Good Starts Here.

SHAWNEE

KANSAS

Planning Commission 11-7-2016

Planning Commission

AGENDA

Monday, November 7, 2016
7:30 PM

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. CONSENT ITEMS

Items listed under the Consent Items have been distributed to each member of the Planning Commission for review and study. The items conform to City requirements and staff has discussed conditions of approval with the applicant who is in agreement. These items are considered to be routine and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is requested on an item, from either the Planning Commission or from the public, that item may be removed from the Consent Items and discussed immediately following the Consent Items.

1. APPROVE MINUTES FROM THE PLANNING COMMISSION MEETING OF OCTOBER 17, 2016.

2. SP-29-16-11; SITE PLAN APPROVAL FOR CONSTRUCTION OF A 2,518 SQUARE FOOT BUILDING ADDITION AT 6800 HILLTOP IN THE SHAWNEE CROSSINGS SUBDIVISION. THE APPLICATION IS FILED STEVE PETTER, PROPERTY OWNER.

3. SP-30-16-11; SITE PLAN APPROVAL FOR CONSTRUCTION OF A 30,467 SQUARE FOOT PUBLIC LIBRARY BUILDING LOCATED AT 22435 W. 66TH STREET. THE APPLICATION IS FILED BY CLARK ENERSEN PARTNERS FOR THE JOHNSON COUNTY LIBRARY DISTRICT, PROPERTY OWNER.

D. NEW BUSINESS

1. RESOLUTION FOR COMPREHENSIVE PLAN AMENDMENT FOR SENIOR HOUSING.

E. OTHER BUSINESS

1. DISCUSSION ITEM: REVIEW OF THE LAND USE GUIDE AND CIRCULATION PLAN.

2. CONSIDER CHANGING THE TIME FOR PLANNING COMMISSION MEETINGS.

F. ADJOURNMENT

CITY OF SHAWNEE
PLANNING COMMISSIONER MEETING
MINUTES
October 17, 2016
7:30 P.M.

PLANNING COMMISSIONERS PRESENT
Commissioner Augie Bogina
Commissioner Bruce Bienhoff
Commissioner Randy Braley
Commissioner Dennis Busby
Commissioner Rusty Mudgett
Commissioner Kathy Peterson
Commissioner John Smith
Commissioner Les Smith
Commissioner Alan Willoughby
Commissioner Steven Wise

STAFF PRESENT
Planning Director Chaffee
Deputy Planning Director Allmon
Planning Mark Zielsdorf
Administrative Asst. Angie Lind

(Planning Commissioner Meeting Called to Order at 7:31 p.m.)

A. ROLL CALL

CHAIRMAN BOGINA: Good evening and welcome to the October 17, 2016 meeting of the Shawnee Planning Commission. We'll start with roll call. Commissioner Braley.

COMMISSIONER BRALEY: Present.

CHAIRMAN BOGINA: Commissioner John Smith.

COMMISSIONER JOHN SMITH: Present.

CHAIRMAN BOGINA: Commissioner Peterson.

COMMISSIONER PETERSON: Here.

CHAIRMAN BOGINA: Commissioner Willoughby.

COMMISSIONER WILLOUGHBY: Here.

CHAIRMAN BOGINA: Commissioner Bienhoff.

COMMISSIONER BIENHOFF: Here.

CHAIRMAN BOGINA: Commissioner Busby is absent. Commissioner Bogina is here. Commissioner Wise.

COMMISSIONER WISE: Here.

CHAIRMAN BOGINA: Commissioner Les Smith is absent. Commissioner Mudgett.

COMMISSIONER MUDGETT: Here.

CHAIRMAN BOGINA: Thank you.

B. PLEDGE OF ALLEGIANCE

CHAIRMAN BOGINA: If you'd please rise and join us in the Pledge of Allegiance.

(Pledge of Allegiance)

CHAIRMAN BOGINA: Thank you.

C. CONSENT ITEMS

1. **APPROVE MINUTES FROM THE PLANNING COMMISSION MEETING OF OCTOBER 3, 2016.**
2. **SUP-12-99-09; REVIEW OF THE SPECIAL USE PERMIT PREVIOUSLY ISSUED TO VICKY REED, TO OPERATE AN IN-HOME ONE-CHAIR BEAUTY SHOP IN THE RS (RESIDENTIAL SUBURBAN) ZONING DISTRICT, LOCATED AT 18641 MIDLAND DRIVE.**
3. **SUP-08-02-08; REVIEW OF THE SPECIAL USE PERMIT PREVIOUSLY ISSUED TO SHARON LANE NURSING HOME, FOR A SKILLED NURSING FACILITY IN THE PROFESSIONAL OFFICE ZONING DISTRICT, LOCATED AT 10315 JOHNSON DRIVE.**
4. **SUP-03-91-06; REVIEW OF THE SPECIAL USE PERMIT PREVIOUSLY ISSUED TO RHONDA RIGDON, TO OPERATE A ONE-CHAIR BEAUTY SALON IN HER HOME IN THE SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, LOCATED AT 7110 SUMMIT.**
5. **SUP-10-87-09; REVIEW OF THE SPECIAL USE PERMIT PREVIOUSLY ISSUED TO MONTICELLO UNITED METHODIST CHURCH, TO OPERATE A CHILD CARE CENTER FOR UP TO 96 CHILDREN IN THE AGRICULTURAL ZONING DISTRICT, LOCATED AT 23860 W 75TH STREET.**
6. **SUP-13-02-10; REVIEW OF THE SPECIAL USE PERMIT PREVIOUSLY ISSUED TO MARANATHA DAYCARE AND PRESCHOOL, TO OPERATE A DAYCARE AND PRESCHOOL FOR UP TO 92 CHILDREN IN THE AGRICULTURAL ZONING DISTRICT, LOCATED AT 15000 W. 63rd STREET.**
7. **SUP-10-90-09; REVIEW OF THE SPECIAL USE PERMIT PREVIOUSLY ISSUED TO PUBLIC STORAGE, FOR A LIVE-IN WATCHMAN QUARTERS IN THE PLANNED INDUSTRIAL ZONING DISTRICT, LOCATED AT 6885 HEDGE LANE TERRACE.**

