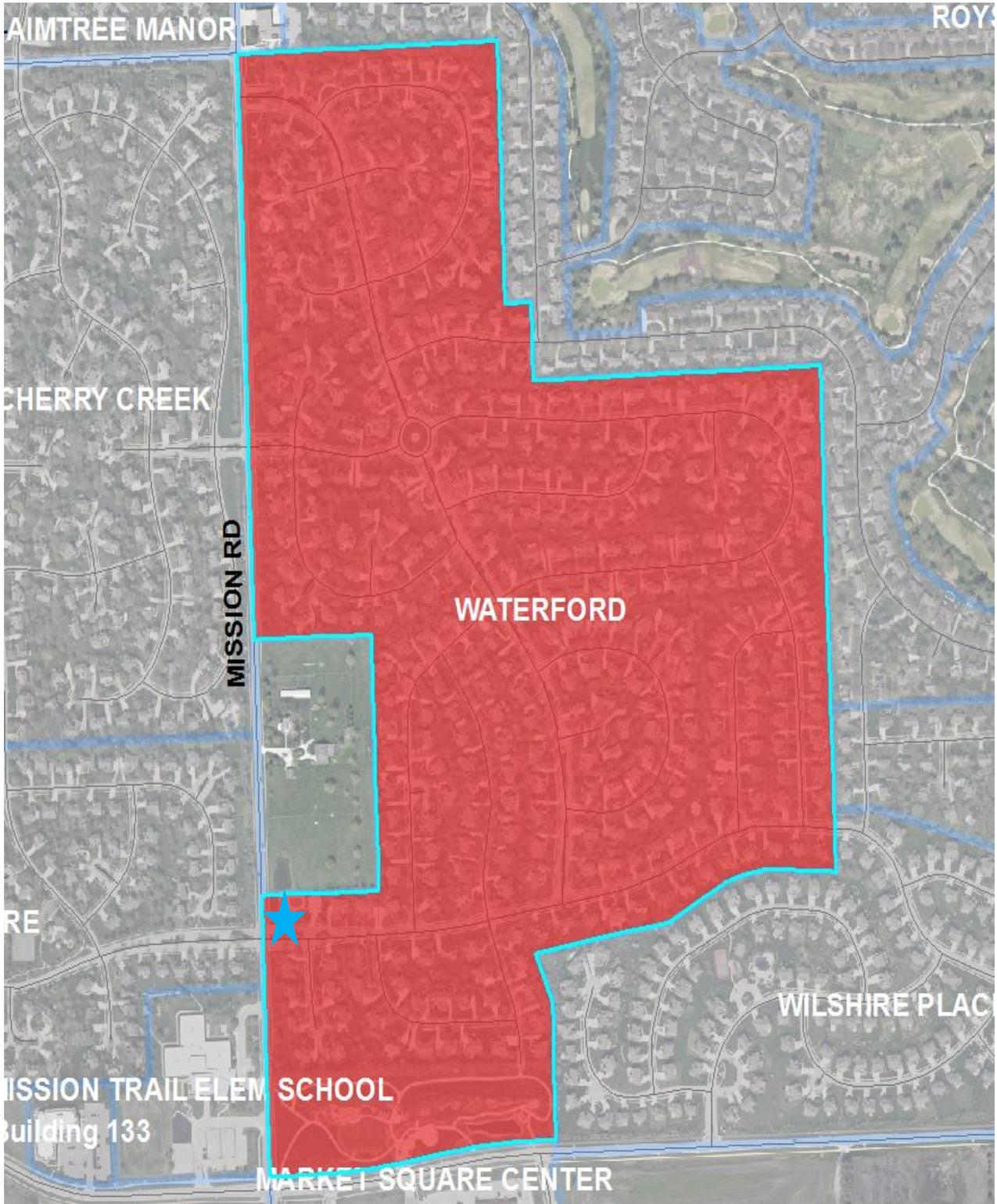
- No additional lighting is proposed with this Final Plan.

STAFF RECOMMENDATION:

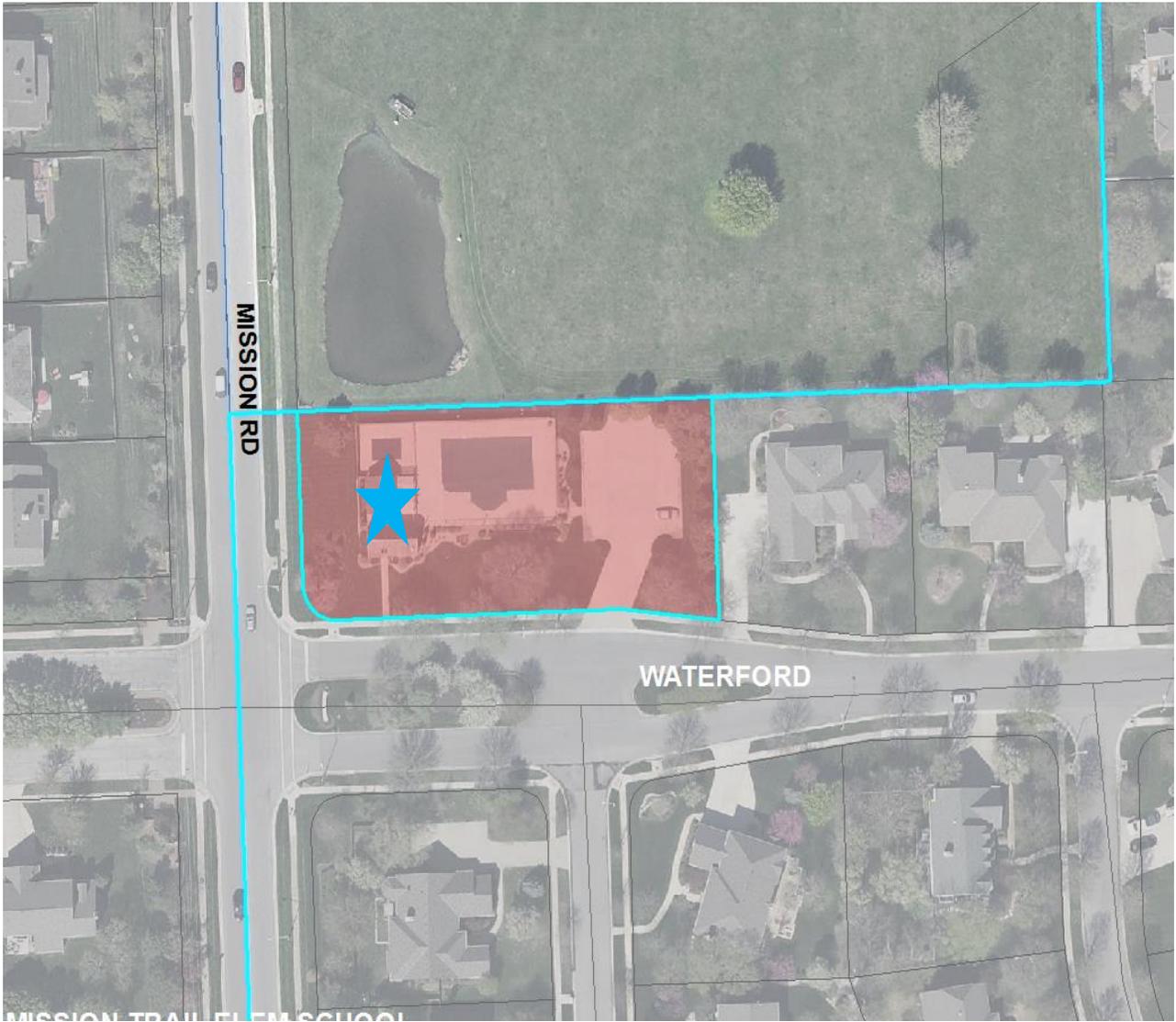
Staff recommends the Planning Commission approve Case 68-14, Waterford Pool House Roof Replacement – request for approval of a Revised Final Plan, with the following stipulations:

1. The project shall be limited to replacing the roof of the pool house and cabana of the Waterford Subdivision.
2. A building permit is required prior to construction.
3. Any landscaping damaged or removed with this project shall be replaced with the same type and size of plant material.
4. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through four.

Case 68-14
Waterford Pool House Roof Replacement
Site Plan



Case 68-14
Waterford Pool House Roof Replacement
Site Plan



Case 68-14
Waterford Pool House Roof Replacement



East Elevation



West Elevation

Case 68-14
Waterford Pool House Roof Replacement



North Elevation



South Elevation





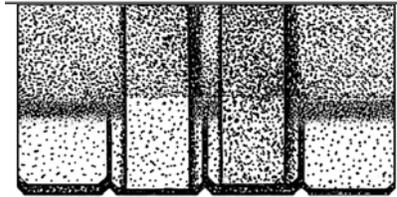
Technical Data Sheet

Grand Manor® Shingles



PRODUCT INFORMATION

This product is the super heavyweight of laminated shingles. The difference is in the size and quality built-in by design. An 8" tab area, complete with two full-sized one-piece base shingles with random tabs and accented by shadow lines, gives an authentic, natural look with true depth and dimension. They are most aesthetically appealing when used on slopes of 9" per foot or greater. When applied, Grand Manor produces five layers of roof protection and the quality is reminiscent of handcrafted workmanship. It is designed to resist blow off in high wind conditions up to 110-mph with normal installation and 130-mph with special installation.



Grand Manor shingles are algae (commonly called fungus) resistant and help protect against staining or discoloration caused by algae.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. However, slopes greater than 9" per foot best show the product design. Low slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along the eaves can cause the back-up of water, apply CertainTeed WinterGuard™ Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 21" per foot, apply three spots of roofing cement under the shingle and an additional fastener in each laminated tab according to application instructions provided on the shingle package.

Product Composition: Grand Manor shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. The laminated tabs are firmly adhered in a special tough asphaltic cement. These fiber glass based shingles have self-sealing adhesive applied.

Applicable Standards:

ASTM D3018, Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 2390/ASTM D6381 Class H Wind Resistance
UL 790 Class A Fire Resistance
UL 2218 Class 2 Impact Resistance

UL 997 Wind Resistance
NYC-MEA-120-79-M
ICC-ES Evaluation Report ESR-1389
CSA Standard A123.5-98 (& -05)
Ontario BMEC Auth. 97-10-219
Miami-Dade Product Control Approved
Florida Product Approval # FL5444

TECHNICAL DATA

Weight/Square (approx.): 425 lb
Dimensions (overall): 18" x 36"
Shingles/Square: 50
Weather Exposure: 8"

INSTALLATION

The following is a general summary of the installation methods. Detailed installation instructions are supplied on each bundle of Grand Manor shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Roof Deck Requirements: Apply shingles to minimum 3/8" thick plywood, minimum 7/16" thick non-veneer (E.g. OSB), or minimum 1" thick (nominal) wood decks. The plywood or non-veneer decks must comply with the specifications of APA-The Engineered Wood Association.

Ventilation: Provisions for ventilation should meet or exceed current HUD standards. To best ensure adequate ventilation, use a combination of continuous ridge ventilation (using Ridge FilterVent or Ridge Filter ShingleVent II, manufactured by Air Vent Inc, or a comparable product with an external baffle) and balanced soffit venting.

Valleys: Open valley is required. Valley liner must be applied before shingles. It must be minimum 18" wide 16 oz. copper, or its equivalent, installed over 36" wide self-adhering CertainTeed WinterGuard Waterproofing Shingle Underlayment (apply directly to deck), or applied over 36" wide mineral surfaced roll roofing. After WinterGuard has been applied, install the 16-oz. copper centered in the valley. For application of copper valley, use copper cleats or large head copper nails. Refer to the application instructions on the shingle packaging for further information.

Underlayment:

On slopes 4" per foot or greater, CertainTeed recommends one layer of DiamondDeck™ Synthetic Underlayment, or Roofers' Select™ High-Performance shingle underlayment, or shingle underlayment meeting ASTM D226, D4869 or ASTM D6757. Always ensure sufficient deck ventilation, and take particular care when DiamondDeck or other synthetic underlayment is installed. For UL fire rating, underlayment may be required. Corrosion-resistant drip edge is recommended and should be placed over the underlayment at the rake and beneath the underlayment at the eaves. Follow manufacturer's application instructions.

On low slopes (2" up to 4" per foot), one layer of CertainTeed's WinterGuard Waterproofing Shingle Underlayment (or equivalent meeting ASTM D1970) or two layers of 36" wide felt shingle underlayment (Roofers' Select High-Performance Underlayment or product meeting ASTM D226, D4869 or ASTM D6757) lapped 19" must be applied over the entire roof, ensure sufficient deck ventilation. When DiamondDeck or other synthetic underlayment is installed, weather-lap at least 20" and ensure sufficient deck ventilation. When WinterGuard is applied to the rake area, the drip edge may be installed under or over WinterGuard. At the eave, when WinterGuard does not overlap the gutter or fascia, the drip edge should be installed under WinterGuard. When WinterGuard overlaps the fascia or gutter, the drip edge or other metal must be installed over it. Follow manufacturer's application instructions.

Fastening: Five nails are required per shingle. They are to be located 5/8" above the cutouts (8-5/8" above the bottom edge of the shingle) and 1" in from each side of the shingle. Nails must be of sufficient length to penetrate into the deck 3/4" or through the thickness of the decking, whichever is less. For new construction, nails must never be less than 1-1/2" long, for reroofing never less than 1-3/4" long, and for caps a minimum of 1-3/4" long. Nails are to be 11- or 12-gauge, corrosion-resistant roofing nails with 3/8" heads. If Miami-Dade acceptance is desired, six nails must be used, located as shown on shingle wrap. Staples are not allowed.

On steep slopes greater than 21" per foot, use seven nails and apply three spots of roofing cement according to application instructions provided on the shingle package. To prevent slippage of the laminated tabs on steep slopes or when individual shingles meet a wall or ridge at any slope, the two additional fasteners are to be horizontally centered on each laminated tab and placed within 1-1/2" of the upper edge of the shingle.

Application: The recommended application method is the 4-1/2" Stepped-Off, Single Column Vertical-Racking Method found on each bundle of shingles. These shingles may be used for new construction or for reroofing over one layer of old shingles, but due to the heavy weight of this shingle, it is important to determine that the roof deck is in satisfactory condition for the application of these shingles. Refer to product wrap for detailed reroofing limitations. All shingles on the finished roof must be applied with five fasteners. The weather exposure of these shingles is 8".

Special Application: CertainTeed Carriage House™ shingles can be blended into a CertainTeed Grand Manor roof to achieve a unique and distinctive appearance. A common application method uses several courses of Carriage House in the middle of a Grand Manor roof. Other aesthetically appealing applications are possible using Grand Manor and Carriage House shingles. Contact CertainTeed for more information.

Flashing: Use corrosion-resistant metal flashing. Please refer to illustration on our shingle packaging.

Hips and Ridges: Use only Shangle Ridge™ accessory shingles of the matching color for capping hips and ridges.

MAINTENANCE

Grand Manor shingles require virtually no maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Grand Manor carries a lifetime limited transferable warranty against manufacturing defects for the original homeowner. In addition, Grand Manor also carries 10-year SureStart™ Protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec, at www.certainteed.com/certaspec.

CertainTeed Roofing

P.O. Box 860
Valley Forge, PA 19482

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City of Leawood Planning Commission Staff Report

MEETING DATE: April 29, 2014

REPORT WRITTEN: April 18, 2014

TOMAHAWK CREEK PARKWAY CONDOMINIUMS - REQUEST FOR APPROVAL OF A REVISED FINAL PLAN - Located north of Town Center Drive and west of Tomahawk Creek Parkway - Case 56-14

STAFF RECOMMENDATION:

Staff recommends approval of case 56-14, Tomahawk Creek Parkway Condominiums, with the stipulations stated in the staff report.

APPLICANT:

- The applicant is The Tiehen Group.
- The property is owned by Tomahawk Creek Condominium Homes Association.

REQUEST:

- The applicant is requesting approval of a Revised Final Plan for faux chimney removal, new roofing, new siding and new paint color.

ZONING:

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

COMPREHENSIVE PLAN:

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

LOCATION:

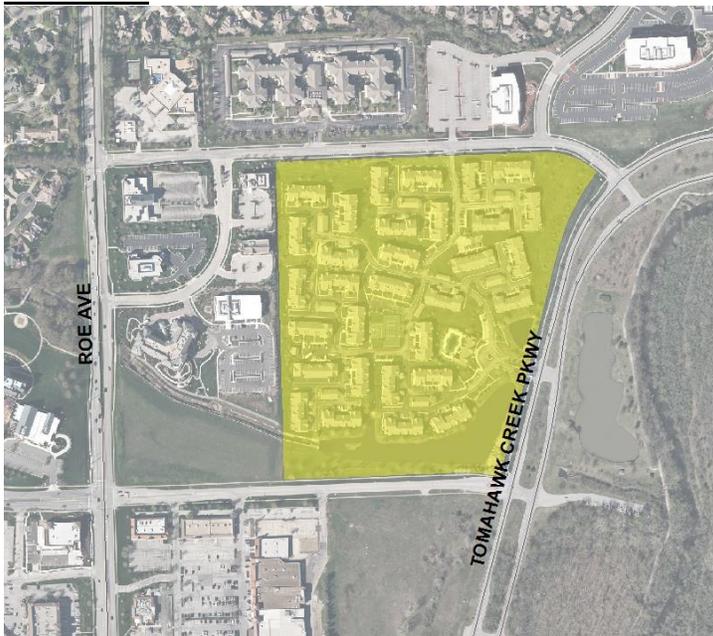


Figure 1 shows property in yellow

SURROUNDING ZONING:

- North Directly north is Pinnacle Corporate Centre II and IV, and Town Village Leawood both zoned SD-O (Planned Office).
- South Directly south is Camelot Court Shopping Center zoned SD-CR (Planned General Retail).
- East Directly east is Tomahawk Creek Parkway and Tomahawk Creek Park, zoned REC (Planned Recreation).
- West Directly west is Town Center Business Park zoned SD-O and SD-NCR (Planned Neighborhood Residential).

SITE PLAN COMMENTS:

- This is located at the northwest corner of Town Center Drive and Tomahawk Creek Parkway, it consists of 27 condominium buildings, 4 townhome buildings and a clubhouse. This project was constructed 1996.
- Parking is accommodated by garages provided within condominium and townhome buildings and nine carports distributed within the site.
- The Tomahawk Creek Condominiums are served by private drives that extend off of Tomahawk Creek Parkway from the east and 115th Street from the north.
- A retention pond is located at the southeast corner of the development.

ELEVATIONS:

- The condominium buildings are constructed primarily of brick and Masonite siding painted in a light yellow with pitched roofs covered in concrete tile.
- Each building has multiple chimneys; the larger chimneys on the ends are functional, however the remainder of the chimneys are decorative elements.
- The nine carports are open on two sides, covered with a brown concrete tile pitched roof.
- The applicant has stated that they are experiencing the following problems:
 - The roofs are leaking due to poor installation of the roof and faux chimneys.
 - The Masonite siding is deteriorating, which Homes Association has been spot patching. However, the applicant believes that this is an inefficient use of maintenance funds.
- The applicant has provided some attachments supporting their concerns, See Exhibit A.
- As a result of these concerns the applicant is requesting approval for the following:
 - Re-roof all 32 buildings with concrete tile in the color of Black Canyon.
 - Replace Masonite siding with Hardie Board and repaint from light yellow to Cobblestone, a light grey.
 - Remove all (81) faux chimneys from 27 buildings.
 - Reside the functioning chimneys (87) with Hardie Board and paint the Hardie Board Cobblestone.
- The applicant has stated they would like to make these changes in a series of phases over approximately 5 years.
 - 2014 (Initial Phase)
 - Reroof all 32 buildings with concrete tile in the color of Black Canyon.
 - Remove all faux chimneys and replace Masonite siding on all functional chimneys with Hardie Board painted Cobblestone.
 - Replace Masonite siding with Hardie Board and paint the Hardie Board Cobblestone on 8 buildings.

- 2015-2018 (all remaining phases)
 - The applicant proposes to continue the replacement of the Masonite with Hardie Board painted Cobblestone on 6 buildings each year.

SITE COMMENTS:

- Staff is supportive of the following:
 - Reroofing all buildings with concrete tile in the color of Black Canyon.
 - Replacing the Masonite with Hardie Board siding.
- Staff has the following concerns:
 - Architectural elements have been removed from this property in the past without approval from the City of Leawood. These include a cupola on the clubhouse and a cover over the trash enclosure. Staff recommends that these elements be restored. **(Stipulation 1)**
 - Removal of the faux chimneys. In staff's opinion the faux chimneys are a significant architectural element that breaks up the roof line and adds interest to the buildings. The applicant has submitted documentation that faux chimneys may be responsible for some of the problems with roof leaks. In staff's opinion leakages in the roof were due to poor construction, and that with proper construction leakages will not occur. Staff recommends that the faux chimneys be repaired and retained. **(Stipulation 2)**
 - Staff has concerns with regard to phasing of the project over a series of 5 years. By replacing the Masonite siding and painting it to a different color in phases, the project will not have a consistent esthetic look. Staff recommends that the phasing be reduced to a maximum of 3 years. **(Stipulation 3)**
 - Staff is concerned that repairing and repainting all chimneys with the first phase while having siding replaced with a series of future phases, will result in an inconsistent color scheme for individual buildings until all repairs have been made. Staff recommends that improvements including reroofing, residing and repainting, are made within the same phase for each building. **(Stipulation 4)**
 - The applicant has stated that there are no plans to reroof the carports in the same tile as the condominium buildings. Staff is concerned that this leaves the development with an inconsistent look for the foreseeable future. The staff recommends that the carports be reroofed with the same roofing material as the condominiums and townhomes. **(Stipulation 5)**

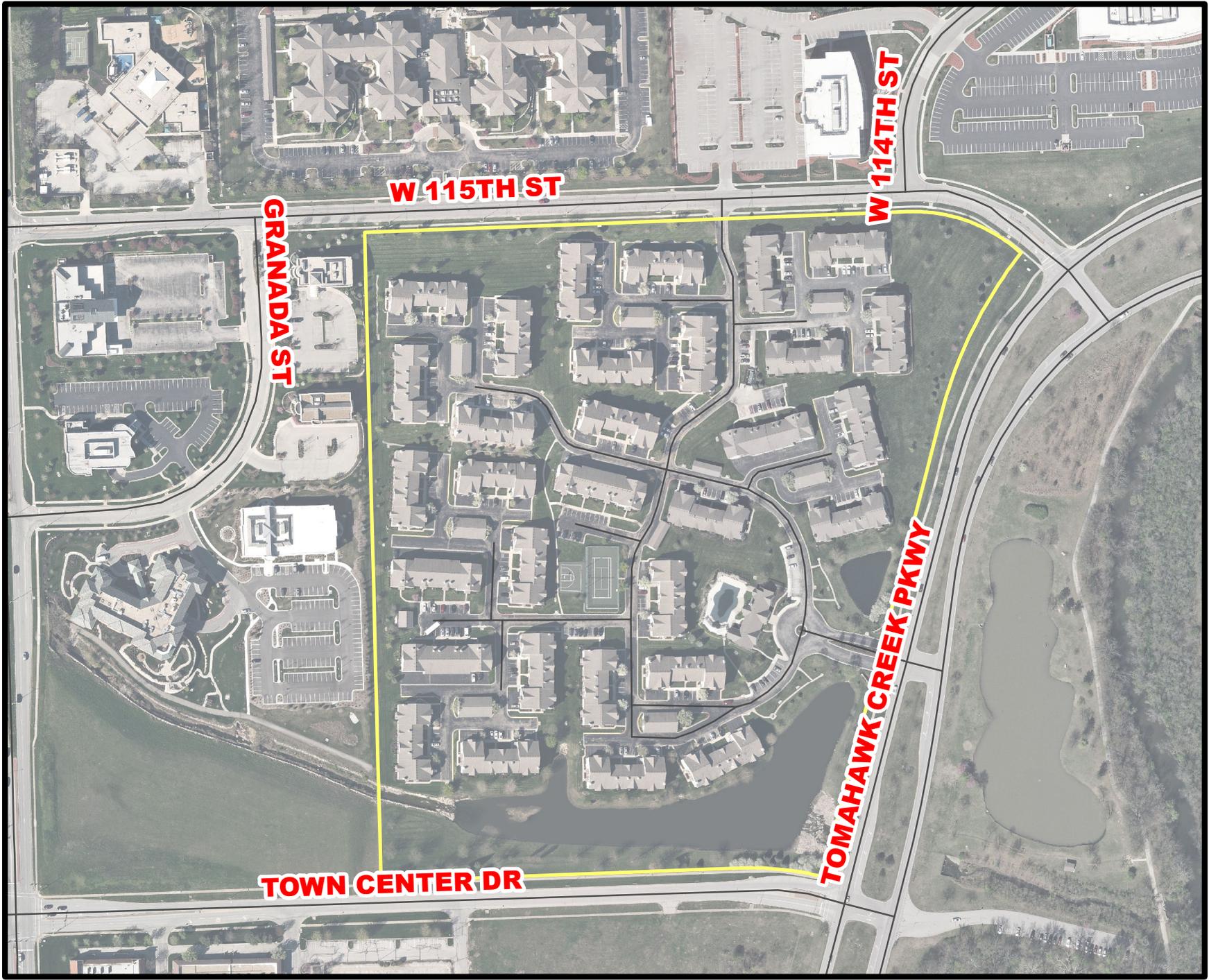
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Case 56-14, Tomahawk Creek Condominiums Revised Final Plan, with the following stipulations:

1. The cupola on the clubhouse and the cover over the trash enclosure shall be constructed as originally approved with the development.
2. All chimneys, including faux chimneys, shall be retained.
3. All phases shall be completed within 3 years.
4. All repairs, including reroofing, residing and repainting, are made within the same phase for each building.
5. All carports shall be reroofed with the same material as the condominium and townhome buildings.
6. All new utility boxes greater than 36 inches and less than 55 inches in height, a footprint that is 5 feet or greater and less than 15 square feet in area, or a pad footprint 5 feet or greater and less than 15 square feet in area, may be installed only with the prior recommendation of the Planning

Commission as being in compliance with this Ordinance based on review of a site plan containing such final development plan information as may be required by the City and with approval of the Governing Body. The City may impose conditions on approval, including but not limited to duration or renewal requirements, where the circumstances are sufficiently unusual to warrant the conditions.

7. All new utility boxes with a height of 55 inches or greater, a footprint greater than 15 square feet in area, or a pad footprint greater than 15 square feet in area, shall be authorized only by approval of a special use permit prior to construction.
8. Any landscaping that is damaged or removed with this project shall be replaced with the same size and species.
9. The Owner/Applicant must establish a funding mechanism to maintain, repair and/or replace all common areas and common area improvements including, but not limited to, streets, walls, and storm water system improvements. The mechanism will include a deed restriction running with each lot in the development that will mandate that each owner must contribute to the funding for such maintenance, repair and/or replacement and that each lot owner is jointly and severally liable for such maintenance, repair and/or replacement, and that the failure to maintain, repair or replace such common areas or common area improvements may result in the City of Leawood maintaining, repairing and replacing said common areas and/or improvements, and the cost incurred by the City of Leawood will be jointly and severally assessed against each lot, and will be the responsibility of the owner(s) of such lot.
10. No construction shall be allowed between the hours of 9:00 p.m. to 7:00 a.m. and not on Sundays.
11. A building permit is required prior to any construction.
12. This final plan approval shall lapse in five years, if construction on the project has not begun or if such construction is not being diligently pursued; provided, however, that the developer may request a hearing before the City Council to request an extension of this time period. The City Council may grant such an extension for a definite period of time for good cause shown by the developer.
13. The conditions and stipulations of the preliminary plan approval remain in full force and effect except to the extent expressly modified herein.
14. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through fourteen.



W 115TH ST

W 114TH ST

GRANADA ST

TOWN CENTER DR

TOMAHAWK CREEK PKWY

Yellow Site Map

Replace Roofs on 31 Residential Buildings and Club House

- Black Canyon will be the color
- Reside chimneys with Hardie Board and paint them Cobble Stone





SITE PLAN
SCALE: N.T.S.

■ = 32 BUILDINGS WITH NEW ROOFS

Revisions:

GENERAL NOTES

- DRAWING LEGEND**
- ➔ DRAIN
 - ➔ OVERFLOW
 - SCUPPER
 - ⊖ HINGE LIMIT
 - CSWB
 - SATELLITE
 - PITCH PAN
 - FLUE
 - WFE
 - SLEEPER
 - 200 LIGHT
 - EXHAUST FAN
 - CONDENSER ON SLEEPERS
 - ⊕ DEFECT NOTE
 - ⊕ CONSTRUCTION NOTE
 - ⊕ NOT IN CONTRACT
 - ⊕ N/A (UNLESS NOTED OTHERWISE)

Project Name: **TOMAHAWK CREEK CONDOMINIUMS**
 Project Address: **11600 TOMAHAWK CREEK PARKWAY LEAWOOD, KS 66211**
 Date: **04/10/2014**
 Drawn By: **JAGMAN**
 Project Number: **Sheet Title: SITE PLAN**



BORDNER

INSTALLATION GROUP INC
ROOFING-STUCCO-WINDOWS-SIDING

Bordner Roofing Co
Bordner Stucco Co
Bordner Windows & Siding Co

March 25, 2014

City of Leawood
4800 Town Center Drive
Leawood, KS 66211
Attn. Richard Coleman

Re: Roof Tile Color Selection for:
Tomahawk Creek Condominiums
11600 Tomahawk Creek Parkway
Leawood, KS 66211

Dear Mr. Coleman,

We hereby request acceptance from the City of Leawood building codes department for the following submittals. This submittal is for the roof tile color selection for the above referenced project.

The Tomahawk Creek Homes Association has selected the Boral "Saxony Slate" roof tile in the color "Black Canyon".

Samples for this product were submitted to the City for review and have been verbally approved. We would like to request this approval and acceptance in writing for our files.

Thank you for your assistance in this matter and please feel free to call or email should you have questions or need further information.

Respectfully Submitted,



Steve Sanders
Bordner Roofing Company

11950 East 350 Highway
Raytown, Missouri 64138
www.bordnerinstallation.com
P (816) 358 2102
F (816) 358 8379



COMMERCIAL OR MULTI-FAMILY RE-ROOF



City of Leawood, Kansas
4800 Town Center Dr, Leawood, KS 66211
Codes Administration

PERMIT NUMBER:
BD-14-00392

ISSUED:

For inspection requests call (913) 491-4722

Project Name:	Project Valuation: \$	2,000,000.00
Project Address: 11600 TOMAHAWK CREEK PKWY LEAWOOD KS 66211	Parcel/Pln #:	
Owner's Name: THE TIEHEN GROUP	Zoning:	
Owner's Address: 3401 COLLEGE BLVD - # 250 LEAWOOD KS 66211	Subdivision:	
Contractor's Name: BORDNER INSTALLATION GROUP	Construction Type:	
Contractor's Address: 11950 E STATE ROUTE 350 RAYTOWN MO 64138	Use Group:	
Description: Replace all roofs with concrete tile and remove faux chimneys where approved Boral Black Canyon Tile Buildings 11601-11631-Condo's *AT RISK PENDING GOVERNING BODY APPROVAL* - per Richard Coleman *Explained at risk-if not approved by the governing body will have to redo work*	Total Square Footage: .00	
Roofing Material: CONCRETE TILE	Penalty: No	
Permit Valid Until: 10/13/2014	Roofing Reg: 13-115464	
	Phone: (816) 358-2102	
	Parcel Legal:	

A building shall not be occupied until a final inspection has been made and a Certificate of Occupancy has been issued.

Permit Holder's Responsibility

Under the authority of the Leawood Building Code, this permit holds the permit holder responsible for the work indicated on the permit application, in accordance with the Leawood Building Code. The issuance of this permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Code of the City of Leawood, Kansas, and other applicable requirements, or nullification of any other provisions of local, state, or federal law.

Deed Restrictions

It is the permit holder's responsibility to comply with deed restrictions prior to commencing construction. The issuance of this permit does not indicate compliance with deed restrictions. Failure to comply with deed restrictions may result in legal action against you by your Homes Association. Any questions regarding deed restriction requirements should be directed to your Homes Association.

Permit Validity

The issuance of this permit is based on construction documents and other data, and shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. This permit may be revoked at any time upon violation of any provisions of the Leawood Building Code.

Contractor Declaration

I hereby affirm that my license is in full force and effect under the provisions of the Johnson County Contractor Licensing Regulations and that all construction trades hired to work on the project will be properly licensed by Johnson County.

Signature of Contractor Steve Sander Date 4-17-14
Print Steve Sander License Class P License Number 1104

Owner-Builder as Contractor Declaration

As the owner and the occupant, I will be acting as my own General Contractor and/or doing my own installations. I am fully qualified to make these installations and understand that the City of Leawood inspections are required just as if I were licensed contractor. If I do hire a licensed contractor, I understand that I must notify the City of Leawood who I have hired and modify my permit accordingly..

Signature of Owner _____ Date _____
Print _____

Blue Site Map

Removal of Faux Chimneys

- Per the request of Norton & Schmidt Engineering firm in 2012 Reserve Study
- Have caused major interior damages for residents
- 81 of 168 are faux chimneys will be removed



WEST 115th STREET

TOMAHAWK CREEK PARKWAY



SITE PLAN

SCALE: N.T.S.

- = REMOVAL OF FAUX CHIMNEYS, ALL REMAINING CHIMNEYS PAINTED COBBLESTONE IN COLOR AT THE TIME OF ROOF REPLACEMENT

Revisions

GENERAL NOTES

DRAWING LEGEND

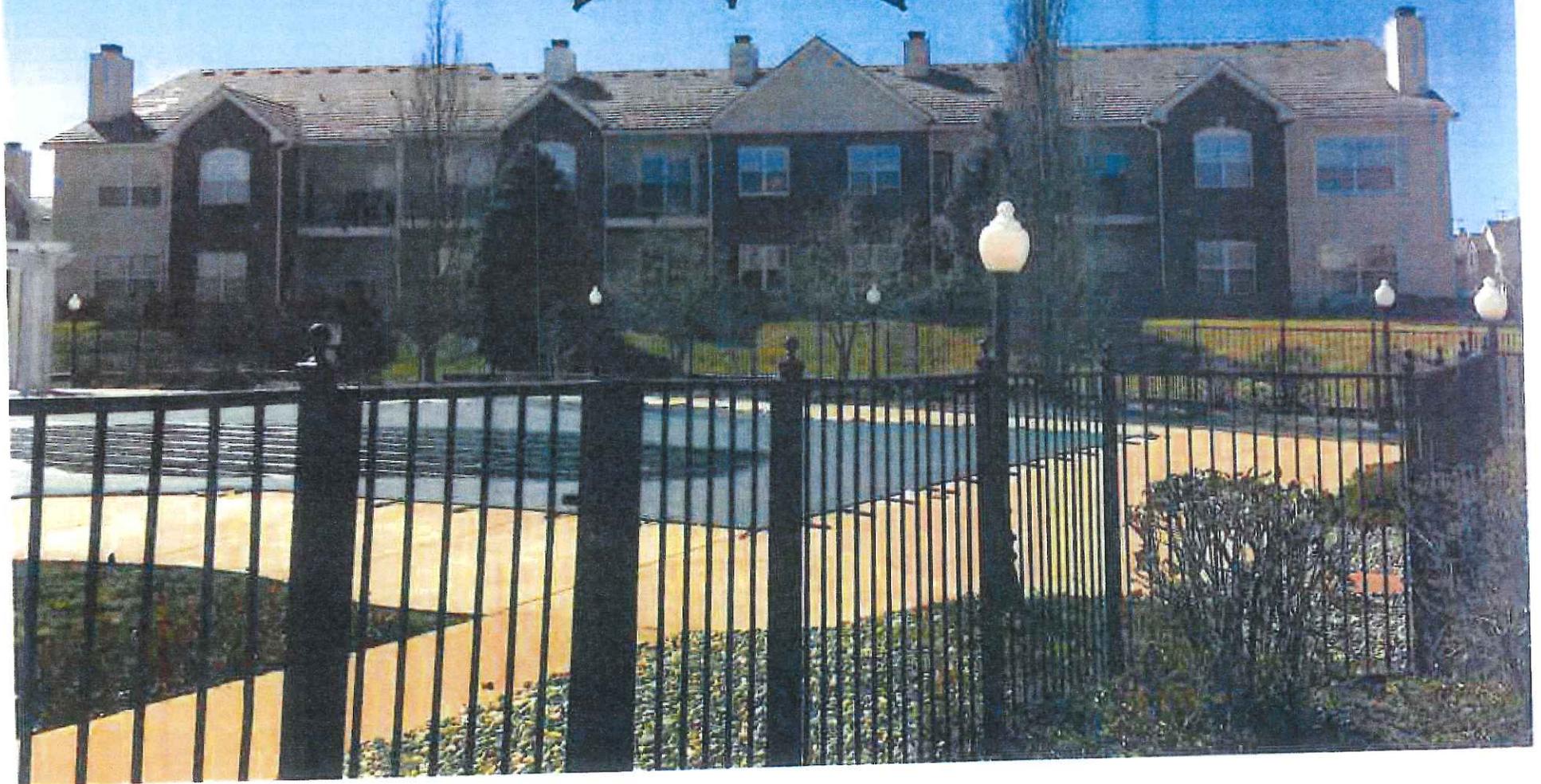
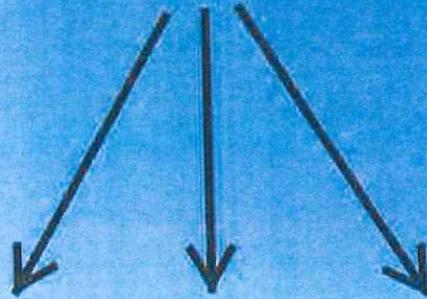
	DRAIN
	DOWNSPOUT
	SUMP
	MANHOLE
	CURB
	SIDELIGHT
	PITCH PAN
	FLUE
	PIPE
	SLEEPER
	SKYLIGHT
	EXHAUST FAN
	CONDENSER ON SLEEPERS
	EJECT NOTE
	CONSTRUCTION NOTE
	NO ROOF CONTACT
	AS UNLESS NOTED OTHERWISE

Project Name: **TOMAHAWK CREEK CONDOMINIUMS**
 Project Address: **11600 TOMAHAWK CREEK PARKWAY LEAWOOD, KS 66211**
 Project Number: **140102014** Sheet Title: **SITE PLAN**

Roofing Solutions, Inc.
 8778 W. 150th Street
 Overland Park, KS 66207
 Office: (816) 387-1840
 Fax: (816) 387-1499
 Email: info@rsi-roofing.com

Drawn By: **HALEMAN**
 Date: **04/10/2014**

These faux chimneys are proposed to be removed.





CAPITAL RESERVE STUDY

OF

**TOMAHAWK CREEK CONDOMINIUMS
LEAWOOD, KS**

Report prepared for:

**Ms. Michelle Buchanan
President
TOMAHAWK CREEK CONDOMINIUM LLC
Tomahawkcreek@kc.rr.com
C/O MS. SAMANTHA GWIN
REGIONAL PROPERTY SUPERVISOR
SIGNATURE PROPERTY MANAGEMENT
1901 WEST 47TH PLACE
WESTWOOD, KS 66205
*sgwin@signaturepropmgt.com***

Report prepared by:

**NORTON & SCHMIDT CONSULTING ENGINEERS, LLC
311 EAST 11TH AVENUE
NORTH KANSAS CITY, MO 64116-4101
(816) 421-4232 / (816) 421-1956 fax
Robert L. Robinett, R.A.
*brobinett@nortonschmidt.com***

Consultant Job No. 2011-0597

Date:

OCTOBER 10, 2012

**TOMAHAWK CREEK CONDOMINIUMS
CAPITAL RESERVE STUDY****OCTOBER 10, 2012
JOB #2011-0597**

The Reserve includes \$6,000 to investigate the Townhome buildings and another \$6,000 to investigate the condominium buildings for the presence of brick ties. This would involve removal of several areas of brick approximately 5'x5' in size, chosen at random to check for the presence of ties. If ties are discovered, and even if they are spaced farther apart than allowed by the code, a reduction in the cost to drill in new brick anchors would be allowable.

Should it be determined that there are no brick ties present, the repairs contemplated in the Reserve include removal and replacement of the lower 6 to 8 courses of brick on those buildings where they have already begun to bulge away from the wall. Then the remainder of the brick will need to have anchors such as those manufactured by Hohmann Barnard, Inc. #522RA drilled through the brick into the wall for the full height up the building at the required rate of 2 square feet per anchor.

The poor installation of the concrete roof tiles was described above with the discussion of the Clubhouse roof. In addition, the lack of kick-out flashings where a roof surface butts against a vertical wall, such as occurs at the small roof projections on the ends of the buildings, allows water to penetrate behind the siding and/or brick below. It was also noted that only the chimneys on each end of the buildings are functional, with the others being solely decorative. Severe deterioration of the hardboard siding at these chimneys was noted during my site visits. Bordner reported that there was no weather resistant barrier (WRB) such as Tyvek or even building felt installed beneath the siding for the chimneys. Flashing were also poorly done or omitted altogether. For these reasons, it is recommended and included in the Reserve that all the non-functioning chimneys be removed as the roofs are repaired or replaced. Additional sheathing and concrete roof tiles should be added to cover the openings left by their removal.

Already, extensive repairs to many of the buildings have been accomplished by Bordner roofing in response to leak reports. Most of these repairs to date involve the roof valleys and eaves. It is anticipated that these types of repairs will continue to be necessary in the first years of the Reserve, and that ultimately complete removal of the concrete tiles will become necessary in order to repair deteriorated roof decking, install proper flashings, venting and improved roofing underlayment.

The Reserve spreadsheet includes a sub-category for the four townhome buildings and another for the remaining 27 condominium buildings. Useful life durations have been adjusted to allow for replacement work already preformed, such as the painting of the buildings. For both the townhomes and condominium buildings, siding repairs are contemplated to continue in the early Reserve years until full replacement begins when the siding is approximately 30 years old (Reserve year 14). An aggressive painting

Green Site Map

Residing all Buildings in Cobble Stone Hardie Board

- 2014
Buildings 03,04,08,11,15,21,23,28
These buildings will be completed first because they have the most wood rot damage, causing interior repairs
- 2015
Buildings 01,02,05,06,07,31
- 2016
Buildings 30,29,26,25,09,10
- 2017
Buildings 16,17,18,22,24,27
- 2018
Buildings 12,14,13,19,20,CH



2014 PHASE FOR REPLACEMENT OF SIDING



REVISIONS:

GENERAL NOTES

DRAWING LEGEND

- ◀ DOWN
- ▶ UP
- ↔ SWALLOW
- ↔ SCULPER
- ◻ ROOF UNIT
- GIRD
- ◻ HATCHLINE
- ◻ HATCH PAK
- ◻ RUE
- ◻ ROSE
- ◻ SLEEPER
- ◻ HOLLOW
- ◻ EXHAUST FAN
- ◻ CONDENSER ON SLEEPERS
- ◻ PERFECT NOTE
- ◻ CONSTRUCTION NOTE
- ◻ NOT IN CONTRACT
- ◻ UNLESS NOTED OTHERWISE

Project Name: **TOMAHAWK CREEK CONDOMINIUMS**

Project Address: **11600 TOMAHAWK CREEK PARKWAY LEAWOOD, KS 66211**

Roofing Solutions, Inc.
Ozark Park, KS 66223
Office: 913.397.1840
RSI@roofingsolutions.com

Date: **04/10/2014**

Drawn By: **HAJDMAN**

Sheet Title: **SITE PLAN**

Street Number: **2** of **3**

RSI

2015 PHASE FOR REPLACEMENT OF SIDING

WEST 115th STREET

TOMAHAWK CREEK PARKWAY

2015



SITE PLAN
SCALE: N.T.S.
■ COVERED PARKING STRUCTURE, N.I.C.

GENERAL NOTES

- Contractor shall be responsible to verify all dimensions and field conditions. Variations shall be noted.
- All barrel vaults and other roofs and to approved materials and work, and proper maintenance.
- Contractor shall be responsible for safety of building parties, and change orders, permits, etc. and proper field work to complete the project.
- Contractor shall be responsible for all electrical and mechanical drawings and represent construction in accordance therewith.
- All details shall comply with manufacturers' requirements for the various items specified.
- Contractor shall be responsible for all job and material discrepancies and liability of all items necessary to complete the work.
- Contractor shall provide all needed work per applicable Manual, etc. etc.
- Contractor shall protect party walls, openings, walls and general items from damage caused by roofing activities or equipment.
- City building inspectors are directed to clarify proposed work associated in the roof replacement project as to individual items. Contractor is responsible for all roof items or the building structure to be part of the project.

DRAWING LEGEND

- DRAIN
- OVERFLOW
- COURT
- PVAC UNIT
- CHUB
- CHUB
- SATELLITE
- MECH PAN
- FLUE
- PIPE
- SLEEPER
- BRIGHT
- EMERALD PAN
- CONCENTRATOR ON SLEEPER
- SPECT NOTE
- CONSTRUCTION NOTE
- N.I.C. NOT IN CONTRACT
- UNLESS NOTED OTHERWISE

Project Name: **TOMAHAWK CREEK CONDOMINIUMS**
 Project Address: **11800 TOMAHAWK CREEK PARKWAY LEAWOOD, KS 66211**
 Project Number: **13-5180** Sheet Title: **SITE PLAN**

Roofing Solutions, Inc.
 5728 W. 155th Street
 Overland Park, KS 66223
 Tel: (913) 367-1496
 Fax: (913) 367-1496
 RS@roofingsolutionsinc.com

RSI

Sheet Number: **1** of **1**

Date: **01/23/2014** Drawn By: **HAJIBAWA**

2016 PHASE FOR REPLACEMENT OF SIDING



GENERAL NOTES

- Contractor shall be responsible to verify all dimensions and field conditions that may affect final bid.
- All work to be done and all materials shall be approved by the architect prior to start of work.
- Contractor shall be responsible for obtaining all building permits, and all other permits, licenses, and approvals that may be required to complete the project.
- Contractor shall be responsible for all electrical and mechanical drawings and materials necessary to complete the work.
- All units shall comply with manufacturer's requirements for the warranty term specified.
- Contractor shall be responsible for all gas and electrical disconnects necessary and shall verify all are necessary to complete the work and shall be the responsibility of the contractor.
- Contractor shall provide all materials per manufacturer's instructions.
- Contractor shall provide parking lot, sidewalks, building and general work done during the project.
- On building interior see above for details. Painting and work outside the roof replacement project are not included in this contract. Contractor is responsible for all work done on the building included in a part of the project.

DRAWING LEGEND

- DRAIN
- OVERFLOW
- SLOTTED CURB
- INLET
- SATELLITE
- PRECAST
- SLEEPER
- SKYLIGHT
- EXHAUST FAN
- CONSIDERED ON SLEEPERS
- DEFECT NOTE
- CONSTRUCTION NOTE
- UNO (UNLESS NOTED OTHERWISE)

Project Name: **TOMAHAWK CREEK CONDOMINIUMS**
 Project Address: **11800 TOMAHAWK CREEK PARKWAY LEAWOOD, KS 66211**
 Project Number: **13-5180**
 Date: **01/23/2014**
 Drawn By: **HAUSHMAN**
RSI
 Sheet Number: **1 of 1**
SITE PLAN

SITE PLAN
 SCALE: N.T.S.
 COVERED PARKING STRUCTURE, N.I.C.

2016

2017 PHASE FOR REPLACEMENT OF SIDING



GENERAL NOTES

- Contractor shall be responsible to verify all dimensions and field conditions and any that differ shall be noted on the drawings.
- All work shall be done in accordance with the approved drawings and specifications.
- Contractor shall be responsible for obtaining all necessary permits, fees, and approvals.
- Contractor shall be responsible for all electrical and mechanical equipment and materials necessary to complete the work.
- All materials shall comply with manufacturer's requirements for the warranty term specified.
- Contractor shall be responsible for all pre and post construction measurements and ability of all dimensions to complete the work.
- Contractor shall coordinate all field work with the architect and the owner.
- Contractor shall provide full details, drawings, and general notes for all items to be installed by the contractor or subcontractor.
- All existing conditions are shown by date. Project not shown by date in the red indicates existing conditions and location. Contractor is responsible for all field work on the drawings indicated to be part of the project.

DRAWING LEGEND

- OVERFLOW
- TRAC UNIT
- SATELLITE
- PITCH PAN
- PIPE
- SLEEPER
- SKYLIGHT
- EXHAUST FAN
- CONDENSER ON SLEEPERS
- DEFECT NOTE
- CONSTRUCTION NOTE
- ALL NOT IN CONTRACT UNLESS NOTED OTHERWISE

Project Name: **TOMAHAWK CREEK CONDOMINIUMS**
 Project Address: **11600 TOMAHAWK CREEK PARKWAY LEAWOOD, KS 66211**
 Project Number: **13-5180**
 Sheet Title: **SITE PLAN**

Roofing Solutions, Inc.
 11600 Tomahawk Creek Parkway
 Leawood, KS 66211
 Phone: (913) 397-4490
 Fax: (913) 397-4490
 Email: RSI@roofingsolutionsinc.com

Scale: **1/8" = 1'-0"**
 Date: **01/23/2014**
 Project Number: **13-5180**
 Sheet Title: **SITE PLAN**
 Sheet Number: **1 of 1**

RSI

SITE PLAN
 SCALE: 1/8" = 1'-0"
 COVERED PARKING STRUCTURE, N.I.C.

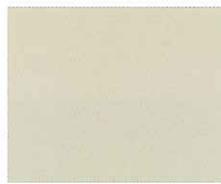
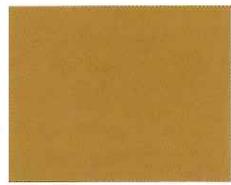
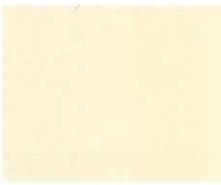
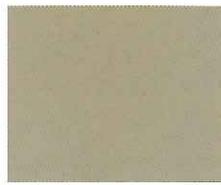
2017



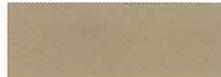
* **US Markets:** Midwest, Northeast and Mid Atlantic

* **Canada Markets:** Ontario, Quebec

The following James Hardie® Siding products are available in these ColorPlus® Colors: HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding, HardieTrim® Batten Boards and Artisan® Lap Siding.

					
Arctic White JH10-20	Navajo Beige JH30-10	Cobble Stone JH40-10	Soft Green JH60-10	Light Mist JH70-10	
					
Tuscan Gold JH80-20	Sail Cloth JH20-10	Sandstone Beige JH30-20	Monterey Taupe JH40-20	Heathered Moss JH50-20	Boothbay Blue JH70-20
					
Chestnut Brown JH80-30	Woodland Cream JH10-30	Autumn Tan JH20-20	Woodstock Brown JH30-30	Mountain Sage JH50-30	Evening Blue JH70-30
					
Countrylane Red JH90-20	Harris Cream JH80-10	Khaki Brown JH20-30	Timber Bark JH40-30	Parkside Pine JH60-30	Iron Gray JH90-30

The following James Hardie® Products are available in these ColorPlus® Colors: HardieTrim® Boards, HardieSoffit® Panels and Artisan® Accent Trim.

				
Arctic White JH10-20	Sail Cloth JH20-10	Navajo Beige JH30-10	Autumn Tan JH20-20	Sandstone Beige JH30-20
				
Cobble Stone JH40-10	Monterey Taupe JH40-20	Khaki Brown JH20-30	Woodstock Brown JH30-30	Timber Bark JH40-30

Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change.



Exhibit A

Tiehen Group **INC.**

Property Management • Leasing & Brokerage Services



3401 College Blvd, Suite 250
Leawood, Kansas 66211

(913) 648-1188
FAX: (913) 648-8844

Planning Commission
City of Leawood Kansas

To: Planning Commission Board
Re: Scope of the Work for Tomahawk Creek Condominiums

The Tomahawk Creek Condominium community consist of 356 residents. The residents have experienced unprecedented number of repairs due to roof leaks and wood rot over the last several years. The repairs have not only been costly to fix but they have caused significant damage to the interior of the units as well. The property is only 18 years old and the community should not be experiencing these issues with the concrete tile roofs that have 50+ year life.

Unfortunately, we have discovered that the roofs were not to code when they were installed and the original contractor and developer made numerous faulty workmanship errors that are affecting the current homeowners. In addition, the Masonite siding, with a 25 year life, is ineffective material that has compounded the problems with the failed roofs.

The Tiehen Group are the property manager for the Tomahawk Creek Condo HOA and with the Board of Directors guidance we are requesting permission to have the following work completed to enhance the value of the community and reduce the repairs cost of the exterior maintenance and to limit the damages for the residents.

1. Replace all 31 residential roofs and one clubhouse with the same concrete tile material. The color will be Black Canyon which is a very close match to the existing color. On the advise of our roofing consultant, Roofing solutions, we will also be repairing the chimneys with Hardie Board siding and painting them Cobble Stone. This is necessary to protect our warranty on the roofs so that a painting or siding contractor do not damage our roofs once they have been replaced. The roofing and chimney work will be completed by Bordner Roofing Company and the entire project will take over six(6) months to finish. This project will be completed in 2014. The change in color to Cobble Stone is necessary to have a more neutral modern color and it complements the existing yellow color. This is supported by the entire community of Tomahawk Creek homeowners. It is not our intent at this time to replace the nine carport roofs. They are in good condition and have not experienced any problems associated with the residential buildings.

2. In order to ensure that the Tomahawk Creek Board of Directors and the management company are properly maintaining the assets of the community, a reserve study was performed by Norton & Schmidt Consulting Engineers, LLC in October 2012. In its summary, it concluded and recommended that all non-functioning chimneys be removed as the roofs are being repaired or replaced. The recommendations have been supported by Bordner and our roofing consultant, Jim Williams. Architecturally, the community does not feel the removal of the faux will have any impact on the beauty of the property.



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

THE Tiehen Group **INC.**

Property Management • Leasing & Brokerage Services

3401 College Blvd, Suite 250
Leawood, Kansas 66211

(913) 648-1188
FAX: (913) 648-8844

3. The Tomahawk Creek community has had major issues with the existing Masonite siding. All of the buildings still have substantial wood rot and need to be repaired. The HOA Board of Directors requested the siding contractor to use a better material, Hardie Board, to cut down on future repair cost to the residents. When the buildings are resided we will be changing the color to Cobble Stone. Unfortunately, the HOA does not have the resources to reside all of the 31 residential buildings and the clubhouse in one year while the roofs are being replaced in 2014. We are requesting a five(5) year time table to complete this portion of the work being done. We will start replacing the siding on eight(8) of the buildings this fall and have the whole property finished by 2018.

Thank you for your time and consideration of these changes and we know that when they are finished, as requested, the residents of Tomahawk Creek will have a property that will improve the value of their homes and the City of Leawood will be see these changes as a great complement to the community.

Jim Tiehen, President
The Tiehen Group
3401 College Blvd
Leawood Kansas 66211

Tim Rellihan, Property Manager
The Tiehen Group

Tomahawk Creek Board of Directors
Gayle Voyles
President

Jennifer Breece
Vice President

Karie Younger
Treasure

Jennifer Nearing
Secretary



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER

City of Leawood Planning Commission Staff Report

MEETING DATE: April 29, 2014

REPORT WRITTEN: April 18, 2014

HAYWARD ESTATES - REQUEST FOR APPROVAL OF A PRELIMINARY PLAN, PRELIMINARY PLAT, FINAL PLAN, FINAL PLAT - Located south of 143rd Street and west of Mission Road - Case 59-14 **PUBLIC HEARING******

STAFF RECOMMENDATION:

Staff recommends approval of case 59-14, Hayward Estates, with the stipulations stated in the staff report.

APPLICANT:

- The applicant is Hayward and Hattie Spears.
- The property is owned by Hayward and Hattie Spears.
- The engineer is Harold Phelps with Phelps Engineering.

REQUEST:

- The applicant is requesting approval of a Preliminary Plat, Preliminary Plan, Final Plat, and Final Plan.
- They will be dividing a 19.8 acre lot into two lots, with the division being made east to west, approximately in the center of the property.

LOCATION:



Figure 1 Subject Property in red

ZONING:

- The property is zoned RP-A5 (Planned Rural Residential District).

COMPREHENSIVE PLAN:

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

SURROUNDING ZONING:

- North Directly north of the property is W 143rd Street and Merry Lea Farms subdivision zoned R-1 (Planned Single Family Residential).
- South Directly south of the property is single family residential property that is zoned RP-A5 (Planned Rural Residential District).
- East Directly east of the property is Mission Road and the Steeplechase subdivision, it is zoned R-1 (Planned Single Family Residential).
- West Directly West of the property is privately owned undeveloped property zoned RP-A5 (Planned Single Family Residential District).

BULK REGULATIONS:

- The following table outlines the required and provided regulations for the project:

Criteria	Required	Provided	
		Lot 1	Lot 2
Front Setback	150 ft.	460 ft.	All future buildings required to meet the requirements of the Leawood Development Ordinance
Side Set Back	35 ft.	258 ft.	
Rear Setback	100 ft.	162 ft.	
Minimum Open Space %	30%	80%	
Minimum Acres	5	6.82	
Lot Frontage	150 ft.	169.38 ft. (Mission Rd)	

SITE PLAN:

- The Site Plan proposes one 19.8 acres single-family residential lot be divided into two single-family residential lots that are 5.29 acres and 6.82 acres. Both lots meet the minimum lot requirement within the RP-5 district of 5 acres.
- The Site Plan also includes a proposed tract of 5.67 acres which encompasses an existing pond located on the eastern portion of the site, along Mission Road. This tract will be jointly owned by both property owners, which shall require both property owners to maintain the pond.
- There is an existing single-family home on the southern lot.
- No structures are currently on the northern lot.
- 48,876 sq ft of land adjacent to 143rd St, and 48,876.86 sq ft of land adjacent to Mission Road will be dedicated to the city for public right-of-way.

PRELIMINARY/FINAL PLAT:

- Area of the two proposed lots are as follows:

Lot	Sq.ft.	Acres
Lot 1	29,7242.49	6.82
Lot 2	23,0546.37	5.29

- The Lots meet the following requirements:

Required		Provided	
		<u>Lot 1</u>	<u>Lot 2</u>
Depth to Width Ratio	No greater than 3:1	1.60	1.28
Frontage	150 ft.	169.38 ft.	575.37 ft.

- The plat contains the following easements:

Easement	Location
15 ft. Utility Easement	Runs along the west and south property edges
10 ft. Utility Easement	Runs along the east and north property edges
10 ft. San. Sewer Easement	Runs through southern portion of Lot 1
10 ft. KCP&L Easement	Runs north-south half way through Lot 2
Drainage Easement	Runs under the northern portion of Tract A
Dam Easement	Runs below the southern border of Tract A

LANDSCAPING:

- Per Section 16-4-7.1 of the Leawood Development Ordinance, street trees are required along all public right-of-ways. The City of Leawood has street improvements scheduled in 2015 for this area along 143rd Street and the portion of Mission Road, just south of 143rd Street.

INTERACT:

- An interact meeting was held April 1, 2014. A summary of the meeting is attached.

TRAFFIC:

- Per the City of Leawood Public Works Department a traffic study is not required for this property.

IMPACT FEES:

- **PARK IMPACT FEE:** The applicant/owner shall be responsible for a park impact fee in the amount of \$300 per lot of residential, due at the recording of the final plat. The amount is currently estimated at \$600 (\$300 x 2 lots). This amount is subject to change by Ordinance.
- **SOUTH LEAWOOD TRANSPORTATION IMPACT FEE:** The developer/owner is responsible for a South Leawood Transportation impact fee prior to the recording of the final plat. This amount is currently estimated to be \$14,478 (\$625 x 19.8 acres x 1.17miles). This amount is subject to change by ordinance.

DEVIATIONS REQUESTED:

- None.

GOLDEN CRITERIA:

The character of the neighborhood:

The area is characterized by an arterial road (Mission Road) and single-family residential subdivision (Steeplechase) to the east; an arterial road (143rd Street) and single-family residential subdivision (Merry Lea Farms) to the north; privately owned undeveloped land to the west zoned RP-A5; and single-family residential to the south.

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

The property is suited for single-family development due to it being surrounded on all sides by single-family residential.

The time for which the property has been vacant:

The property has had a single-family home on it since 1986 with open space to the north.

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

Although the site is suitable for single-family residential, stipulations will be necessary to ensure consistency with the surrounding neighborhoods and uses.

The relative gain to the public health, safety, and welfare due to the denial of the application as compared to the hardship imposed, if any, as a result of denial of the application:

There will be no gain to health, safety or welfare due to the denial of this application.

The recommendation of the permanent staff:

Staff is recommending that the case be approved.

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

The Comprehensive Plan designates this site as low density residential, which matches the proposed use of the property.

STAFF COMMENTS:

- Per Section 16-4-7.1 of the Leawood Development Ordinance, street trees are required along all public right-of-ways at a rate of one tree per 35 lineal feet. The City of Leawood has street improvements scheduled in 2015 for this area along 143rd Street and the portion of Mission Road, just south of 143rd Street. Staff recommends that the street trees along Mission Road that are adjacent to Lot 1 be installed prior to the recording of the Final Plat, and that the remaining street trees adjacent to Tract A and Lot 2 (northern lot) be installed prior to Final Occupancy of a house built on Lot 2 (northern lot).

STAFF RECOMMENDATION:

Staff recommends approval of Case 59-14, Hayward Estates, request for approval of a Preliminary Plan, Final Plan, and Final Plat with the following stipulations:

1. The project is limited to the division of a 19.8 acre lot into 2 lots and 1 tract.
2. The applicant shall be responsible for the following impact fees:
 - a. A park impact fee in the amount of \$300.00 per lot prior to the recording of the Final Plat, estimated at current date to be (\$300.00x 2 lots = \$600.00). This amount is subject to change by Ordinance.

- b. A South Leawood Transportation Impact Fee estimated to be \$14,478 ($\625.00×19.8 acres $\times 1.17$ miles = \$14,478). This amount is subject to change by Ordinance.
3. All new utility boxes greater than 36 inches and less than 55 inches in height, a footprint that is 5 feet or greater and less than 15 square feet in area, or a pad footprint 5 feet or greater and less than 15 square feet in area, may be installed only with the prior recommendation of the Planning Commission as being in compliance with this Ordinance based on review of a site plan containing such final development plan information as may be required by the City and with approval of the Governing Body. The City may impose conditions on approval, including but not limited to duration or renewal requirements, where the circumstances are sufficiently unusual to warrant the conditions.
 4. All new utility boxes with a height of 55 inches or greater, a footprint greater than 15 square feet in area, or a pad footprint greater than 15 square feet in area, shall be authorized only by approval of a special use permit prior to construction.
 5. Per Section 16-4-7.2 of the Leawood Development Ordinance, street trees, a minimum of 4 inch caliper, shall be provided along all public right-of-way at a rate of 35 feet. The street trees along Mission Road that are adjacent to Lot 1 shall be installed prior to the recording of the Final Plat, and the remaining street trees adjacent to Tract A and Lot 2 (northern lot) be installed prior to Final Occupancy of a house built on Lot 2 (northern lot).
 6. This final plan approval shall lapse in five years, if construction on the project has not begun or if such construction is not being diligently pursued; provided, however, that the developer may request a hearing before the City Council to request an extension of this time period. The City Council may grant such an extension for a definite period of time for good cause shown by the developer.
 7. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through seven.

PRELIMINARY PLAT OF HAYWARD ESTATES

A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 25 EAST,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 25 EAST, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE S 02°33'41" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,002.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 268.8 FEET OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE S 87°39'27" W, ALONG THE NORTH LINE OF THE SOUTH 268.8 FEET OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 861.69 FEET TO A POINT 861.68 FEET EAST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE N 02°33'41" W, ALONG A LINE 861.68 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,006.81 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE N 87°57'59" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 861.72 FEET TO THE POINT OF BEGINNING, CONTAINING 19.8701 ACRES, MORE OR LESS.

SITE DATA TABLE:

GROSS AREA	19.8701 ACRES
EXISTING ZONING	RP-A5
PROPOSED ZONING	RP-A5
PROPOSED NUMBER OF LOTS	2
PROPOSED NUMBER OF TRACTS	1
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL

OWNER/DEVELOPER:

HAYWARD AND HATTIE SPEARS
14400 MISSION ROAD
LEAWOOD, KS 66224

ENGINEER/APPLICANT:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLAHE, KS, 66061
(913) 393-1155
(913) 393-1166 FAX

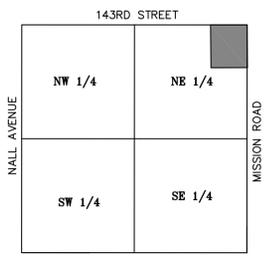
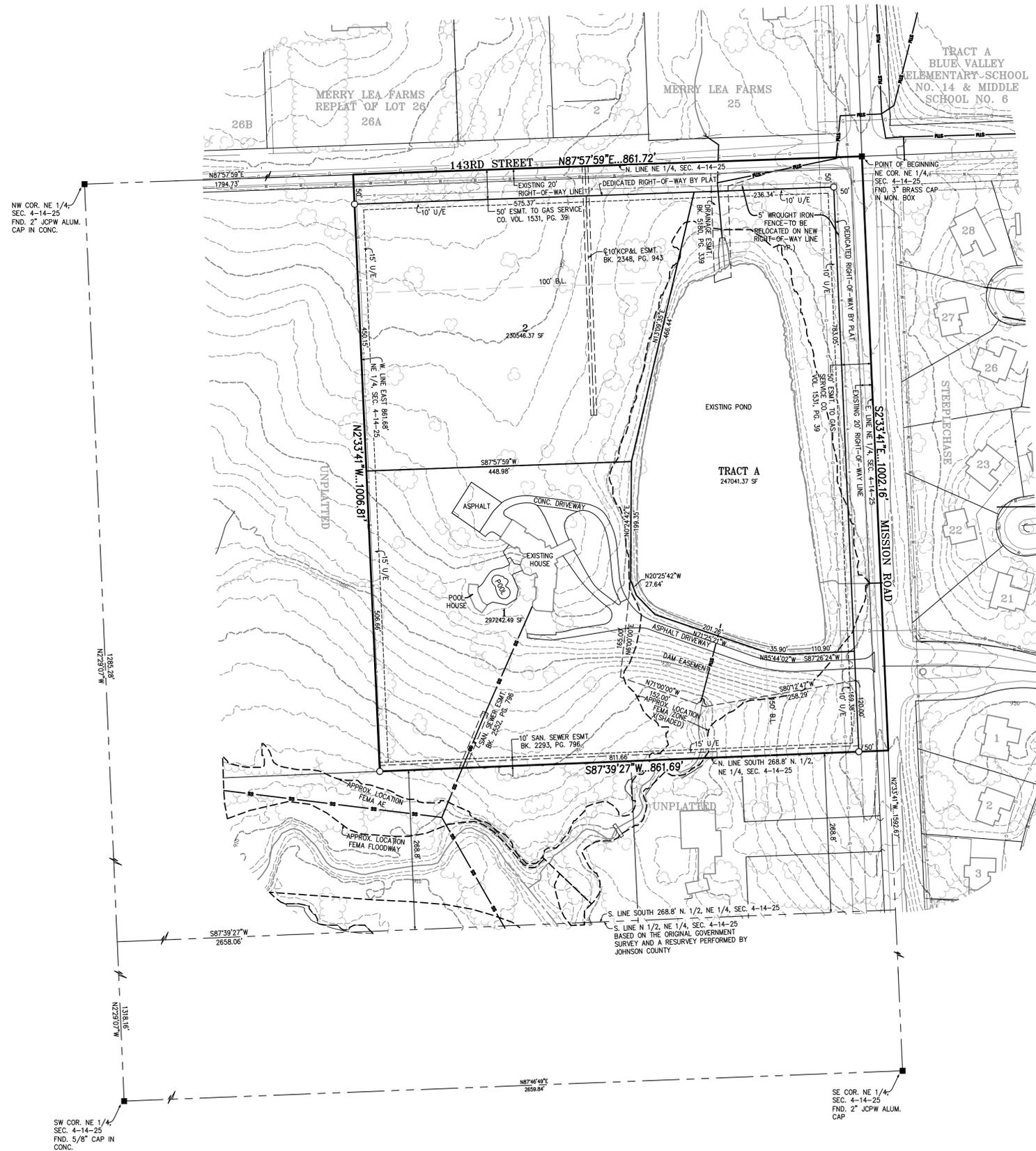
PROJECT NOTES:

- THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON USGS DATUM.
- TRACT "A" SHALL BE JOINTLY OWNED BY OWNERS OF LOTS 1 AND 2 AND RESPONSIBLE FOR ALL FUTURE REPAIRS, AND MAINTENANCE AND CONDITION OF THE PRIVATE LAKE/POND THAT IS LOCATED WITHIN HAYWARD ESTATES. THE CITY OF LEAWOOD SHALL HAVE NO LIABILITY OF RESPONSIBILITY FOR THE REPAIRS, MAINTENANCE OR CONDITION OF THE PRIVATE LAKE/POND.
- DAM EASEMENT AS SHOWN HEREON SHALL SHARE JOINTLY THE RESPONSIBILITY FOR ALL FUTURE REPAIRS, AND MAINTENANCE AND CONDITION OF THE DAM THAT IS LOCATED WITHIN HAYWARD ESTATES. THE CITY OF LEAWOOD SHALL HAVE NO LIABILITY OF RESPONSIBILITY FOR THE REPAIRS, MAINTENANCE OR CONDITION OF THE DAM.

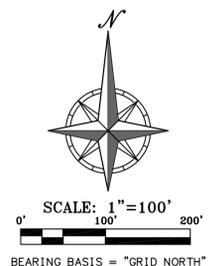
FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 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. 20091C0996, AND DATED AUGUST 3, 2009.



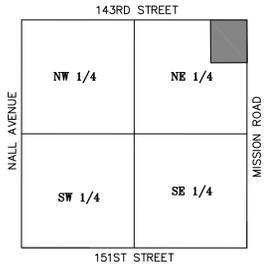
LOCATION MAP
SECTION 4-14-25



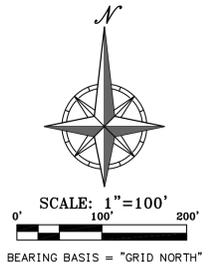
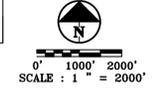
- LEGEND**
- DENOTES SET 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
 - DENOTES FOUND MONUMENT AS DESCRIBED
 - U/E DENOTES UTILITY EASEMENT
 - B.L. DENOTES BUILDING LINE

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

FINAL PLAT OF
HAYWARD ESTATES
 A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER
 SECTION 4, TOWNSHIP 14 SOUTH, RANGE 25 EAST, IN THE
 CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

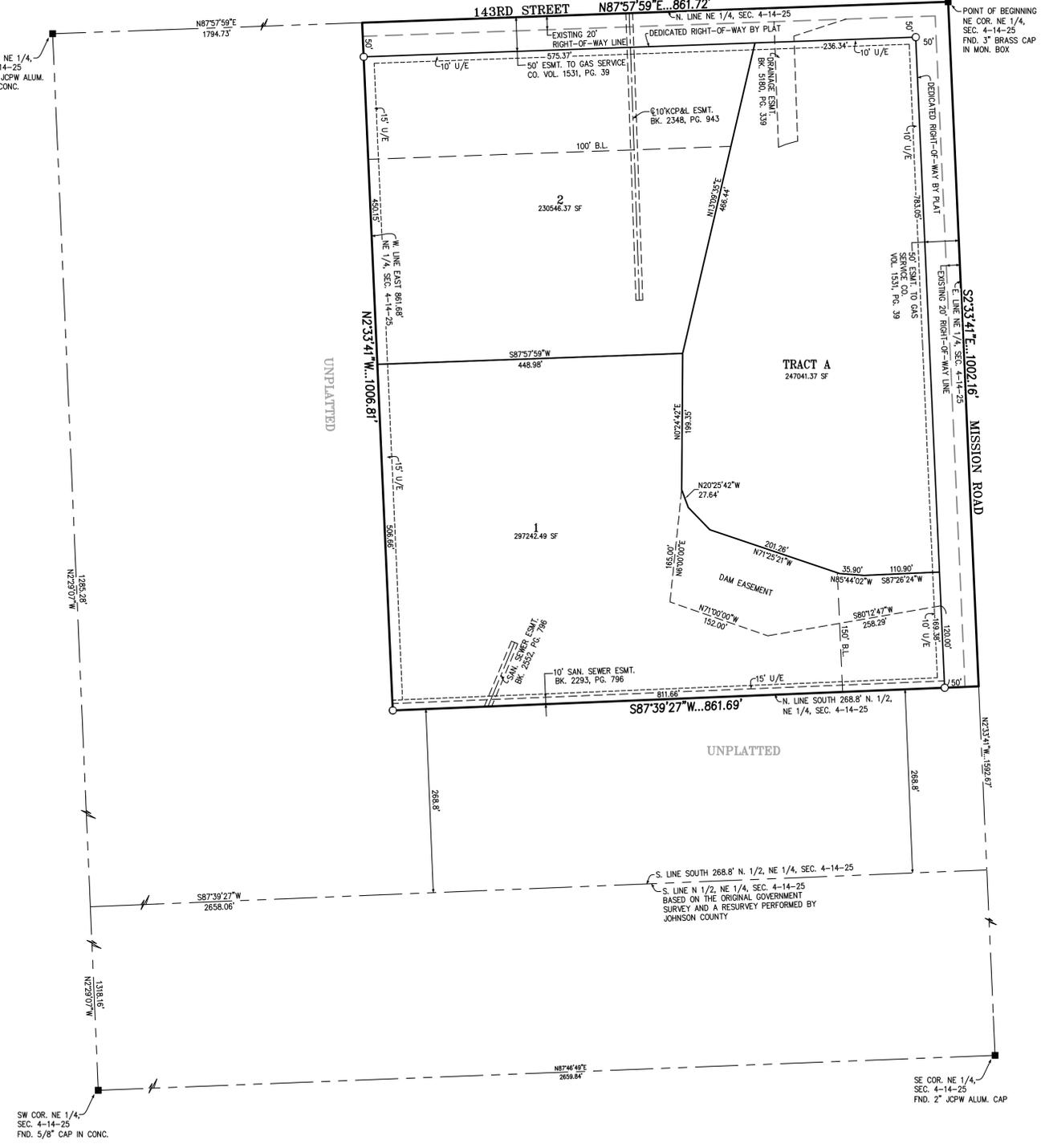


LOCATION MAP
 SECTION 4-14-25



- LEGEND**
- DENOTES SET 1/2" REBAR W/PHELPS CORP. GLS-82 PLASTIC CAP IN CONCRETE
 - DENOTES FOUND MONUMENT AS DESCRIBED
 - U/E DENOTES UTILITY EASEMENT
 - B.L. DENOTES BUILDING LINE

NOTE:
 LOT 1 DRIVEWAY MUST BE WITHIN 300 FEET OF THE WEST PROPERTY LINE AND SHALL BE NO ACCESS TO MISSION ROAD.



FLOOD NOTE:
 THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OVERLAND PARK, COMMUNITY NO. 200174, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0112 G, AND DATED AUGUST 3, 2009.

LEGAL DESCRIPTION

All that part of the Northeast Quarter of Section 4, Township 14 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 4; thence S 02°33'41" E, along the East line of the Northeast Quarter of said Section 4, a distance of 1,002.16 feet to a point on the North line of the South 268.8 feet of the North One-half of the Northeast Quarter of said Section 4; thence S 87°39'27" W, along the North line of the South 268.8 feet of the North One-half of the Northeast Quarter of said Section 4, a distance of 861.69 feet to a point 861.68 feet East of the East line of the Northeast Quarter of said Section 4; thence N 02°33'41" W, along a line 861.68 feet East of and parallel to the East line of the Northeast Quarter of said Section 4, a distance of 1,006.81 feet to a point on the North line of the Northeast Quarter of said Section 4; thence N 87°57'59" E, along the North line of the Northeast Quarter of said Section 4, a distance of 861.72 feet to the point of beginning, containing 19.8701 acres, more or less, of unplatted land.

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

DEDICATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, avenues and alleys not heretofore dedicated.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sanitary sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Leawood, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

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

Tract "A" shall be jointly owned by owners of Lots 1 and 2 and responsible for all future repairs, and maintenance and condition of the private lake/pond that is located within Hayward Estates. The City of Leawood shall have no liability of responsibility for the repairs, maintenance or condition of the private lake/pond.

Dam easement as shown hereon shall share jointly the responsibility for all future repairs, and maintenance and condition of the Dam that is located within Hayward Estates. The City of Leawood shall have no liability of responsibility for the repairs, maintenance or condition of the Dam.

CONSENT TO LEVY

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

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____

By: _____
 Hayward Spears
 By: _____
 Hattie Spears

ACKNOWLEDGEMENT

STATE OF KANSAS)
) SS
 COUNTY OF JOHNSON)

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Hayward Spears and Hattie Spears, who are personally known to me to be such persons who executed, the within instrument and such persons duly acknowledged the execution of the same to be the act and deed.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

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

Lisa Rohlf, Chairman

Approved by the Governing Body of the City of Leawood, Kansas, this _____ day of _____, 20____.

Peggy Dunn, Mayor
 Debra Harper, City Clerk

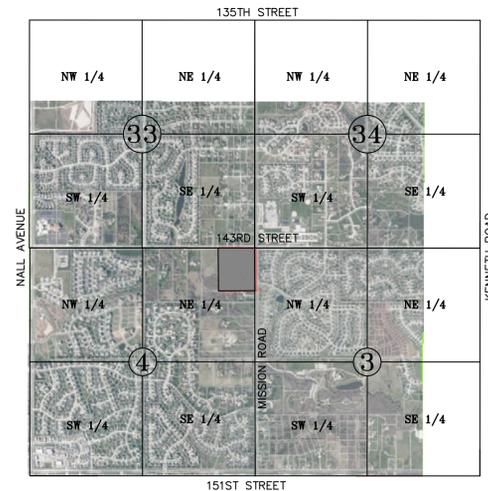
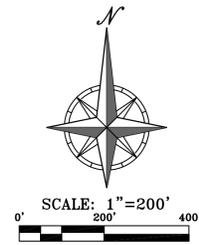
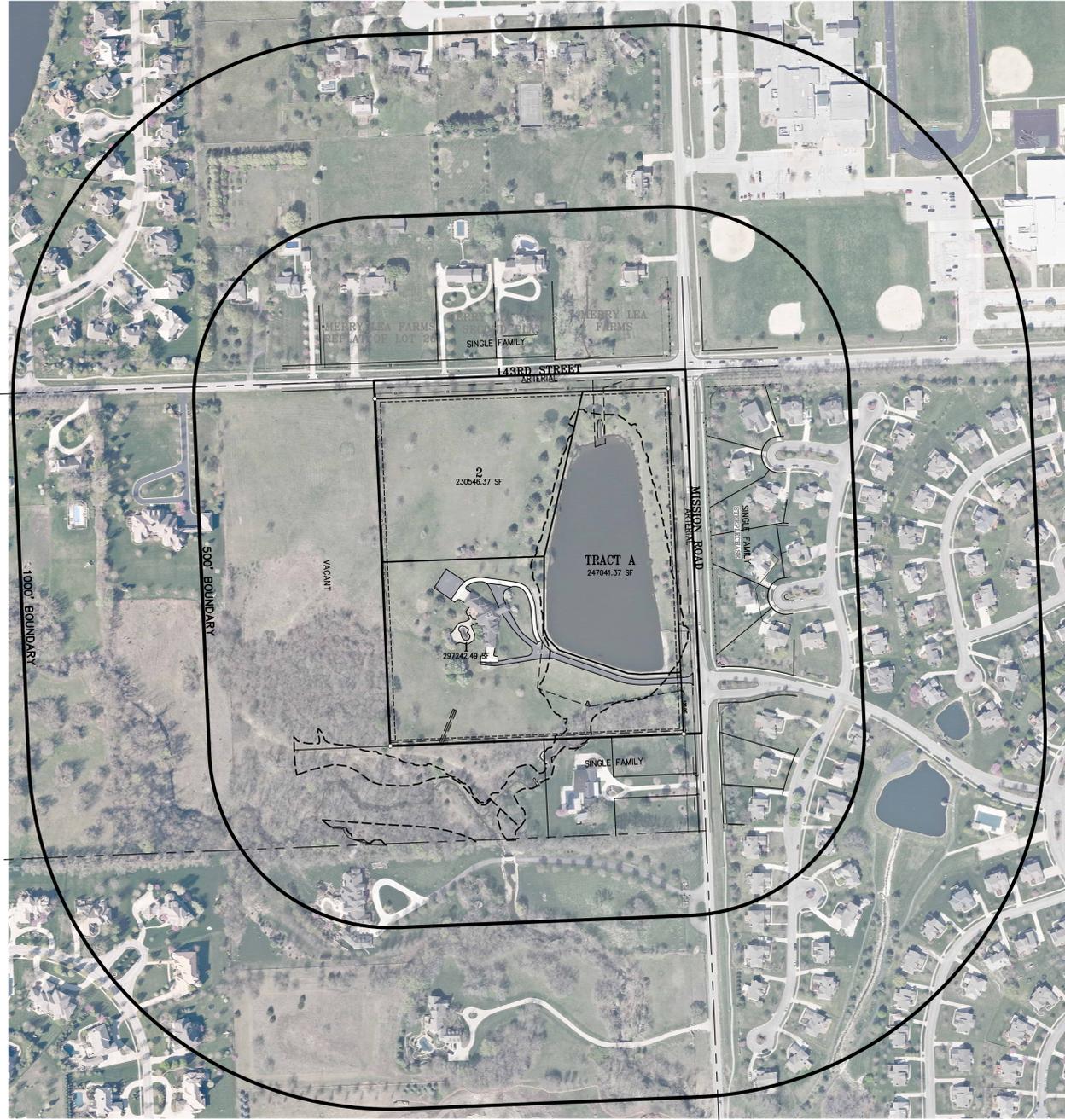
I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN FEBRUARY 2014, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



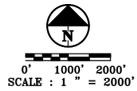
CERTIFICATE OF AUTHORIZATION
 KANSAS
 LAND SURVEYING - LS-82
 ENGINEERING - E-391

CERTIFICATE OF AUTHORIZATION
 MISSOURI
 LAND SURVEYING-2007001128
 ENGINEERING-200700068

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



VICINITY MAP
TOWNSHIP 14-RANGE 25



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

PL

PLANNING
ENGINEERING
IMPLEMENTATION

VICINITY MAP/AERIAL PHOTOGRAPH
HAYWARD ESTATES
CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	NO.	DATE	BY	APP.
140121	4-9-14	1.	4-14-14	DAG	HAP
		2.	4-16-14	DAG	HAP

Revisions:

NO.	DATE	DESCRIPTION
1.	4-14-14	ADDED TRACT A
2.	4-16-14	REVISED PER CITY COMMENTS

DRAWN: DAG
 CHECKED: DAG
 CERTIFICATE OF AUTHORIZATION
 LAND SURVEYING - LS-82
 ENGINEERING - E-381
 MISSOURI STATE BOARD OF SURVEYING AND MAPPING - 0007001128
 LICENSE NO. 260700005

PRELIMINARY AND FINAL PLAN OF HAYWARD ESTATES

A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 25 EAST,
IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 25 EAST, IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE S 02°33'41" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,002.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 268.8 FEET OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE S 87°39'27" W, ALONG THE NORTH LINE OF THE SOUTH 268.8 FEET OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 861.69 FEET TO A POINT 861.68 FEET EAST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE N 02°33'41" W, ALONG A LINE 861.68 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,006.81 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE N 87°57'59" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 861.72 FEET TO THE POINT OF BEGINNING, CONTAINING 19.8701 ACRES, MORE OR LESS.

SITE DATA TABLE:

GROSS AREA	19.8701 ACRES
EXISTING ZONING	RP-A5
PROPOSED ZONING	RP-A5
PROPOSED NUMBER OF LOTS	2
PROPOSED NUMBER OF TRACTS	1
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL

OWNER/DEVELOPER:

HAYWARD AND HATTIE SPEARS
14400 MISSION ROAD
LEAWOOD, KS 66224

ENGINEER/APPLICANT:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLAHE, KS, 66061
(913) 393-1155
(913) 393-1166 FAX

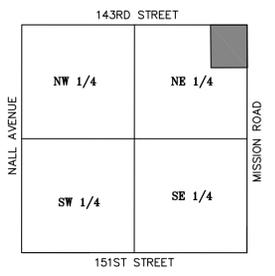
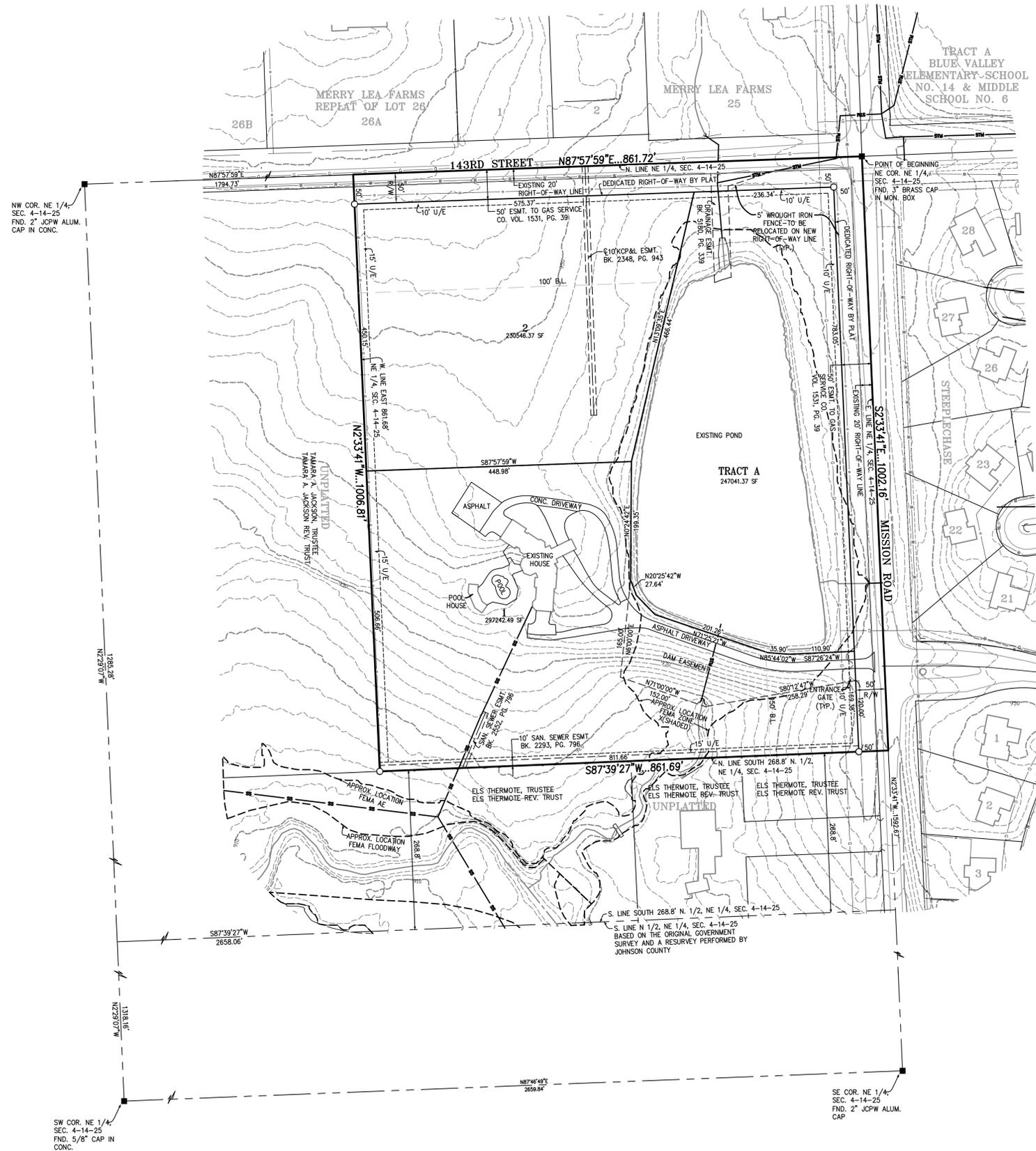
PROJECT NOTES:

1. THE TOPOGRAPHY WAS SUPPLIED BY A.I.M.S. (AUTOMATED INFORMATION MAPPING SYSTEM) BASED ON USGS DATUM.
2. TRACT "A" SHALL BE JOINTLY OWNED BY OWNERS OF LOTS 1 AND 2 AND RESPONSIBLE FOR ALL FUTURE REPAIRS, AND MAINTENANCE AND CONDITION OF THE PRIVATE LAKE/POND THAT IS LOCATED WITHIN HAYWARD ESTATES. THE CITY OF LEAWOOD SHALL HAVE NO LIABILITY OF RESPONSIBILITY FOR THE REPAIRS, MAINTENANCE OR CONDITION OF THE PRIVATE LAKE/POND.
3. DAM EASEMENT AS SHOWN HEREON SHALL SHARE JOINTLY THE RESPONSIBILITY FOR ALL FUTURE REPAIRS, AND MAINTENANCE AND CONDITION OF THE DAM THAT IS LOCATED WITHIN HAYWARD ESTATES. THE CITY OF LEAWOOD SHALL HAVE NO LIABILITY OF RESPONSIBILITY FOR THE REPAIRS, MAINTENANCE OR CONDITION OF THE DAM.

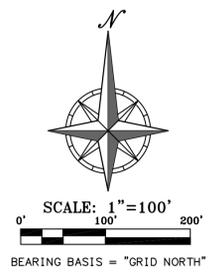
FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 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. 20091C0096, AND DATED AUGUST 3, 2009.



LOCATION MAP
SECTION 4-14-25

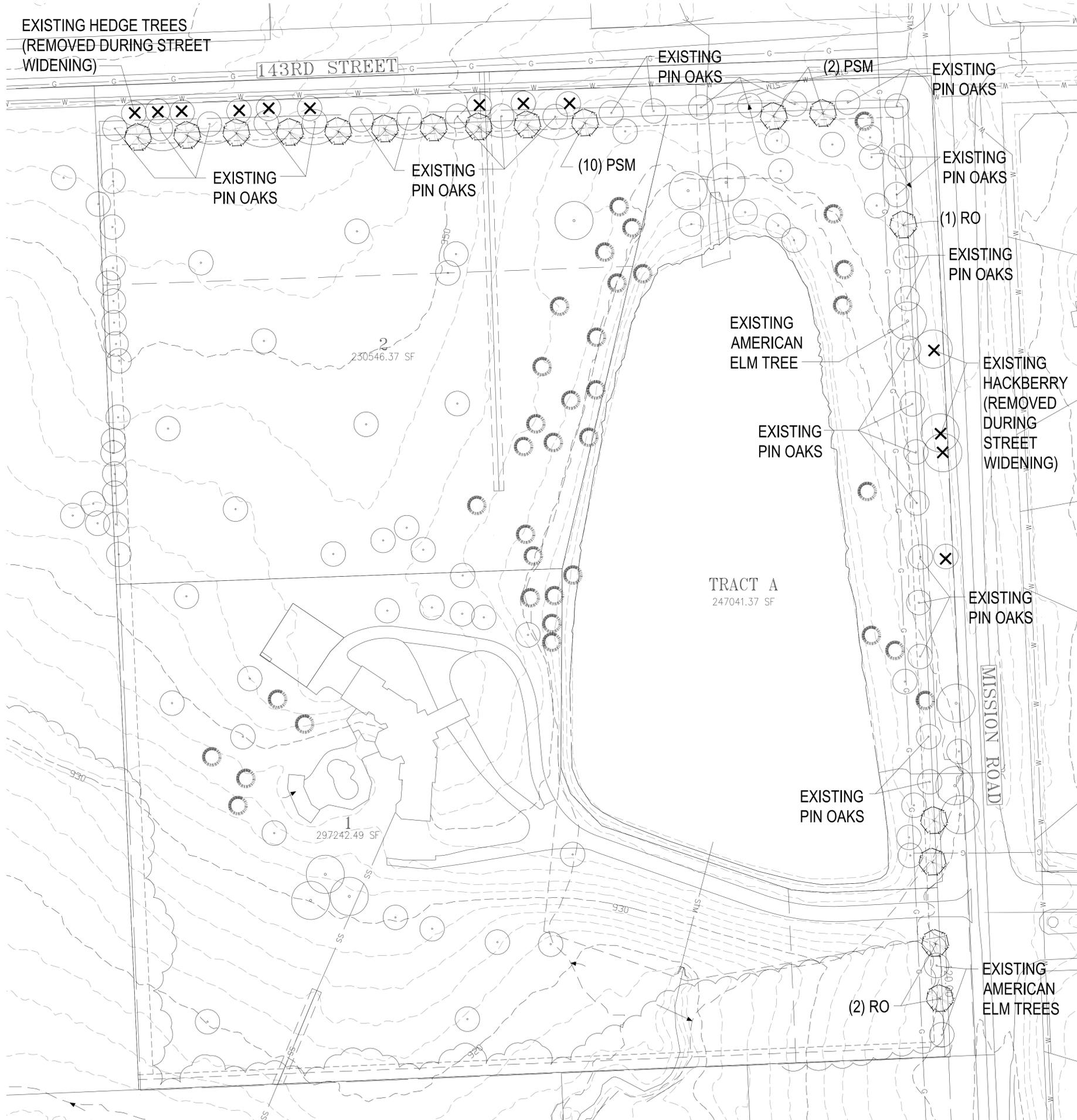


- LEGEND**
- DENOTES SET 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
 - DENOTES FOUND MONUMENT AS DESCRIBED
 - U/E DENOTES UTILITY EASEMENT
 - B.L. DENOTES BUILDING LINE

Z:\P\140121\Draw\PRE-FINAL PLAN.dwg Layout:1 Apr 17, 2014 3:28pm DAVE GAMBER

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

EXISTING HEDGE TREES
(REMOVED DURING STREET
WIDENING)



Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

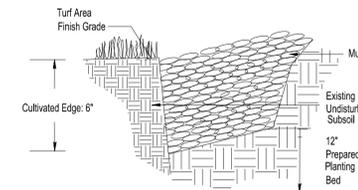
Landscape Calculations

One Street tree is required for every 35' of street frontage:

- 812 L.F. frontage on 143rd St.
- 915 L.F. frontage on Mission Road (minus existing driveway)
- 50 street trees required.
- 33 EXISTING street trees provided.
- 17 NEW street trees provided.
- 50 Total Street Trees Provided**
- Requirements Met.*

Landscape Schedule

Symbol	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
STREET TREES						
PSM	Acer x truncatum 'Warrenred'	Pacific Sunset Maple		4"	6" min. clear., ground to canopy	
RO	Quercus rubra	Red Oak		4"	6" min. clear., ground to canopy	
EXISTING TREES TO BE REMOVED			EXISTING TREES/SHRUBS TO BE PRESERVED			
X			○ ○ ○			



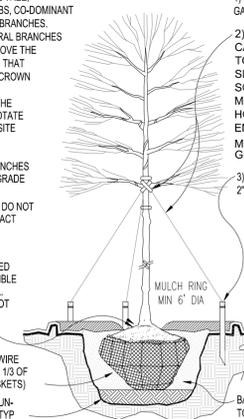
2 CULTIVATED EDGE DETAIL
SCALE: NTS

TREE PLANTING NOTES:

- 1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
- 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
- 3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
- 4) APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
- 5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
- 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
- 7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:

- 1) WIRE / CABLE SHALL BE GALV, 12-GAUGE
- 2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH
- 3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL



INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED

3 PLANTING INSTALLATION DETAIL
SCALE: NTS

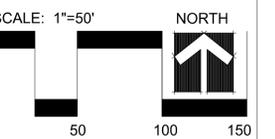


CLIENT

Hayward Speers
14400 MISSION RD
Leawood, KS 66224

PROJECT

Hayward Estates
14400 MISSION RD
Leawood, KS 66224



Date: 4.23.14

Landscape Plan

1 STREET TREE PLAN
SCALE: 1"=50'-0"

Hayward Estates

14400 Mission Rd.
Leawood, KS 66224

Meeting Minutes

April 1, 2014

Project Name: Hayward Estates

Case #59-14

Subject: Summary of Interact Meeting

Items Discussed:

1. The meeting started at 7PM in the Cedar Room at Leawood City Hall with an introduction of the property owner representative Mark Simpson and a presentation of the proposed plan. Mr. Hayward Spears was also in attendance. Signs as to the location of the meeting were posted on the front and rear doors of City Hall.
 - a. Mr. Simpson explained that the existing 19.8+/- acre lot was being divided into two roughly equal size lots with this plat.
 - b. This is a two-step process, this is the first step, the preliminary plat. The next will be the final plat.
 - c. The existing SF home on the south platted lot will remain.
 - d. At some future date a SF home may be built on the north platted lot.
 - e. April 29th Planning Commission meeting. May 19th City Council meeting.
2. The only attendee at the meeting was Mr. Gerry Euston who owns a home at 3906 W. 143rd Street located to the north of the proposed Hayward Estates.

Comments/Questions from the attendees included:

Q: Is there a possibility that more than a single home will be built on the newly platted north lot?

A: While there is currently no plans to build a home on the north lot, if one is ever built it would be a single home comparable with other homes in the area.

There being no further questions, the meeting was adjourned at 7:20PM.

City of Leawood Planning Commission Staff Report

MEETING DATE: April 29, 2014

REPORT WRITTEN: April 24, 2014

CITY OF LEAWOOD - LEAWOOD DOG PARK - REQUEST FOR APPROVAL OF A REZONING FROM SD-O (PLANNED OFFICE) TO REC (PLANNED RECREATION), PRELIMINARY PLAN, PRELIMINARY PLAT, FINAL PLAN, AND FINAL PLAT - Located west of State Line Road and north of College Boulevard - Case 60-14 **PUBLIC HEARING**

STAFF RECOMMENDATION:

Staff recommends approval of Case 60-14, City of Leawood - Leawood Dog Park, request for approval of a Rezoning, Preliminary Plat, Preliminary Plan, Final Plat, and Final Plan, with the stipulations stated in the staff report.

APPLICANT:

- The applicant and property owner is the City of Leawood.
- The engineer is Brett Haugland with Continental Consulting Engineers.

REQUEST:

- The applicant is requesting approval of a Rezoning from SD-O (Planned Office) to REC (Planned Recreation), Preliminary Plat, Preliminary Plan, Final Plat, and Final Plan.

ZONING:

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

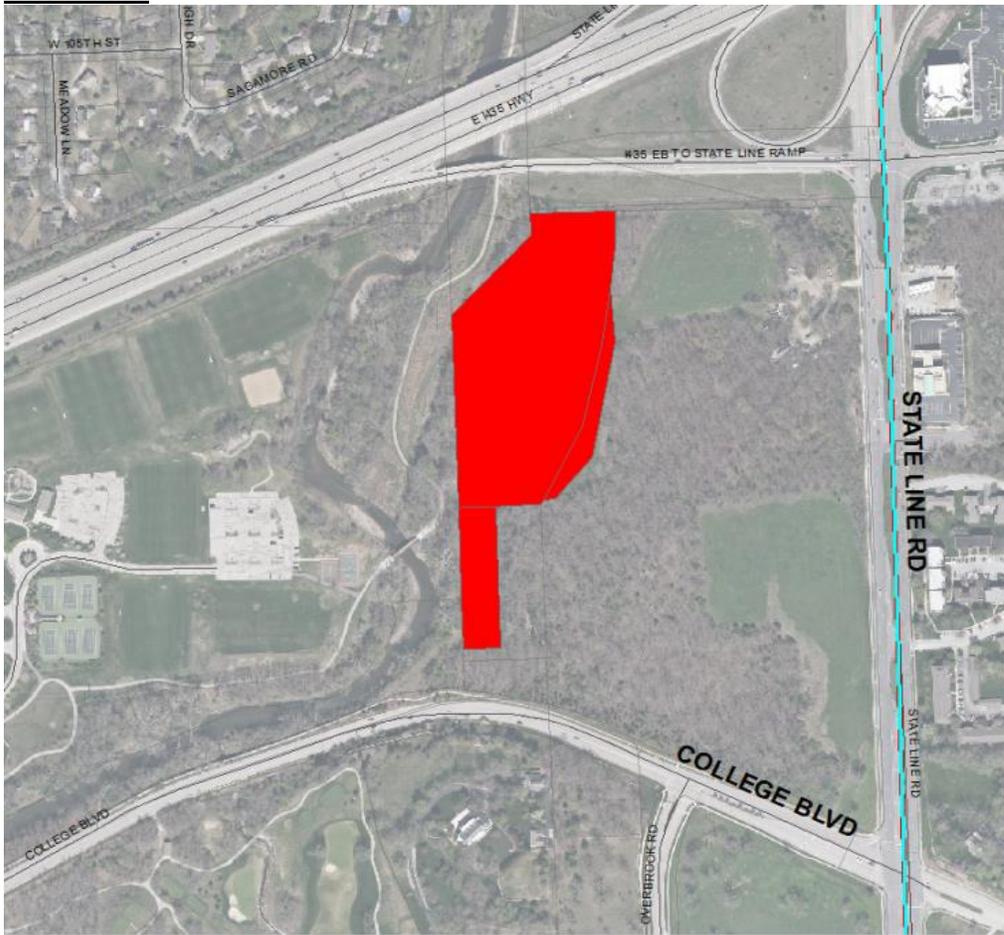
COMPREHENSIVE PLAN:

- The Comprehensive Plan designates this property as Open Space – Public and Mixed Use.

SURROUNDING ZONING:

- North To the north of the subject property is Interstate 435. Beyond the interstate is Leawood Estates, zoned R-1 (Planned Single Family Low Density Residential District).
- South To the south is College Blvd. (an arterial road). Further to the south is Hallbrook Farms which is zoned a combination of AG (Agricultural), REC (Recreational), RP-1 (Planned Single Family Residential District), and SD-O (Planned Office District).
- East To the east is vacant land within Hallbrook Office Center, zoned SD-O (Planned Office District). Beyond is State Line Road and the State of Missouri.
- West West of the subject property is City Park, owned by the City of Leawood, which is zoned REC.

LOCATION:



REZONING:

- In March 2013, Hallbrook Office Center, LLC donated 8.59 acres of land east of Indian Creek to the City of Leawood, to expand the City’s Parks & Recreation services.
- The City’s Parks & Recreation Department is proposing to use the donated land for an off leash dog park, and subsequently is requesting the property to be rezoned REC (Planned Recreation).

PRELIMINARY AND FINAL PLAT:

- The proposed plat will consist of a single lot. Area of the Lot being Platted:

<u>Lot</u>	<u>Sq.ft.</u>	<u>Area</u>
Lot 1	374,042	8.59 acres

<u>Easement</u>	<u>Location</u>
1.07 Acre Access Easement	Granted to Hallbrook Farms; located to the south of the fenced area for Dog Park

SITE PLAN COMMENTS:

- The dog park shall enclose approximately 5 acres of undeveloped land for an off leash dog park for the City of Leawood. The park shall be enclosed by a wood fence.

- A fenced, 1 acre, small dog area is proposed to be constructed along the southwestern portion of the site, within the larger dog park.
- A walking trail is planned within the park, and shall be made up of crushed aggregated limestone, and shall be 6' in width.
- Along the trail, benches with canopies, trash cans, and pet waste stations shall be placed at various locations.
- Two access points shall be located on the west and south side of the park. These accesses shall allow City maintenance vehicles into the dog park for repairs and other upkeep matters. Each access will consist of two wood gates (to match the proposed fence) that open into the park.
- At the main entrance into the dog park, a 256 square foot (16' x 16') bullpen / holding area will be located with three gates. One of the gates will be the entrance from Indian Creek Trail, while the other two shall provide access into the park and onto the trail.
- The City shall make upgrades to the existing Indian Creek trail by the intersection from City Park, and add a concrete path from the main trail to the entrance of the dog park.

FLOODPLAIN:

- Most of the site will be located within the 100-Year floodplain.

ELEVATIONS:

- The dog park shall be enclosed by a 48" treated lumber fence. The rails of the fence shall be 2" thick by 6" in height and 8' in length.
- There will be 5 rails, with a space of 3.75" between each rail. The bottom rail shall be 2" from the ground.
- The fence shall be painted brown.
- Two 12' inward swinging gates shall be located on the south side and west side of the dog park. The gates shall be 48" in height, and shall resemble the design of the fence, as well as the color and material used.
- Two green steel benches with canopies shall be placed by the trail within the dog park at various locations, and another shall be located within the small dog area. These benches shall have dog bone and dog paw print laser cut-outs for a canine theme. The benches shall be 75" wide and 35½" in height.
- Canopies shall be placed over the benches, and shall be constructed of a steel frame with an arched, roof covered in asphalt shingles in the color of weathered wood. The frame shall be painted brown. The canopy shall be 9'-8¹⁵/₁₆" in height, 12'-7½" wide, and 6'-11⁵/₁₆" deep.
- Green steel trash receptacles, with a canine theme matching the benches will be placed throughout the park by the seating areas, and just inside the entrance into the dog park.
- Brown, 15 gallon pet waste receptacles, constructed of recycled plastic lumber, shall be placed at various locations within the dog park, including just inside the entrance into the dog park.

INTERACT:

- An interact meeting was held April 16, 2014. A summary of the meeting is attached.

PARKING:

- Parking for the Leawood Dog Park shall be located within City Park, to the west of Indian Creek, off 109th Street, by the soccer fields and basketball courts.

SIGNAGE:

- Two wayfinding signs shall be placed outside of the fenced area of the park. One is to be located by the parking lot, the other by Indian Creek Trail. One sign shall be 12” tall by 18” wide; the other shall be 18” tall by 12” wide. Each sign shall be made of aluminum with a brown background and white text. Each sign shall state “Off-Leash Dog Area” with an arrow pointing the direction of the dog park.
- The wayfinding signs shall be placed on a 4” x 4” wood post and shall be 5’ tall, and shall be located 2’ off the trail.
- At the entrance to the dog park, a gateway sign shall be placed. The sign shall be 11’-9” in height and 14’ in width. The gateway sign shall be constructed of steel and shall be painted green. The name of the dog park shall be within the arch over the pedestrian path. The name of the dog park shall be determined at a later date by the Leawood Parks Board.
- A post and panel welcome sign shall be located on the trail prior to entering the park, which shall have a series of rules for the park. This sign shall be approximately 5’ in height and 2’ in width. The posts of the sign shall be steel tubing painted green.

LIGHTING:

- No lighting is proposed with this application.

LANDSCAPING:

- No landscaping is proposed.

GOLDEN CRITERIA:

The character of the neighborhood:

The subject property is located north of College Boulevard and west of State Line Road. East of the site is vacant land owned by Hallbrook Office Center, LLC. To the west is Leawood City Park, which has varied, recreational uses for the citizens of Leawood. To the north is Interstate 435, an east-west highway. Beyond the highway is Leawood Estates, zoned R-1. Hallbrook Farm, Hallbrook Country Club, and the continuation of Hallbrook Office Center are south of College Boulevard.

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

Due to the floodplain and topography of the property, it is suitable for recreational uses, including a dog park.

The time for which the property has been vacant:

On July 7, 1986 the Governing Body approved a rezoning of this property from Agricultural to a Planned Office District (the zoning classification at the time was CP-O – Ordinance #918). However, this property has remained vacant.

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

Although the site is suitable for this type of use, stipulations are necessary to ensure a high quality project that fits with the surrounding uses.

The relative gain to the public health, safety, and welfare due to the denial of the application as compared to the hardship imposed, if any, as a result of denial of the application:

There will be no relative gain to the public health, safety or welfare in denying this application. There is an expressed need for an off leash dog park in the City of Leawood, therefore approval of the application may result in a relative gain to the public health, safety, and welfare.

The recommendation of the permanent staff:

City Staff recommends approval with the attached stipulations.

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

The Comprehensive Plan designates this site as Open Space-Public and Mixed Use. When the Comprehensive Plan is to be updated, it will be necessary to designate the entire property for Open Space – Pubic, to align with the use proposed.

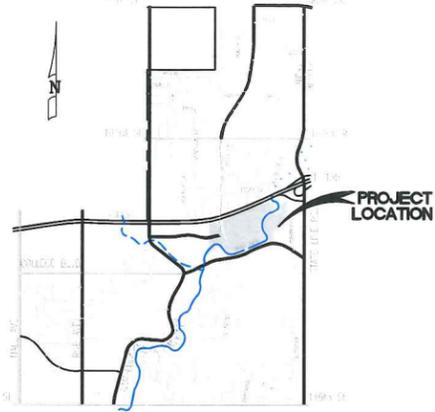
STAFF COMMENTS:

- The dog park facility shall be maintained by the City of Leawood Parks and Recreation department. The planned hours of operation are sunrise to sunset, which is identical to the trail system. The exception shall be on Thursday morning from 6 am to 10 am, where the park shall be closed for park maintenance.
- Trash receptacles shall be monitored, and shall be checked and emptied on a daily basis, along with litter removal throughout the park.
- Patrons shall be required and encouraged to pick up after their pets. The City is providing pet waste receptacles through the park with biodegradable baggies. City Staff will monitor and empty the pet waste containers on a daily basis.
- Special security will not be provided; however, the park shall be monitored the same as the other parks within the City of Leawood.

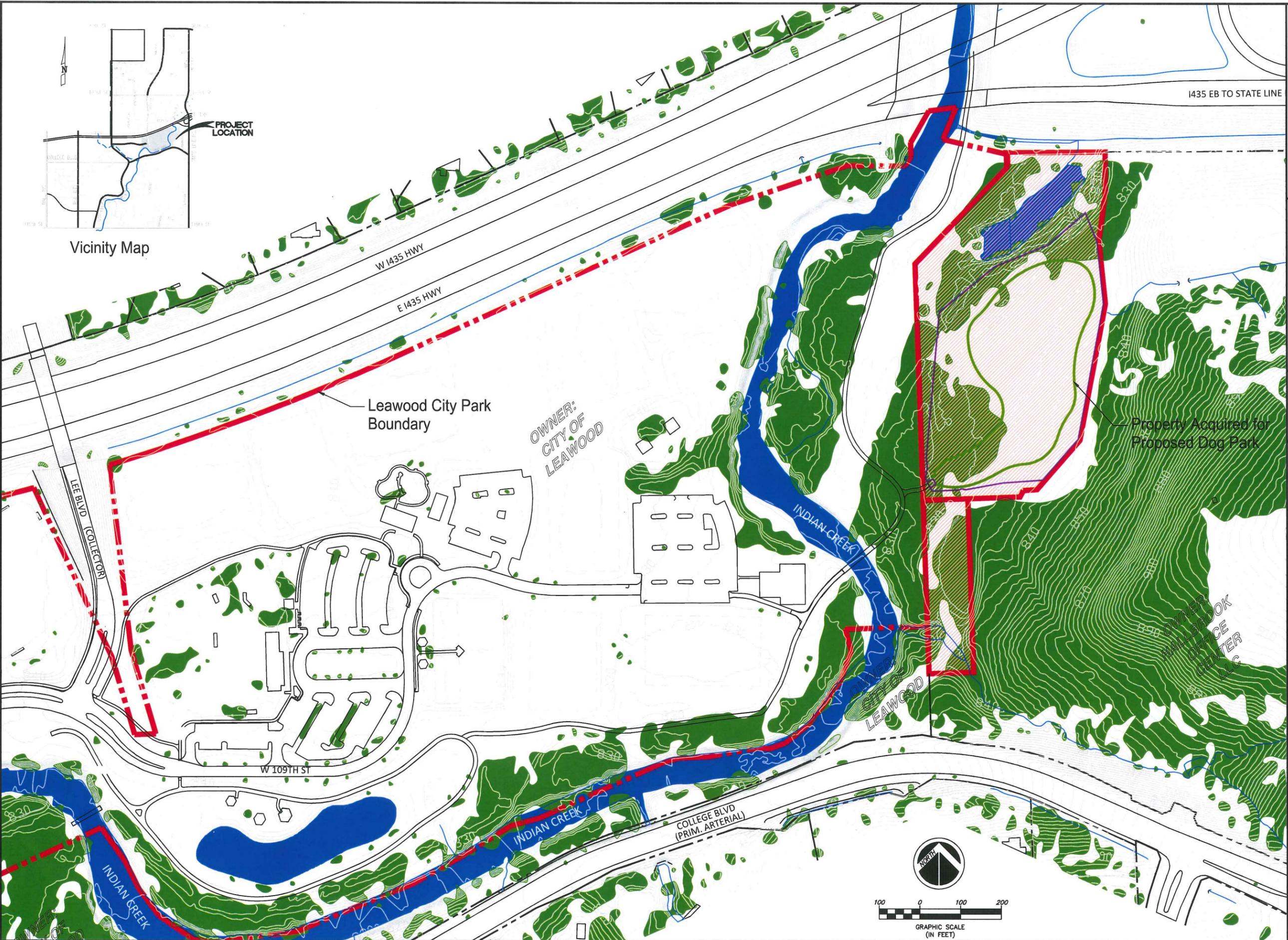
STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve Case 60-14, City of Leawood - Leawood Dog Park, request for approval of a Rezoning, Preliminary Plat, Preliminary Plan, Final Plat, and Final Plan, with the following stipulations:

1. The project is limited to the construction of an off-leash dog park on 8.59 acres of undeveloped land.
2. No construction shall be allowed between the hours of 10:00 p.m. to 7:00 a.m. Monday through Friday, and none on Sundays.
3. A sign permit from the Planning Department must be obtained prior to erection of any signs.
4. This final plan approval shall lapse in five years, if construction on the project has not begun or if such construction is not being diligently pursued; provided, however, that the developer may request a hearing before the City Council to request an extension of this time period. The City Council may grant such an extension for a definite period of time for good cause shown by the developer.
5. The developer/property owner agrees to execute a statement acknowledging in writing that they agree to stipulations one through five.



Vicinity Map



DATE: APR 2, 2014	DRAWN BY: BL	SCALE: AS SHOWN
REVISIONS:		

PRELIMINARY / FINAL PLAN
 DOG PARK
 LEAWOOD, KANSAS
 CONTEXT PLAN

SHEET NO.	TOTAL SHEETS
1	4

DEVELOPMENT AREA (ALL AREA OUTLINED IN RED)

All that part of Tract A, Leewood Greenway and Parks, a subdivision, and all that part of the Southeast Quarter of Section 10, Township 13 South, Range 25 East, and all that part of the South Half of Fractional Section 11, Township 13 South, Range 25 East, all in the City of Leewood, Johnson County, Kansas, being more particularly described as follows: commencing at the southeast corner of said Section 10, thence North 02 degrees 00 minutes 46 seconds West, with the east line of the Southeast Quarter of said Section 10, a distance of 1183.19 feet to a point on the north right-of-way line of College Boulevard; thence with the north right-of-way line of College Boulevard on a curve to the left having a radius of 700.00 feet, a central angle of 11 degrees 37 minutes 17 seconds, with an initial tangent bearing of North 76 degrees 29 minutes 37 seconds West, an arc distance of 141.98 feet; thence continuing with the north right-of-way line of College Boulevard on a curve to the left having a radius of 731.03 feet, a central angle of 01 degree 14 minutes 57 seconds, with an initial tangent bearing of North 77 degrees 44 minutes 48 seconds West, an arc distance of 17.23 feet; thence North 79 degrees 01 minute 45 seconds West, continuing with the north right-of-way line of College Boulevard, a distance of 81.30 feet; thence North 01 degree 56 minutes 43 seconds West, and no longer with the north right-of-way line of College Boulevard, a distance of 153.84 feet to the point of beginning; thence continuing North 01 degree 56 minutes 43 seconds West, a distance of 149.94 feet to the southeast corner of said Tract A, thence (the following 23 courses and distances all being with the southerly right-of-way line of said Tract A) South 58 minutes 57 seconds West, a distance of 202.07 feet; thence South 16 degrees 09 minutes 08 seconds East, a distance of 54.29 feet; thence South 19 degrees 51 minutes 53 seconds West, a distance of 81.50 feet; thence South 35 degrees 54 minutes 50 seconds West, a distance of 125.76 feet; thence South 51 degree 06 minutes 10 seconds West, a distance of 77.57 feet; thence South 69 degrees 52 minutes 11 seconds West, a distance of 40.83 feet; thence North 84 degrees 36 minutes 56 seconds West, a distance of 25.76 feet; thence South 79 degrees 48 minutes 20 seconds West, a distance 125.05 feet; thence South 87 degrees 37 minutes 46 seconds West, a distance of 74.49 feet; thence South 72 degrees 48 minutes 48 seconds West, a distance of 46.56 feet; thence South 65 degrees 46 minutes 07 seconds West, a distance 325.22 feet; thence South 74 degrees 43 minutes 23 seconds West, a distance of 75.54 feet; thence South 57 degrees 49 minutes 23 seconds West, a distance of 59.22 feet; thence South 58 degrees 06 minutes 27 seconds West, a distance of 83.32 feet; thence South 60 degrees 54 minutes 10 seconds West, a distance of 136.13 feet; thence South 67 degrees 50 minutes 32 seconds West, a distance of 310.21 feet; thence South 82 degrees 47 minutes 47 seconds West, a distance of 204.26 feet; thence North 81 degrees 50 minutes 55 seconds West, a distance of 51.15 feet; thence North 56 degrees 17 minutes 16 seconds West, a distance of 103.73 feet; thence North 36 degrees 44 minutes 46 seconds West, a distance of 81.99 feet; thence North 26 degrees 55 minutes 27 seconds West, a distance of 75.48 feet; thence North 35 degrees 03 minutes 34 seconds West, a distance of 100.67 feet; thence South 65 degrees 31 minutes 23 seconds West, continuing with the southerly line of said Tract A, a distance of 401.84 feet to a point on the west line of the Southeast Quarter of said Section 10, thence North 01 degree 56 minutes 43 seconds West, with the west line of said Section 10, and no longer with the southerly line of said Tract A, a distance of 422.86 feet to a point on the northerly line of said Tract A; thence continuing North 01 degree 56 minutes 43 seconds West, with the northerly line of said Tract A, a distance of 518.86 feet to a point on the southerly right-of-way line of Interstate 435; thence (the following 9 courses and distances all being with the northerly line of said Tract A, and the southerly right-of-way line of Interstate 435) on a curve to the left having a radius of 5879.58 feet, a central angle of 02 degrees 15 minutes 08 seconds, with an initial tangent bearing of North 77 degrees 09 minutes 13 seconds East, an arc distance of 231.11 feet; thence South 25 degrees 12 minutes 25 seconds East, a distance of 454.70 feet; thence South 36 degrees 23 minutes 18 seconds East, a distance of 200.51 feet; thence North 87 degrees 58 minutes 57 seconds East, a distance of 51.82 feet; thence North 16 degrees 23 minutes 18 seconds West, a distance of 213.32 feet; thence North 06 degrees 41 minutes 46 seconds West, a distance of 454.67 feet; thence on a curve to the left having a radius of 5879.58 feet, a central angle of 07 degrees 22 minutes 53 seconds, with an initial tangent bearing of North 72 degrees 59 minutes 19 seconds East, an arc distance of 757.45 feet; thence North 85 degrees 36 minutes 27 seconds East, a distance of 1330.91 feet to a point on the south line of the Northeast Quarter of said Section 10; thence continuing North 65 degrees 36 minutes 27 seconds East, with the northerly line of said Tract A and the southerly right-of-way line of Interstate 435, a distance of 512.46 feet to the northeast corner of said Tract A, said point also being on the west line of the east line of the Northeast Quarter of said Section 10; thence South 02 degrees 06 minutes 10 seconds East, with the easterly line of said Tract A, and the southerly right-of-way line of Interstate 435, and the east line of the Northeast Quarter of said Section 10, a distance of 194.61 feet to the northwest corner of the South Half of Fractional Section 11; thence South 02 degrees 00 minutes 46 seconds East, with the easterly line of said Tract A and with the west line of the South Half of said Fractional Section 11, and the southerly right-of-way line of Interstate 435, a distance of 12.36 feet; thence North 89 degrees 32 minutes 54 seconds East, continuing with the southerly right-of-way line of Interstate 435, a distance of 245.23 feet; thence South 00 degrees 00 minutes 00 seconds West, and no longer with the southerly right-of-way line of Interstate 435, a distance of 101.55 feet; thence South 07 degrees 32 minutes 42 seconds West, a distance of 119.56 feet; thence South 05 degrees 51 minutes 11 seconds East, a distance of 153.59 feet; thence South 10 degrees 37 minutes 38 seconds West, a distance of 340.80 feet; thence South 41 degrees 20 minutes 32 seconds West, a distance of 160.95 feet; thence South 85 degrees 48 minutes 17 seconds West, a distance of 34.02 feet; thence South 28 degrees 00 minutes 47 seconds West, a distance of 17.40 feet; thence South 87 degrees 59 minutes 12 seconds West, a distance of 129.23 feet; thence South 01 degree 56 minutes 43 seconds East, a distance of 425.00 feet; thence South 87 degrees 59 minutes 12 seconds West, a distance of 110.00 feet to the point of beginning. The above described tract contains 3,280,155 square feet, or 75.30 acres.

RE-ZONING AREA (AREA WITH RED/YELLOW OUTLINE)

All that part of the Southeast Quarter of Section 10 and all that part of the South Half of Fractional Section 11, all in Township 13 South, Range 25 East, in the City of Leewood, Johnson County, Kansas, more particularly described as follows: commencing at the southeast corner of said Section 10, thence North 02 degrees 00 minutes 46 seconds West, with the east line of the Southeast Quarter of said Section 10, a distance of 1183.19 feet to a point on the north right-of-way line of College Boulevard; thence with the north right-of-way line of College Boulevard on a curve to the left having a radius of 700.00 feet, a central angle of 11 degrees 37 minutes 17 seconds, with an initial tangent bearing of North 76 degrees 29 minutes 37 seconds West, an arc distance of 141.98 feet; thence continuing with the north right-of-way line of College Boulevard on a curve to the left having a radius of 731.03 feet, a central angle of 01 degree 14 minutes 57 seconds, with an initial tangent bearing of North 77 degrees 44 minutes 48 seconds West, an arc distance of 17.23 feet; thence North 79 degrees 01 minute 45 seconds West, continuing with the north right-of-way line of College Boulevard, a distance of 81.30 feet; thence North 01 degree 56 minutes 43 seconds West, and no longer with the north right-of-way line of College Boulevard, a distance of 153.84 feet to the point of beginning; thence continuing North 01 degree 56 minutes 43 seconds West, a distance of 149.94 feet to the southeast corner of Tract A, Leewood Greenway and Parks, a subdivision; thence continuing North 01 degree 56 minutes 43 seconds West, with the easterly line of said Tract A, a distance of 854.83 feet; thence North 43 degrees 42 minutes 59 seconds East, continuing with the easterly line of said Tract A, a distance of 327.25 feet to a point on the west line of the South Half of Section 11; thence North 02 degrees 00 minutes 46 seconds West, continuing with the easterly line of said Tract A and with the west line of the South Half of said Section 11, a distance of 37.04 feet; thence North 89 degrees 32 minutes 54 seconds East, continuing with the southerly right-of-way line of Interstate 435, and no longer with the easterly line of said Tract A, a distance of 245.23 feet; thence South 00 degrees 00 minutes 00 seconds West, and no longer with the southerly right-of-way line of Interstate 435, a distance of 101.55 feet; thence South 07 degrees 32 minutes 42 seconds West, a distance of 119.56 feet; thence South 05 degrees 51 minutes 11 seconds East, a distance of 153.59 feet; thence South 10 degrees 37 minutes 38 seconds West, a distance of 340.80 feet; thence South 41 degrees 20 minutes 32 seconds West, a distance of 160.95 feet; thence South 85 degrees 48 minutes 17 seconds West, a distance of 34.02 feet; thence South 28 degrees 00 minutes 47 seconds West, a distance of 17.40 feet; thence South 87 degrees 59 minutes 12 seconds West, a distance of 129.23 feet; thence South 01 degree 56 minutes 43 seconds East, a distance of 425.00 feet; thence South 87 degrees 59 minutes 12 seconds West, a distance of 110.00 feet to the point of beginning. The above described tract contains 370,042 square feet, or 8.59 acres.



City of Leewood

6000 BITE LINE ROAD
LEAWOOD, KANSAS 66204
TEL: (913) 642-6447
FAX: (913) 642-6447
www.cityofleewood.com

GRACE 1976
Continental
CONSULTING ENGINEERS, INC.

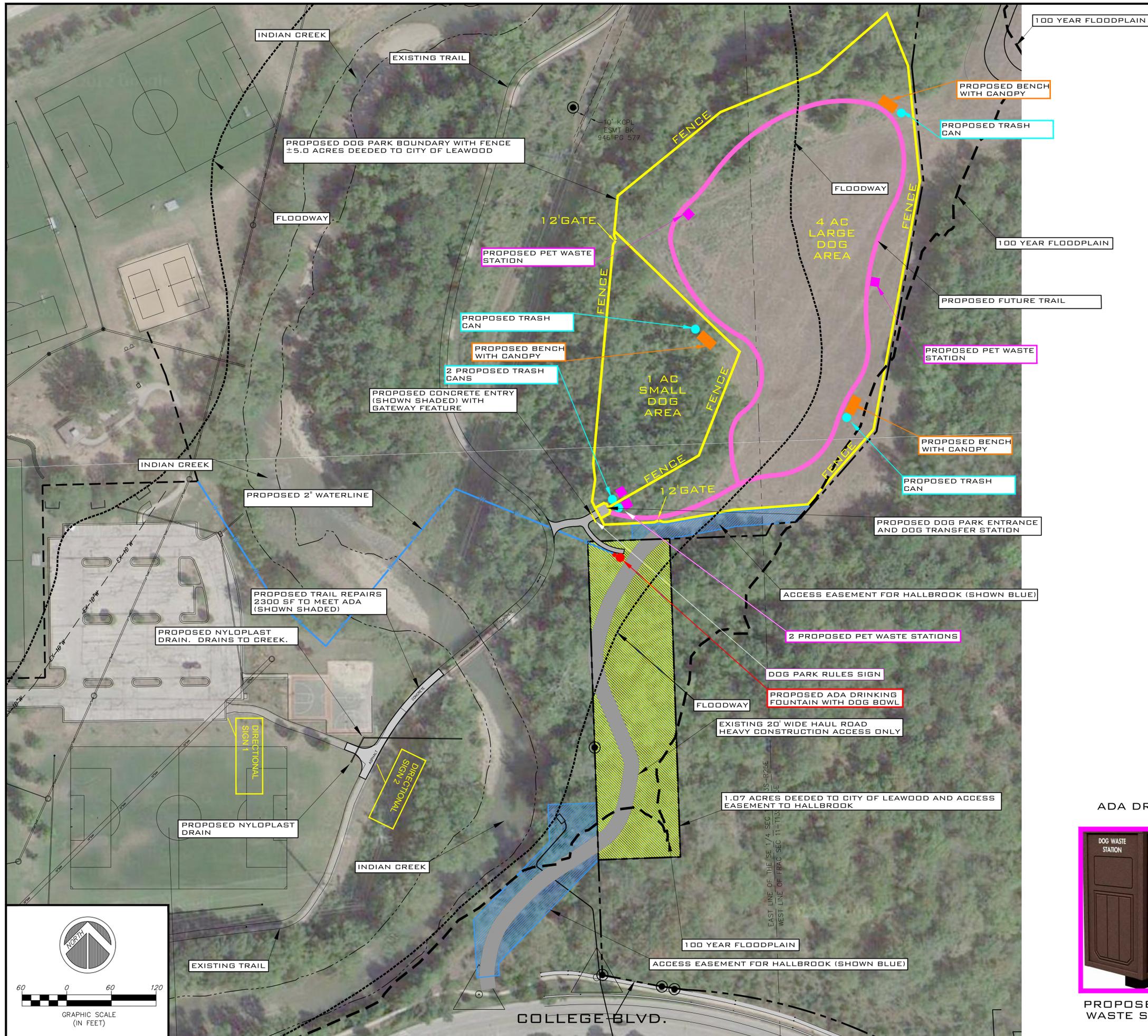
811
Know what's below.
Call before you dig.

DATE: APR 2, 2014	DRAWN BY: BL	SCALE: AS SHOWN
REVISIONS:		

PRELIMINARY / FINAL PLAN
DOG PARK
LEAWOOD, KANSAS
AERIAL IMAGE

SHEET NO.	TOTAL SHEETS
2	4





PROPOSED BENCH



PROPOSED CANOPY



GATEWAY SIGN



ADA DRINKING FOUNTAIN WITH DOG BOWL



PROPOSED DOG WASTE STATION



PROPOSED TRASH CAN



Know what's below. Call before you dig.

DATE: APR 2, 2014

REVISIONS: APR 17, 2014 PER PLANNING COMMENTS

SCALE: AS SHOWN

DRAWN BY: BH

PRELIMINARY / FINAL PLAN

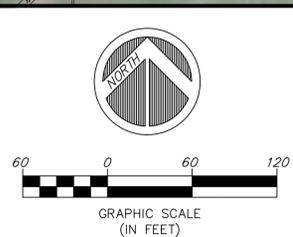
DOG PARK

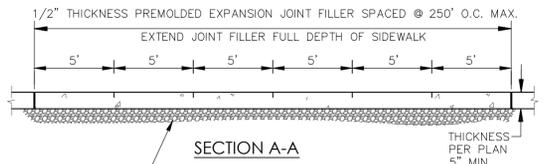
LEAWOOD, KANSAS

SITE PLAN

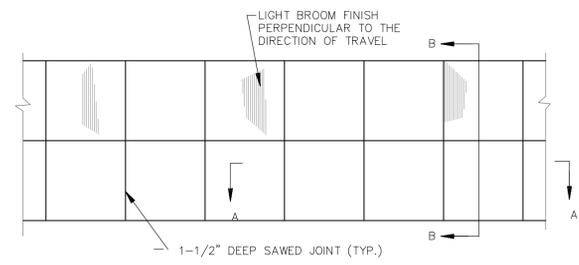
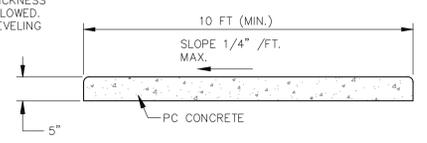
SHEET NO. 3

TOTAL SHEETS 4

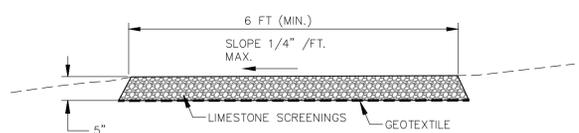




AT CONTRACTOR'S OPTION, STONE MAY BE USED AS A LEVELING COURSE. MOISTURE SHALL BE 5%, 6" THICKNESS MAXIMUM, CLEAN ROCK NOT ALLOWED. NO SEPARATE PAYMENT FOR LEVELING COURSE.

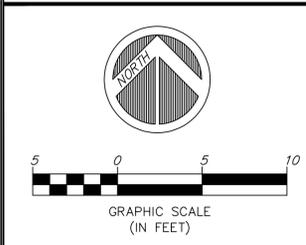
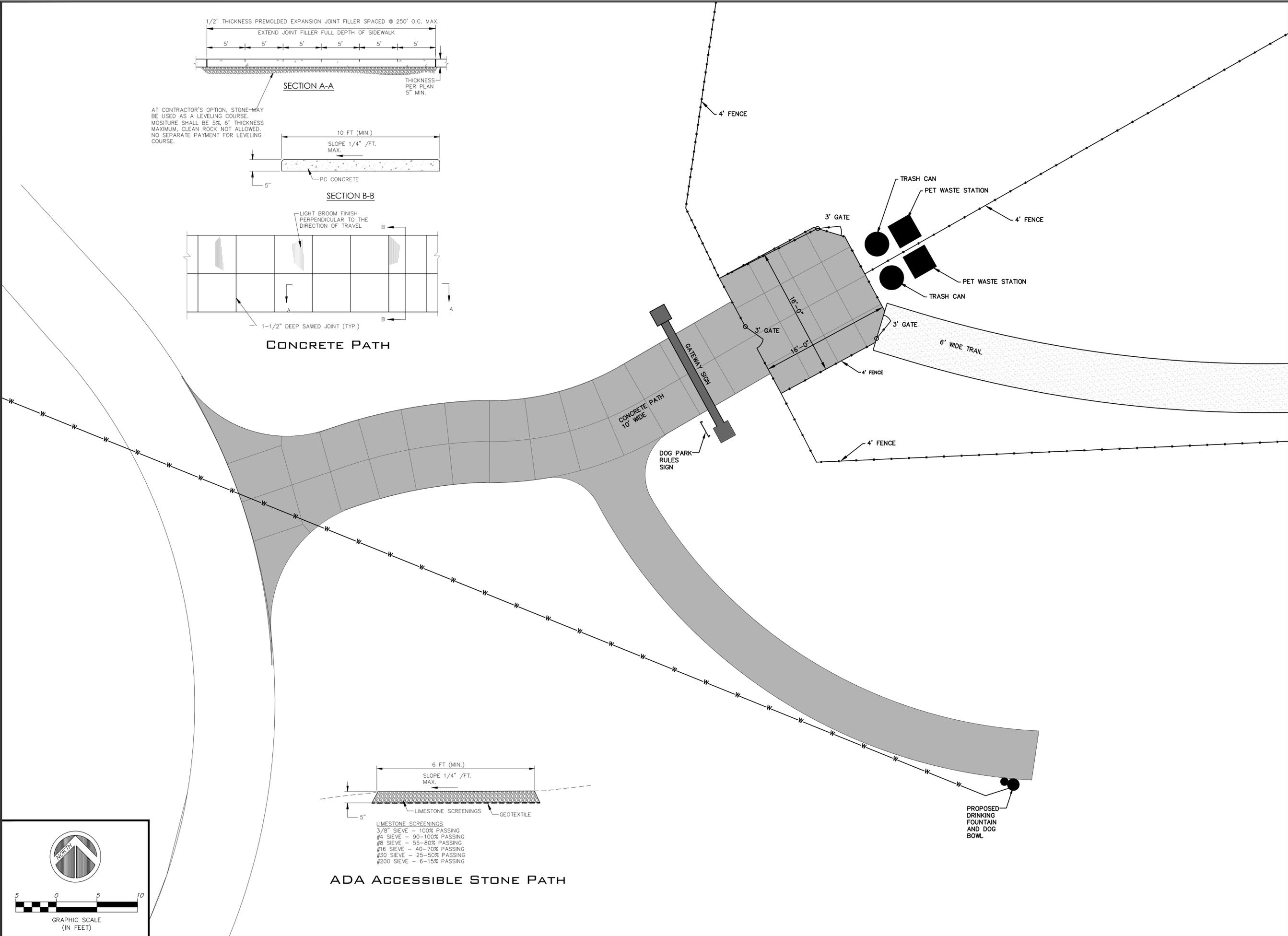


CONCRETE PATH



- LIMESTONE SCREENINGS
- 3/8" SIEVE - 100% PASSING
 - #4 SIEVE - 90-100% PASSING
 - #8 SIEVE - 55-80% PASSING
 - #16 SIEVE - 40-70% PASSING
 - #30 SIEVE - 25-50% PASSING
 - #200 SIEVE - 6-15% PASSING

ADA ACCESSIBLE STONE PATH



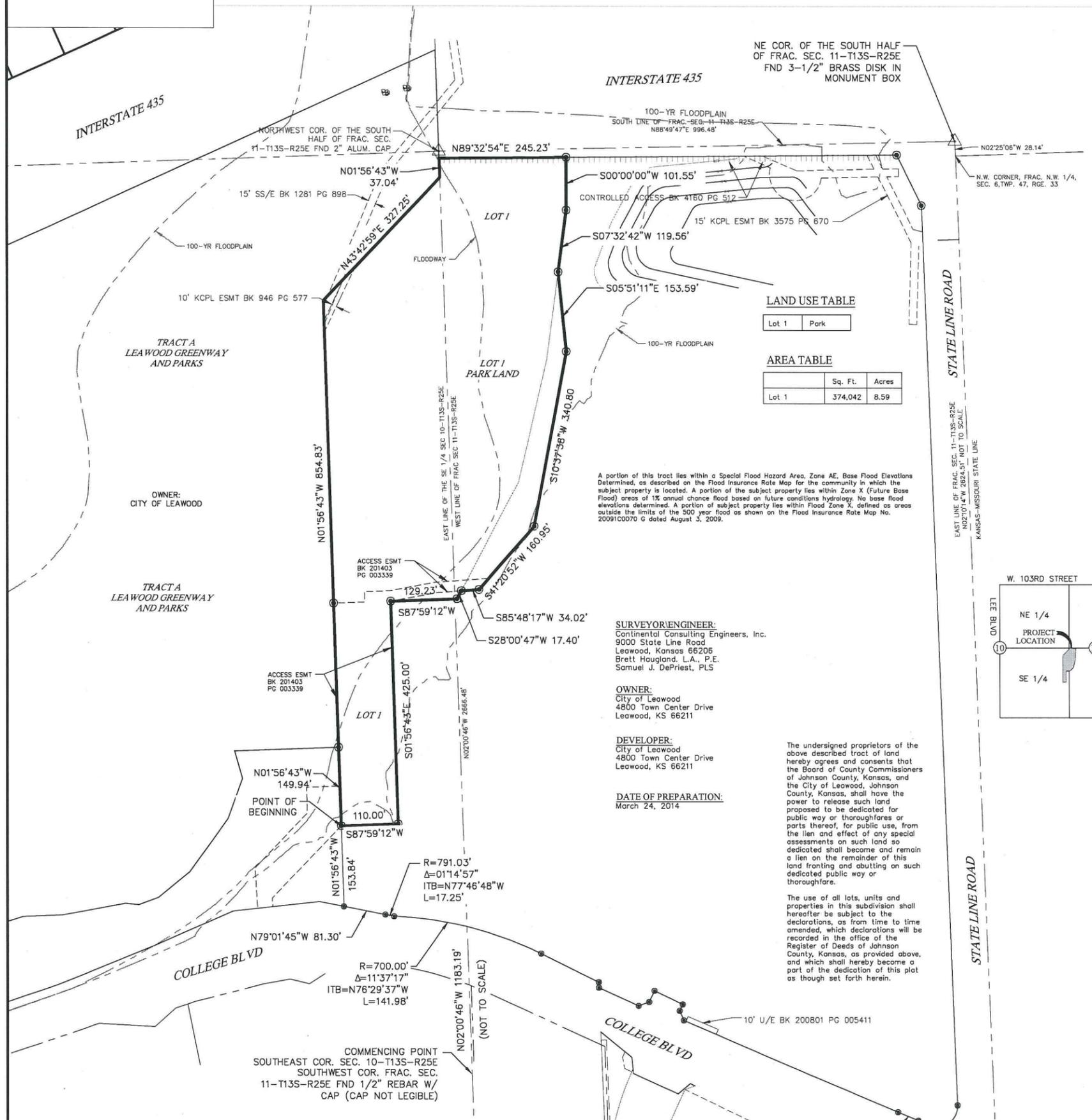
DATE: APR 2, 2014	DRAWN BY: BH	SCALE: AS SHOWN
REVISIONS: APR 17, 2014 PER PLANNING COMMENTS		

PRELIMINARY / FINAL PLAN
DOG PARK
LEAWOOD, KANSAS
SITE DETAIL

SHEET NO.	TOTAL SHEETS
4	4

LEAWOOD DOG PARK

PART OF SECTIONS 10 AND 11, TOWNSHIP 13 SOUTH, RANGE 25 EAST IN THE CITY OF LEAWOOD, JOHNSON COUNTY, KANSAS



NE COR. OF THE SOUTH HALF OF FRAC. SEC. 11-T13S-R25E FND 3-1/2" BRASS DISK IN MONUMENT BOX

LAND USE TABLE

Lot 1	Park
-------	------

AREA TABLE

	Sq. Ft.	Acres
Lot 1	374,042	8.59

A portion of this tract lies within a Special Flood Hazard Area, Zone AE, Base Flood Elevations Determined, as described on the Flood Insurance Rate Map for the community in which the subject property is located. A portion of the subject property lies within Zone X (Future Base Flood) areas of 1% annual chance flood based on future conditions hydrology. No base flood elevations determined. A portion of subject property lies within Flood Zone X, defined as areas outside the limits of the 500 year flood as shown on the Flood Insurance Rate Map No. 6009100070 & dated August 3, 2009.

SURVEYOR/ENGINEER:
Continental Consulting Engineers, Inc.
9000 State Line Road
Leawood, Kansas 66206
Brett Haugland, L.A., P.E.
Samuel J. DePriest, PLS

OWNER:
City of Leawood
4800 Town Center Drive
Leawood, KS 66211

DEVELOPER:
City of Leawood
4800 Town Center Drive
Leawood, KS 66211

DATE OF PREPARATION:
March 24, 2014

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

The use of all lots, units and properties in this subdivision shall hereafter be subject to the declarations, as from time to time amended, which declarations will be recorded in the office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plot as though set forth herein.

LAND DESCRIPTION

All that part of the Southeast Quarter of Section 10 and all that part of the South Half of Fractional Section 11, all in Township 13 South, Range 25 East, in the City of Leawood, Johnson County, Kansas, more particularly described as follows: commencing at the southeast corner of said Section 10, thence North 02 degrees 00 minutes 46 seconds West, with the east line of the Southeast Quarter of said Section 10, a distance of 1183.19 feet to a point on the north right-of-way line of College Boulevard; thence with the north right-of-way line of College Boulevard on a curve to the left having a radius of 700.00 feet, a central angle of 11 degrees 37 minutes 17 seconds, with an initial tangent bearing of North 76 degrees 29 minutes 37 seconds West, on an arc distance of 141.98 feet; thence continuing with the north right-of-way line of College Boulevard on a curve to the left having a radius of 791.03 feet, a central angle of 01 degree 14 minutes 57 seconds, with an initial tangent bearing of North 77 degrees 46 minutes 48 seconds West, on an arc distance of 17.23 feet; thence North 79 degree 01 minute 45 seconds West, continuing with the north right-of-way line of College Boulevard, a distance of 81.30 feet; thence North 01 degree 56 minutes 43 seconds West, and no longer with the north right-of-way line of College Boulevard, a distance of 153.84 feet to the point of beginning; thence continuing North 01 degree 56 minutes 43 seconds West, a distance of 49.94 feet, to the southeast corner of Tract A, Leawood Greenway and Parks, a subdivision; thence continuing North 01 degree 56 minutes 43 seconds West, with the easterly line of said Tract A, a distance of 854.83 feet; thence North 43 degrees 42 minutes 59 seconds East, continuing with the easterly line of said Tract A, a distance of 327.25 feet to a point on the west line of the South Half of Section 11; thence North 02 degrees 00 minutes 46 seconds West, continuing with the easterly line of said Tract A and with the west line of the South Half of said Section 11, a distance of 37.04 feet; thence North 89 degrees 32 minutes 54 seconds East, continuing with the southerly right-of-way line of Interstate 435, and no longer with the easterly line of said Tract A, a distance of 245.23 feet; thence South 00 degrees 00 minutes 00 seconds West, and no longer with the southerly right-of-way of Interstate 435, a distance of 101.55 feet; thence South 07 degrees 32 minutes 42 seconds West, a distance of 119.56 feet; thence South 05 degrees 51 minutes 11 seconds East, a distance of 153.59 feet; thence South 10 degrees 37 minutes 38 seconds West, a distance of 340.80 feet; thence South 41 degrees 20 minutes 52 seconds West, a distance of 160.95 feet; thence South 85 degrees 48 minutes 17 seconds West, a distance of 34.02 feet; thence South 28 degrees 00 minutes 47 seconds West, a distance of 17.40 feet; thence South 87 degrees 59 minutes 12 seconds West, a distance of 129.23 feet; thence South 01 degree 56 minutes 43 seconds East, a distance of 425.00 feet; thence South 87 degrees 59 minutes 12 seconds West, a distance of 110.00 feet to the point of beginning. The above described tract contains 374,042 square feet, or 8.59 acres.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LEAWOOD DOG PARK."

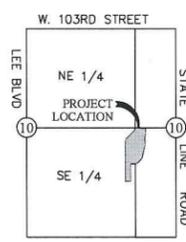
The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plats as Streets, Terraces, Places, Roads, Drives, Lanes, Avenues, and Alleys, not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Leawood, Johnson County, Kansas, from any expense incidental to the relocation of any such existing utility installation within said prior easement.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "U/E", is hereby granted to the City of Leawood, Johnson County, Kansas and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct, and maintain or authorize the location, construction or maintenance and use of drainage structures, pipes and similar facilities upon, over and under those areas outlined and designated as "Drainage Easement" or "D/E", is hereby granted to the City of Leawood, Johnson County, Kansas and the use thereof shall be limited to that purpose. The Drainage Easements shall be maintained as described in the Easement and Maintenance Agreement approved and authorized by the Leawood Governing Body by Resolution 2427 on June 20, 2005 and any Declarations of Restrictions filed with the Register of Deeds covering all of the Property and Platted lots within the Development. The drainage easements shall be kept free from any and all obstructions which would interfere with the construction, or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or there over any permanent structure, nor shall there be any obstruction to interfere with the agents and employees of Leawood, Kansas from going upon the said easement. No excavation or fill shall be made of any kind to relocate or increase the earth coverage over the storm sewer facilities without written approval of the Director of Public Works.

The basis of bearing for the plat are Kansas State Plane, North Zone, NAD 1983.

A traverse was run from the southwest corner of the South Half of Section 11 north and east around the south half of said Section 11. The bearings and distances from that traverse are in line with data from previous surveys by others, the plat of Leawood Greenway and Parks, and reference ties of record. The easements shown on this survey were taken from Chicago Title Insurance Company File No. 20122301, effective January 25, 2013, at 8:00 a.m., REVISED 2/20/13, as shown on Schedule B. The field survey work for this survey and plat was performed January 17, 2014. This survey meets or exceeds the current minimum standards for boundary surveys, as established by the Kansas State Board of Technical Professions.



APPROVALS

Approved by the Planning Commission of the City of Leawood, Johnson County, Kansas, this ____ day of ____ 2014.

Chairman Lisa R. Rohlf

Approved by the Governing Body of the City of Leawood, Johnson County, Kansas, this ____ day of ____ 2014.

Peggy Dunn, Mayor

Attest: Debra Harper, City Clerk

IN TESTIMONY WHEREOF, _____ has caused these presents to be signed this ____ day of ____

STATE OF: _____

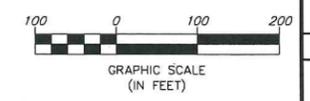
COUNTY OF: _____

Be it remembered that on this ____ day of ____ 20____ before me a notary public, in and for the County and State aforesaid, came _____ who is personally known to me to be the same person who executed the within instrument of writing, and such person duly acknowledge the execution of the same.

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

Name of Notary _____ My Commission Expires: _____

I hereby certify that this plat was made by me or under my direct supervision, that I am a duly Registered Land Surveyor under the laws of the State of Kansas, and the details of this plat are true and correct this 7th day of April, 2014. Samuel J. DePriest Kansas Registered Land Surveyor No. 1351



SCALE: AS SHOWN

DRAWN BY: SD

DATE: APRIL 07, 2014

REVISIONS

LEAWOOD DOG PARK
LEAWOOD, KANSAS

FINAL PLAT

SHEET NO.	TOTAL SHEETS
1	1



City of Leawood Off-Leash Dog Area

MISSION STATEMENT: To provide and maintain a fenced-in, off-leash dog park where canines can exercise in a clean, safe environment under supervision of people who wish to enjoy interaction with their pets and other dog owners.

HOUR OF OPERATIONS: Open – Sunrise Closed – Sunset
[Closed Thursdays 6:00 – 10:00 am for maintenance]

RULES & REGULATIONS:

- Dogs must be current on all vaccinations as required by law.
- Dogs must be licensed in the City they reside.
- Collars, Vaccinations, and ID tags must be worn at all times.
- Dogs must be leashed (6' or less) until safely inside fenced area and returned to leash prior to exiting.
- Visitors are allowed a maximum of 2 dogs.
- Visitors must have possession of a leash at all times.
- Visitors must clean up after their dogs and deposit waste in receptacles provided.
- Dogs must be supervised at all times by persons at least 16 years of age.
- Dogs must be kept in owners site at all times.
- Keep gates closed

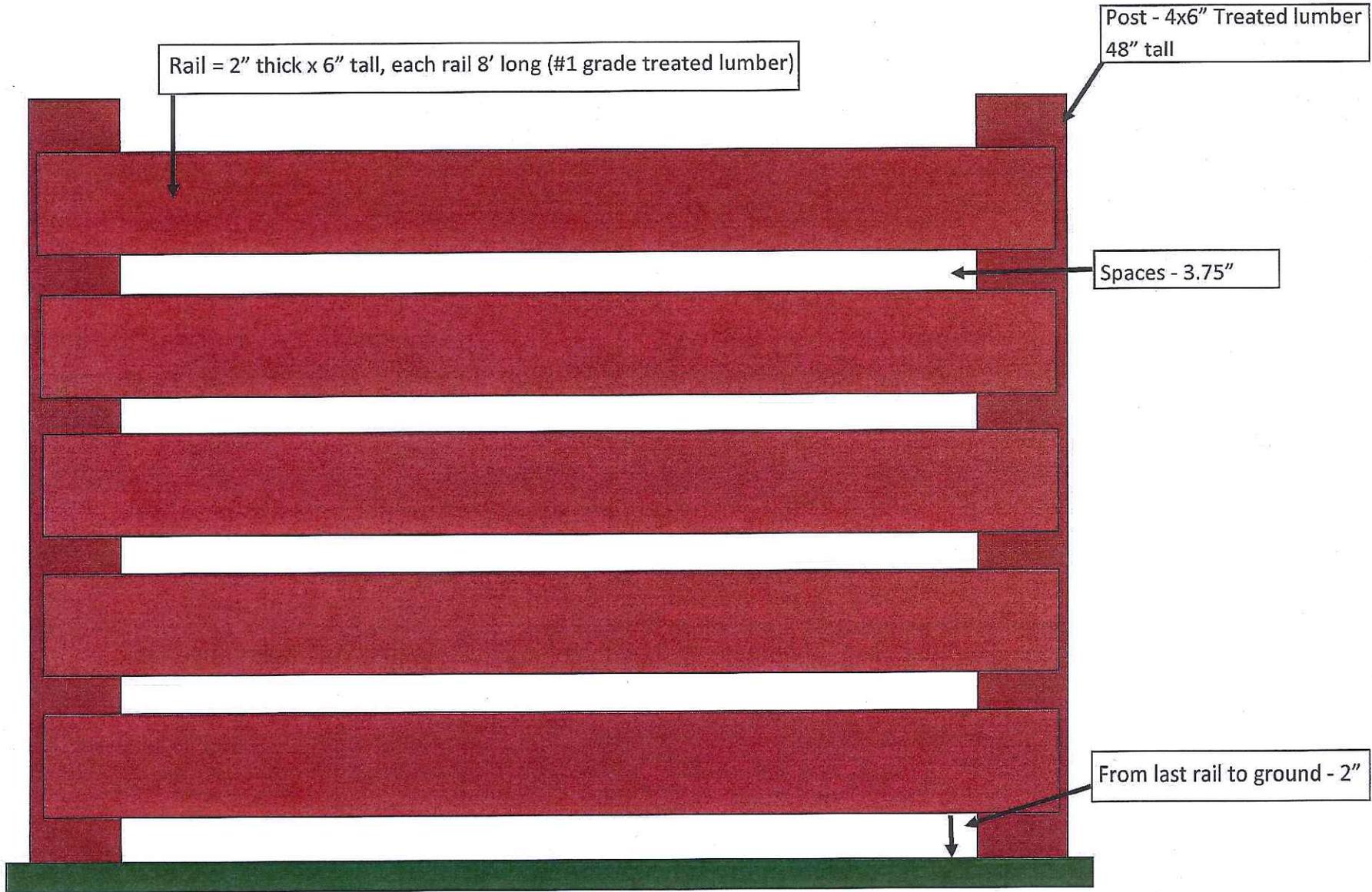
Not allowed in the Dog Park:

- Sick dogs
- Puppies under the age of 4 months
- Pinches, spiked or choke collars
- Pit Bulls (per city ord. #00000)
- People food
- Glass containers
- Female dogs in heat
- Aggressive dogs
- Any animals other than dogs
- Strollers, bicycles, chairs, skateboards, etc.
- Outside trainers using the area to conduct business
- Smoking

Please Be Responsible & Enjoy the Park!

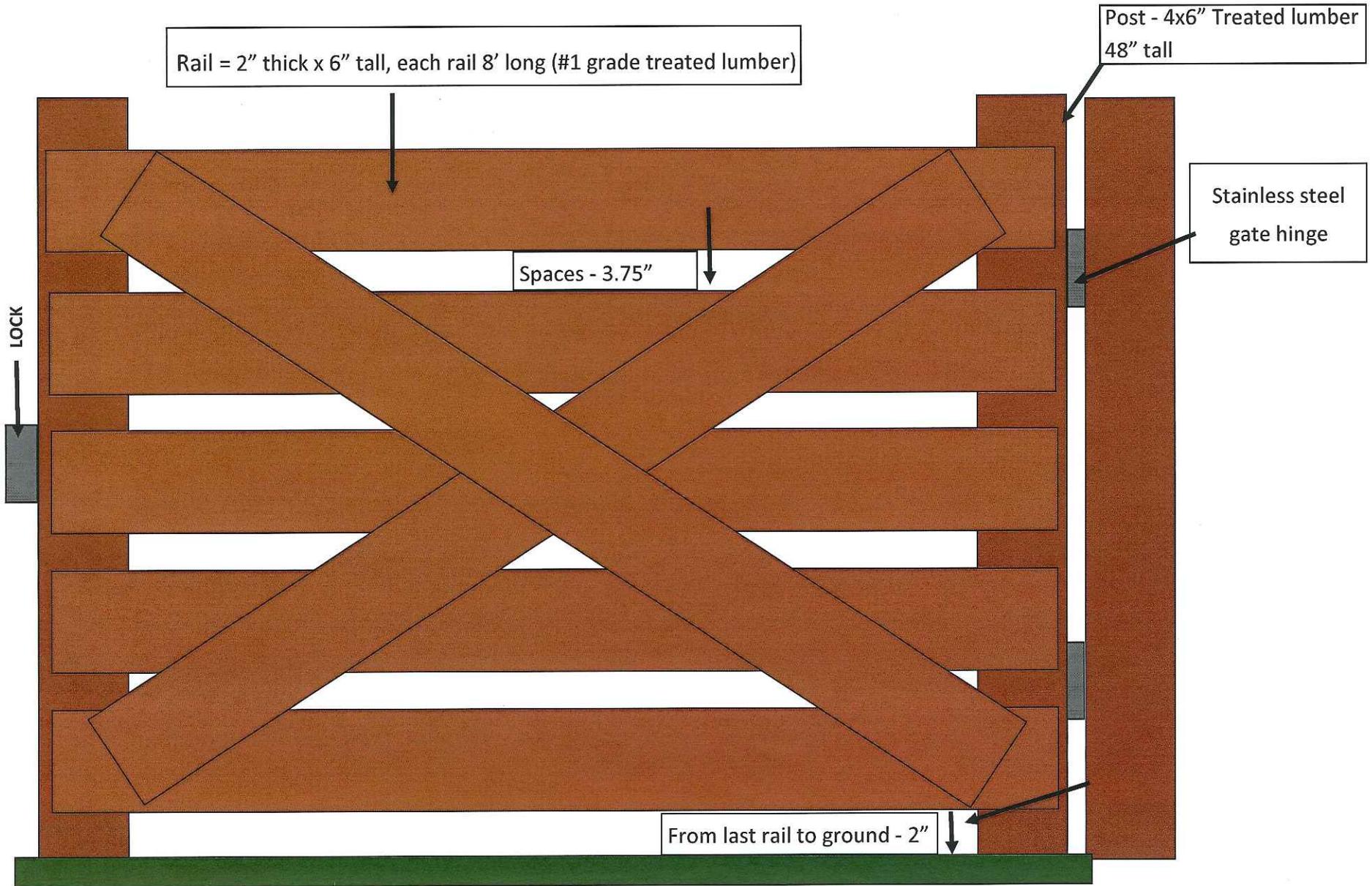
***Owner waives liability to City of Leawood for any injury or damage caused by pets.
Owners are solely liable for injuries or damages caused by their dog(s).***

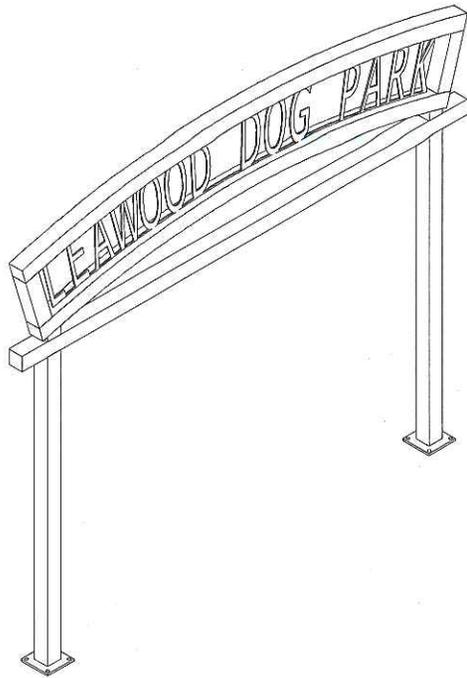
FENCE



DOG PARK FENCE DETAIL - GATES [view is from the interior]

Gate will be two sections (6' wide or 12') to match fence sections for seamless visual transition.





PRELIMINARY: NOT FOR CONSTRUCTION

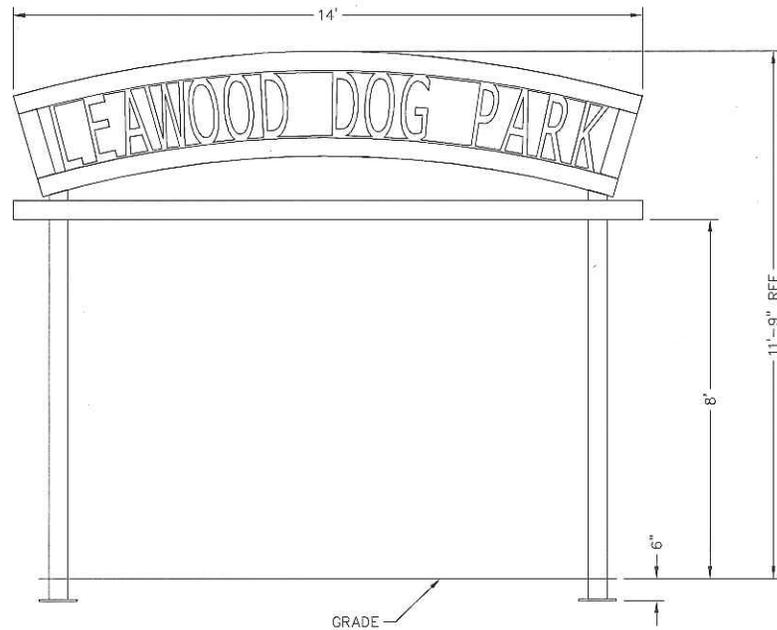
ICON
 Shelter Systems Inc
 DISTINCTIVE STEEL SHELTERS
 WWW.ICONSHelters.COM
 COPYRIGHT 2004, ICON SHELTER SYSTEMS, INC.
 1455 LINCOLN AVE.
 HOLLAND MI, 49423
 616.396.0919
 800.748.0285
 616.396.0944 FX

ARCHED ENTRY SIGN
 [Product Details]

Material: 12 gauge pre-galvanized structural steel tubing.

Finish: Powder coated

Color: Fence Brown 



Elevation

DRAWN BY:	LB
DATE:	4/14/14
JOB NO.:	
STANDARD:	
REVISION:	
BUILDING TYPE:	EA12
PROJECT NAME:	-20-90-30 LEAWOOD DOG PARK

SHEET
 1.0

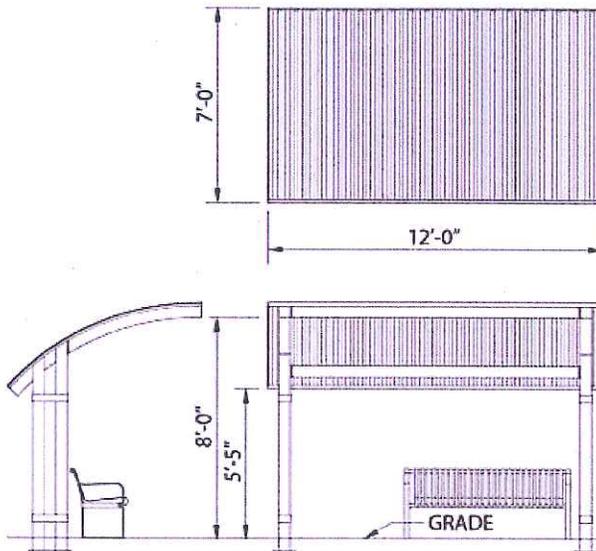
DWG: \\icon01\Company\Engineering\Standards\Shelters\EA\12\20-90-30\Drawings\Preliminary\EA12-P2-20-90-30-27596.DWG



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Transit Shelters | Carousel Houses | Athletic Field Structures | Gallery

- UH10X30M-P4
- UH12X12M-P4-WS
- UH4X6M-P4
- UH5X10M-P4
- UH6X12M-P4
- UH6X12M-P4-WS
- UH6X18M-P4
- UH7X12M-P4-WS
- UH8X10M-P4
- UH8X12G-P4-WS
- UH9X18M-P4
- US7X12G
- UT7X20G-B
- UT8X8G-D
- UY6X12G-D



Urban Transit Shelters

US7X12G:

Description :
7' x 12'

Features :
Roof dimension: 7' x 12'

Frame span: 11' - 0" column center-to-column center

Roof material: pre-cut 24 gauge painted Multi-Rib, 36" wide

Base connection: external 4-bolt baseplate 6" below finish concrete. Optional surface mounting with base covers is available at added cost.

Options and Accessories: powder coated steel frame finish; over-sized and custom columns; steel bench; Lexan or tempered glass windscreens; lockable display cases

SHELTERS

[Product Details]

Post Material: Standard Steel Frame

Post Color: Fence Brown 

Roof Material: Tongue and groove with Timberline HD asphalt shingle

Roof Color: Weathered wood





A **PLAYCORE** Company

Material: Steel

Finish: Thermoplastic coated with powder coated frames

pooch perch bench

TBARK-954-S6 74" L x 27" W x 35" H 207 lbs.



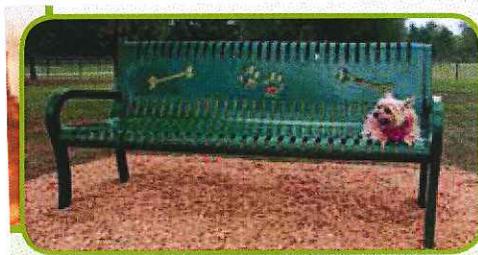
Color Option

Available in 3 design options:

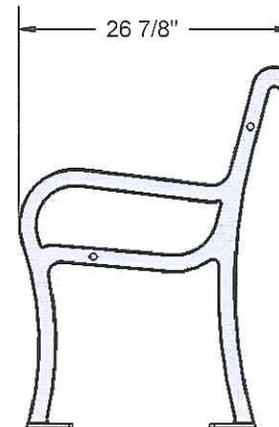
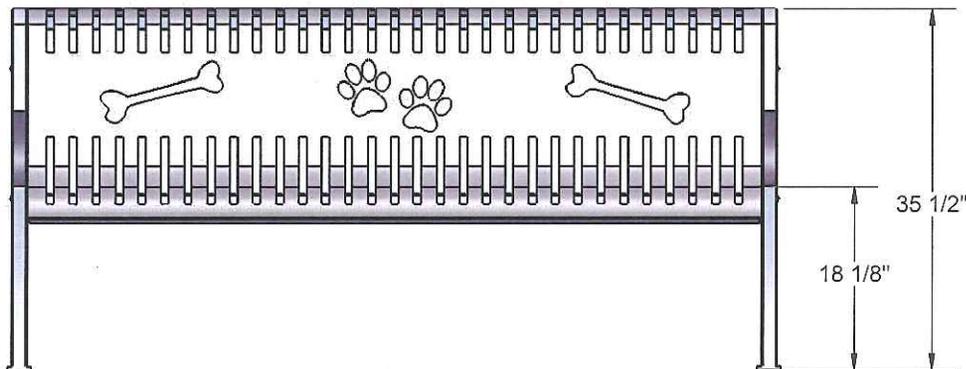
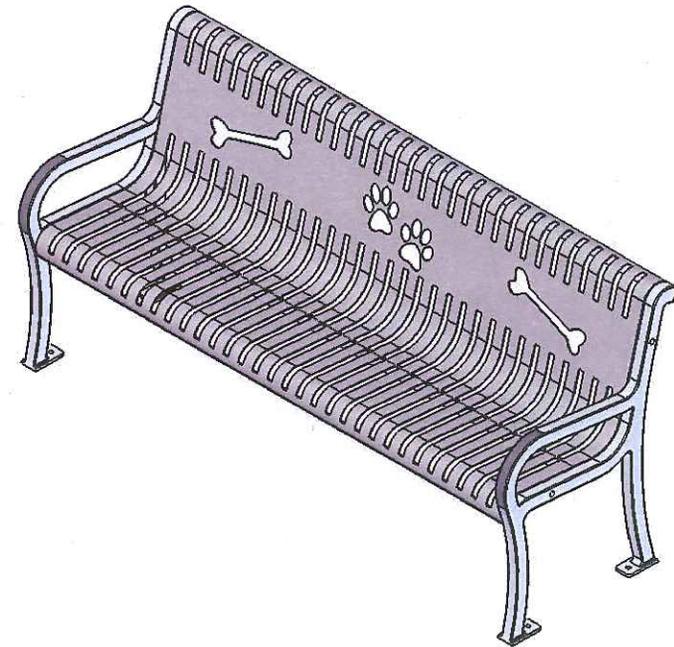
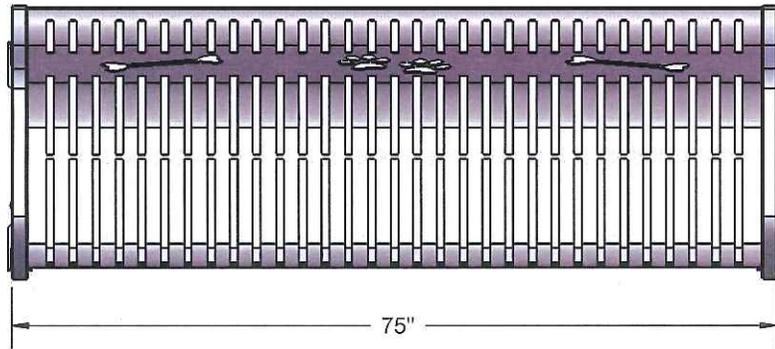
- Slat (shown)
- Perforated
- Wave pattern



Model # BARK-954-S6



OVERALL DIMENSIONS



Bark Park

800-45-ULTRA

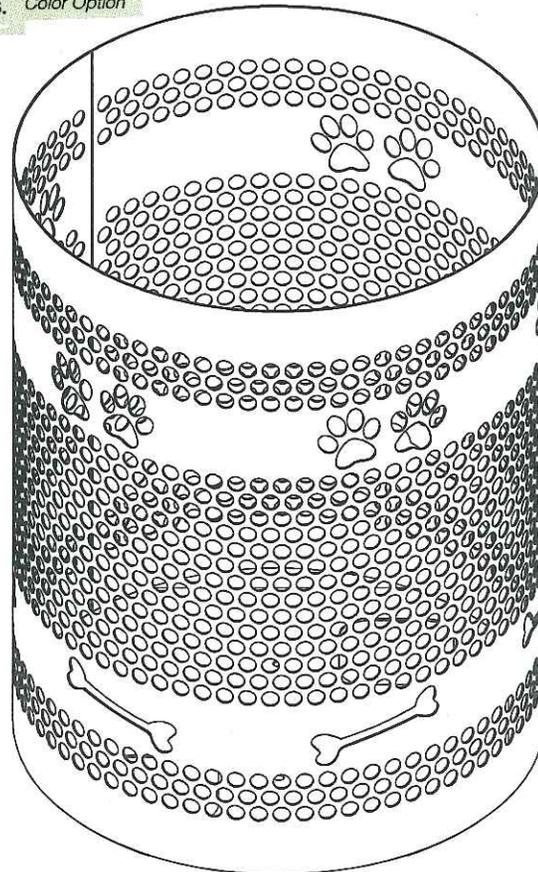
www.barkparkproducts.com



A **PLAYCORE** Company

tidy up trash receptacle

TBARK-PR-32 23.5" L x 23.5" W x 30" H 77 lbs. *Color Option*

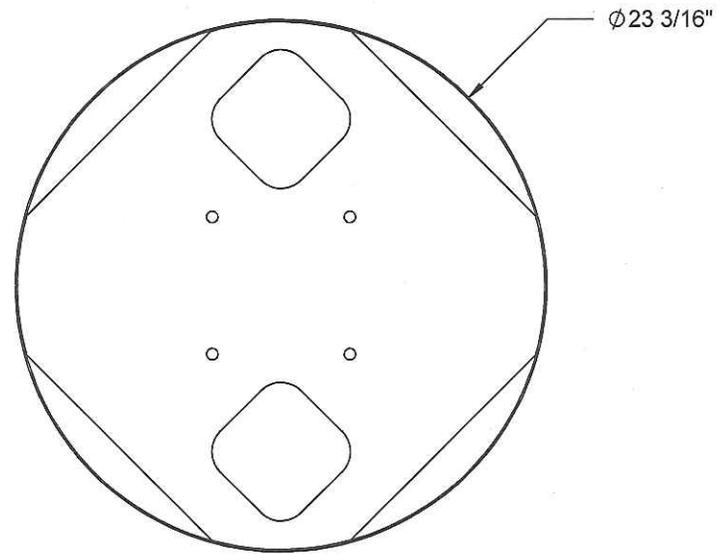
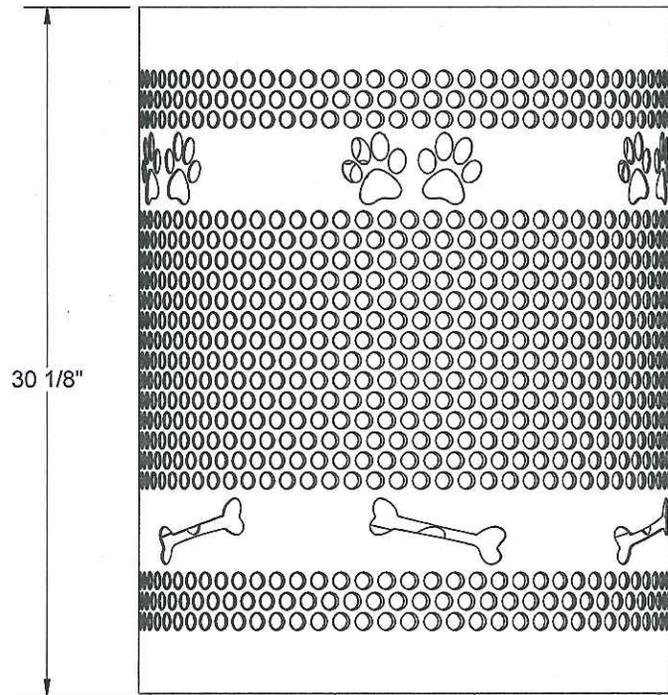


Model # BARK-PR-32

Material: Steel

Finish: Thermoplastic coated with powder coated frames

OVERALL DIMENSIONS



SIGNAGE – RULES & REGULATIONS

Manufacturer: Terra Bound Solutions

Sign Style: See attached

Color: Green (as per the attached)

ULTRA SITE PRODUCT SPECIFICATIONS

BARK-495 BARK PARK WELCOME SIGN

Frame: 2-3/8" O.D. x 12 gauge pre-galvanized structural steel tubing. Attachment strips are 1-1/2" x 3/16" steel flat strip. All electrically MIG welded.

Frame Coating: Electrostatic powder coated application oven cured.

Sign: Dibond with laminated vinyl.

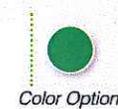
Hardware: All stainless steel hardware fasteners.

Dimensions: 60-1/6" x 23-1/8" x 2-1/2"



welcome sign

The Welcome Sign sets the tone and the rules for the park to help promote safety and fun for everyone. Mounts inground.



PBARK-495 24" L x 2" W x 60" H 50 lbs.

**Off-Leash
DOG AREA**



Directional Sign #1

Size: 12W x 18H

Material: Aluminum

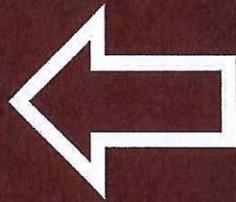
Colors: As shown

Post: 4x4 pressured treated wood "natural"

5' tall max or 4' min

Located 2 (min) 2' back of trail

Off-Leash DOG AREA



Directional Sign #2

Size: 18W x 12H

Material: Aluminum

Colors: As shown

Post: 4x4 pressured treated wood "natural"
5' tall max or 4' min

Located 2 (min) 2' back of trail

Memo

To: City of Leawood Planning Commission
From: Mark A. Klein, Planning Official
CC: Richard Coleman, Director of Community Development
Date of Meeting: April 29, 2014
Date of Memo: April 21, 2014
Re: Case 48-14, Leawood Development Ordinance Amendment to Article 9, Definitions, pertaining to technical and vocational schools. ****PUBLIC HEARING****

This Leawood Development Ordinance amendment is proposing to modify the definition for technical and vocational schools. Currently the definition is stated as:

School, Technical or Vocational – An establishment that offers vocational and technical education or training in a variety of technical subjects and trades such as business, commercial trades, language, arts or other similar activity or occupational pursuit, and not otherwise defined herein.

Per Section 16-2-7, Table of Uses, school, technical/vocational is permitted within the BP (Planned Business Park) district as a planned use. Colleges and universities are permitted within the office and retail districts (SD-O – Planned Office, SD-NCR – Planned Neighborhood Retail, SD-NCR2 – Planned Neighborhood Retail 2, SD-CR – Planned General Retail) with a Special Use Permit. As currently defined the schools such as business schools and language programs are limited to the BP district. These types of degrees are often found in many colleges and universities. The proposed modification to technical and vocational schools removes these types of educational programs from the definition of technical and vocational school and defines technical/vocational schools as concentrating on occupational pursuits that involve manufacturing, processing, assembly, and servicing of machines and equipment. The reasoning for the change is that these types of educational programs may have impacts that will be more compatible with the uses within the BP district. Whereas educational programs for business and language, are compatible with other subjects typically taught within colleges and universities.

School, Technical or Vocational – An establishment that offers vocational and technical education or training in a variety of technical subjects and trades that are not limited to a traditional classroom and such as business, commercial trades, involve any of the following: use of hazardous chemicals/materials, storage of equipment, manufacturing, assembly of physical/chemical components, servicing physical components of machines and equipment, language, arts or other similar activity-activities, or occupational pursuits, and not otherwise defined herein. Technical/vocational schools shall include, but not be limited to: auto repair, machine manufacturing and repair, refrigeration repair, and computer repair. Schools for information technology not involving any of the above activities, such as, computer programming shall not be considered a technical or vocational school.

Memo

To: City of Leawood Planning Commission
From: Mark A. Klein, Planning Official
CC: Richard Coleman, Director of Community Development
Date of Meeting: April 29, 2014
Date of Memo: April 21, 2014
Re: Case 55-14, Leawood Development Ordinance Amendment to Article 9, Definitions, pertaining to colleges and universities. ****PUBLIC HEARING****

This Leawood Development Ordinance amendment is proposing to add a definition of college and universities. College and universities are currently listed as a permitted use with a Special Use Permit within the retail and office districts: SD-O – Planned Office, SD-NCR – Planned Neighborhood Retail, SD-NCR2 – Planned Neighborhood Retail 2, and SD-CR – Planned General Retail. However, the Leawood Development Ordinance currently does not have a definition for colleges and universities. The following definition is proposed.

School, College or University - An institution, public or private, other than a trade or vocational school that provides full-time or part-time education beyond high school in a traditional classroom setting.

Memo

To: City of Leawood Planning Commission
From: Mark A. Klein, Planning Official
CC: Richard Coleman, Director of Community Development
Date of Meeting: April 29, 2014
Date of Memo: April 21, 2014
Re: Case 51-14, Leawood Development Ordinance Amendment to Section 16-2-7, Table of Uses, pertaining to colleges and universities. ****PUBLIC HEARING****

This Leawood Development Ordinance amendment proposes to add colleges and universities as a permitted use with a Special Use Permit within the AG (Agricultural). Currently colleges and universities are permitted within all commercial districts including: SD-O (Planned Office), SD-NCR (Planned Neighborhood Retail), SD-NCR2 (Planned Neighborhood Retail 2), and SD-CR (Planned General Retail) districts with a Special Use Permit. Many of Leawood's elementary schools and middle schools are located within the AG district with a Special Use Permit. The setbacks of the underlying zoning district apply with a Special Use Permit within that district. The AG district has building setbacks of 50 ft., which exceed the 40 ft. setback required within all of the commercial districts.

16-2-7 TABLE OF USES

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

<h1>TABLE OF USES</h1>												
(Uses)	<h2>Zoning Districts</h2>											
	AG	RP-A5	R-1	RP-1	RP-2	RP-3	RP-4	SD-O	SD-NCR	SD-NCR2	SD-CR	BP
Residential												
Apartment House (up to 12 units)							P					
Assisted Living; independent; skilled nursing	S		S	S	S	S	S	S	S	S	S	
Group Home	S	P	P	P	P	P	P					
Single Family Attached (1-4 dwelling units)						P	P					
Nursing or Convalescent Home	S		S	S	S	S	S	S	S	S	S	S
Single Family Residential (detached)	•	P	P	P	P							
Non-Residential												
Adult Entertainment									S		S	
Agriculture	•											
Art Studio/Gallery									P	P	P	
Assembly halls, community centers, auditorium								S	S	S	S	S
Athletic Fields, (privately owned)									S	S	S	
Aviation fields or airports	S	S	S	S	S	S	S	S	S	S	S	S
Bank or Financial Services								P	P	P	P	
Bank or Financial Services w/ accessory drive-thru								S	P		P	
Bed and Breakfast	S	S	S	S	S	S	S	S	S	S	S	
Campgrounds, picnic groves and fishing lakes	S	S	S	S	S	S	S	S	S		S	S
Cemeteries, mausoleums or crematories	S	S	S	S	S	S	S	S	S	S	S	
Churches, synagogues, other places of worship	S	S	S	S	S	S	S	S	S	S	S	
Club, Private	S	S	S	S	S	S	S	S	S		S	
College or University	S							S	S	S	S	
Communication Tower	S							S	S	S	S	S
Convention Centers	S							S	S	S	S	S
Cultural Service								S	P	P	P	
Delivery Services (Not to include freight transfer, i.e. semi-tractor trailers)										P	P	
Day Care, Limited (1-6)	•	•	•	•	•	•	•					
Day Care, General (7-10)								S	S	S	S	S
Day Care, Commercial (11+)/Montessori School								S	S	S	S	S
Funeral Home or Mortuary								P	P		P	
Gun Clubs, Skeet Shoots, Target Ranges	S								S	S	S	S
Health Club								S	P	P	P	P
Hospital	S							S	S	S	S	S
Hotel/Motel	S							S	S		S	S
Kennel									P		P	P
*Veterinary									S		S	S
*General											S	S
*Commercial												S
Manufacturing, assembly, processing												
*Electronic equipment												P
*Medical and dental equipment												P

TABLE OF USES

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

TABLE OF USES

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

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

† Subject to requirements of 16- 4-12.

Memo

To: City of Leawood Planning Commission
From: Mark A. Klein, Planning Official
CC: Richard Coleman, Director of Community Development
Date of Meeting: April 29, 2014
Date of Memo: April 23, 2014
Re: Case 47-14, Leawood Development Ordinance Amendment to Article 9, Definitions, pertaining to the addition of a definition for retail sales with limited manufacturing. ****PUBLIC HEARING****

Case 52-14, Leawood Development Ordinance Amendment to Section 16-2-7, Table of Uses, and Case 47-14, Leawood Development Ordinance Amendment to Article 9, Definitions, are proposed to permit through a Special Use Permit, recommended by the Planning Commission and approved by the Governing Body of the City of Leawood, retail sales with a limited manufacturing component within the SD-CR (Planned General Retail) and MXD (Mixed Use Development) districts. Retail sales with limited manufacturing is intended to address businesses that will make products on site for onsite sales. Examples of these types of businesses include soap making, candle making, and picture framing. In addressing these types of businesses the proposed Leawood Development Ordinance amendment imposes the following restrictions:

- A Special Use Permit recommended by the Planning Commission and approved by the Governing Body is required. Such Special Use Permit shall be conditional upon annual review by the Fire Official for compliance with fire and building codes.
- The manufacturing must be secondary to the retail sales of the business. As such a minimum of 51% of the floor area of the establishment must be devoted to retail sales.
- All products manufactured on site shall be for onsite sales only and not shipped to other locations for sale.
- Hazardous materials shall be limited a maximum of 10% of that allowed by the International Building Code or International Fire Code for a specified occupancy type.

Case 47-14 proposes to add the following definition of retail sales with limited manufacturing to Article 9, Definitions, of the Leawood Development Ordinance.

Retail Sales with Limited Manufacturing - An establishment whose primary use is retail sales, however, also includes some light manufacturing of products for onsite retail sales only. A minimum of 51% of the floor area of the establishment shall be devoted to retail sales. No wholesale is permitted. The production of products for onsite retail sales may include the assembly of component parts and the blending of materials at a scale and

intensity that is compatible with any surrounding residential, office, or retail uses; provided, that per the currently adopted International Building Code and International Fire Code, no Type H (High Hazard), occupancy shall exist, and that the area dedicated to the production of products shall be no more than 49% of the total gross floor area of the business, as determined through a final site plan submitted with the Special Use Permit application required per Section 16-2-7 of this Ordinance. All quantities of hazardous materials shall be limited to a maximum of 10% per category of that which is allowed by the International Building Code or International Fire Code for a specified occupancy type. The required Special Use Permit shall be conditional upon an annual review by the fire official. In order to facilitate the review, the applicant shall engage an approved independent expert to submit documentation of the quantities of hazardous materials in the occupancy and the processes in which they are used. This documentation shall be evaluated for compliance with the Fire and Building Codes and the Leawood Development Ordinance prior to extending the Special Use Permit.

Case 52-14 proposes to add the use "Retail Sales with Limited Manufacturing" as defined above into Section 16-2-7, Table of Uses, as a permitted use within the SD-CR district through the approval of a Special Use. Per Section 16-2-6.4 MXD (Mixed-Use Development District), the MXD district permits any of the uses permitted within the RP-2 (Planned Cluster Detached Residential District), RP-3 (Planned Cluster Attached Residential District), RP-4 (Planned Apartment Residential District), SD-O (Planned Office District), SD-NCR (Planned Neighborhood Commercial Retail District), and the SD-CR (Planned General Retail District).

Memo

To: City of Leawood Planning Commission
From: Mark A. Klein, Planning Official
CC: Richard Coleman, Director of Community Development
Date of Meeting: April 29, 2014
Date of Memo: April 23, 2014
Re: Case 52-14, Leawood Development Ordinance Amendment to Section 16-2-7, Table of Uses, pertaining to retail sales with limited manufacturing being added to the table of uses within the SD-CR (Planned General Retail) and MXD (Mixed Use Development) districts with a Special Use Permit. ****PUBLIC HEARING****

Case 52-14, Leawood Development Ordinance Amendment to Section 16-2-7, Table of Uses, and Case 47-14, Leawood Development Ordinance Amendment to Article 9, Definitions, are proposed to permit through a Special Use Permit, recommended by the Planning Commission and approved by the Governing Body of the City of Leawood, retail sales with a limited manufacturing component within the SD-CR (Planned General Retail) and MXD (Mixed Use Development) districts. Retail sales with limited manufacturing is intended to address businesses that will make products on site for onsite sales. Examples of these types of businesses include soap making, candle making, and picture framing. In addressing these types of businesses the proposed Leawood Development Ordinance amendment imposes the following restrictions:

- A Special Use Permit recommended by the Planning Commission and approved by the Governing Body is required. Such Special Use Permit shall be conditional upon annual review by the Fire Official for compliance with fire and building codes.
- The manufacturing must be secondary to the retail sales of the business. As such a minimum of 51% of the floor area of the establishment must be devoted to retail sales.
- All products manufactured on site shall be for onsite sales only and not shipped to other locations for sale.
- Hazardous materials shall be limited a maximum of 10% of that allowed by the International Building Code or International Fire Code for a specified occupancy type.

Case 47-14 proposes to add the following definition of retail sales with limited manufacturing to Article 9, Definitions, of the Leawood Development Ordinance.

Retail Sales with Limited Manufacturing - An establishment whose primary use is retail sales, however, also includes some light manufacturing of products for onsite retail sales only. A minimum of 51% of the floor area of the establishment shall be devoted to retail sales. No wholesale is permitted. The production of products for

onsite retail sales may include the assembly of component parts and the blending of materials at a scale and intensity that is compatible with any surrounding residential, office, or retail uses; provided, that per the currently adopted International Building Code and International Fire Code, no Type H (High Hazard), occupancy shall exist, and that the area dedicated to the production of products shall be no more than 49% of the total gross floor area of the business, as determined through a final site plan submitted with the Special Use Permit application required per Section 16-2-7 of this Ordinance. All quantities of hazardous materials shall be limited to a maximum of 10% per category of that which is allowed by the International Building Code or International Fire Code for a specified occupancy type. The required Special Use Permit shall be conditional upon an annual review by the fire official. In order to facilitate the review, the applicant shall engage an approved independent expert to submit documentation of the quantities of hazardous materials in the occupancy and the processes in which they are used. This documentation shall be evaluated for compliance with the Fire and Building Codes and the Leawood Development Ordinance prior to extending the Special Use Permit.

Case 52-14 proposes to add the use "Retail Sales with Limited Manufacturing" as defined above into Section 16-2-7, Table of Uses, as a permitted use within the SD-CR district through the approval of a Special Use. Per Section 16-2-6.4 MXD (Mixed-Use Development District), the MXD district permits any of the uses permitted within the RP-2 (Planned Cluster Detached Residential District), RP-3 (Planned Cluster Attached Residential District), RP-4 (Planned Apartment Residential District), SD-O (Planned Office District), SD-NCR (Planned Neighborhood Commercial Retail District), and the SD-CR (Planned General Retail District).

CASE 52-14, LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-7, TABLE OF USES, PERTAINING TO RETAIL SALES WITH LIMITED MANUFACTURING

16-2-7 TABLE OF USES

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

<h1>TABLE OF USES</h1>												
(Uses)	Zoning Districts											
	AG	RP-A5	R-1	RP-1	RP-2	RP-3	RP-4	SD-O	SD-NCR	SD-NCR2	SD-CR	BP
Residential												
Apartment House (up to 12 units)							P					
Assisted Living; independent; skilled nursing	S		S	S	S	S	S	S	S	S	S	
Group Home	S	P	P	P	P	P	P					
Single Family Attached (1-4 dwelling units)						P	P					
Nursing or Convalescent Home	S		S	S	S	S	S	S	S	S	S	S
Single Family Residential (detached)	•	P	P	P	P							
Non-Residential												
Adult Entertainment									S			S
Agriculture	•											
Art Studio/Gallery									P	P	P	
Assembly halls, community centers, auditorium								S	S	S	S	S
Athletic Fields, (privately owned)									S	S	S	
Aviation fields or airports	S	S	S	S	S	S	S	S	S	S	S	S
Bank or Financial Services								P	P	P	P	
Bank or Financial Services w/ accessory drive-thru								S	P		P	
Bed and Breakfast	S	S	S	S	S	S	S	S	S	S	S	
Campgrounds, picnic groves and fishing lakes	S	S	S	S	S	S	S	S	S		S	S
Cemeteries, mausoleums or crematories	S	S	S	S	S	S	S	S	S	S	S	
Churches, synagogues, other places of worship	S	S	S	S	S	S	S	S	S	S	S	
Club, Private	S	S	S	S	S	S	S	S	S		S	
College or University								S	S	S	S	
Communication Tower	S							S	S	S	S	S
Convention Centers	S							S	S	S	S	S
Cultural Service								S	P	P	P	
Delivery Services (Not to include freight transfer, i.e. semi-tractor trailers)										P	P	
Day Care, Limited (1-6)	•	•	•	•	•	•	•					
Day Care, General (7-10)								S	S	S	S	S
Day Care, Commercial (11+)/Montessori School								S	S	S	S	S
Funeral Home or Mortuary								P	P		P	
Gun Clubs, Skeet Shoots, Target Ranges	S								S	S	S	S
Health Club								S	P	P	P	P
Hospital	S							S	S	S	S	S
Hotel/Motel	S							S	S		S	S
Kennel									P		P	P
*Veterinary									S		S	S
*General											S	S

TABLE OF USES

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

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

† Subject to requirements of 16- 4-12.