CHAIRMAN BOGINA: C is the Consent Agenda. Items 1 through 7 are listed the Consent Items Agenda. Unless there was a request to remove an item from the Consent Agenda, the items will be approved in one motion. Is there a request to remove an item from the Consent Agenda? If not, is there a motion to approve the Consent Agenda? Commissioner Mudgett?

COMMISSIONER MUDGETT: I move to approve as presented.

CHAIRMAN BOGINA: Thank you. Commissioner Bienhoff.

COMMISSIONER BIENHOFF: Second.

CHAIRMAN BOGINA: There's a motion and a second to approve Items 1 through 7 of the Consent Agenda. All in favor?

COMMISSIONERS: Aye.

CHAIRMAN BOGINA: Opposed? Motion passes. Thank you.

(Motion passed 8-0; Dennis Busby, Les Smith absent)

D. NEW BUSINESS

1. Z-04-16-10; REZONING FROM AGRICULTURAL TO COMMERCIAL HIGHWAY AND PREPLAT-17-16-10; PRELIMINARY PLAT FOR ZARDA BUSINESS PARK, A THREE-LOT COMMERCIAL SUBDIVISION LOCATED IN THE 22700-22800 BLOCKS OF W. 71ST STREET. THE APPLICATION IS FILED BY GEORGE BUTLER & ASSOCIATES FOR BBT ZARDA, LLC, DEVELOPER.

CHAIRMAN BOGINA: This takes us to Item D, which is New Business. Z-04-16-10; a Rezoning from Agricultural to Commercial Highway and Preplat-17-16-10; Preliminary Plat for Zarda Business Park, a Three-lot Commercial Subdivision Located in the 22700-22800 Blocks of w. 71st Street. The Application is Filed by George Butler & Associates for BBT Zarda, LLC, Developer.

MR. ZIELSDORF: Good evening. Mark Zielsdorf, City Planning staff. The area of rezoning is made of three parcels, a total of ten acres. These parcels are unplatted and are zoned agricultural. The parcels contained a single family home and a barn up until about 2009 when these structures were removed. The property has since remained vacant. During this same time, the City, through a street benefit district, constructed the southerly extension of Silverheel Street from the existing Shawnee Crossings development to 71st Street in anticipation of spurring office and retail development in the area. The area west of Silverheel Street is zoned CH (Commercial Highway) as is a small area immediately east of Silverheel. And that would be this area here and this little area here. This rezoning request is for the ten acres just east of the CH zoned property on the east side of Silverheel, which would be this strip right here.

Property to the north is zoned PUDOC (Planned Unit Development Office Commercial). This property is platted as Shawnee Crossings Retail Center and is developed with office and retail uses. A 40 acre unplatted parcel is located to the east. This parcel is zoned Agricultural and consists of open pasture and range land. Adjacent to the south is 71st Street. And property south of 71st Street is zoned PUDMR (Planned Unit

Development Mixed Residential) and is developed with townhomes of the Willow Ridge subdivision. Property to the west is zoned Commercial Highway (CH) and is owned by

the applicant and part of a proposed preliminary plat for a three lot commercial development.

The Land Use Guide of the Comprehensive Plan depicts office and commercial uses for this area of the rezoning. The Comprehensive Plan indicates the combination of office and retail uses for the area along Silverheel between the existing Shawnee Crossings development and 71st Street. The Commercial Highway zoning district permits both office and retail uses. The rezoning request will provide one zoning district on the east side of Silverheel that will allow for ample lot width and depth to accommodate the office and retail uses.

Access to the property will be from Silverheel Street and the proposed 70th Street as part of a proposed preliminary plat that includes the CH zoned property adjacent to the west.

The character of the area will change somewhat with the rezoning and associated proposed plat, as it will allow for the extension of similar office and retail uses that exist to the north in the Shawnee Crossings Retail Center development.

Approval of the rezoning should have little detrimental effect upon surrounding properties. The development of office and retail uses in this area along Silverheel Street south to 71st Street has been shown and anticipated by the City's Comprehensive Plan for several years. This property will be surrounded with similar uses to the west along K-7 Highway, to the north in Shawnee Crossings Retail Center and eventually on the undeveloped property to the east.

Denial of the request would not appear to benefit the health and welfare of the community as a whole. The request will provide an expansion of the existing and anticipated commercial development patterns in the area. Additional office and commercial opportunities in this area and enhancement of Shawnee's daytime population has been a stated goal of the Planning Commission and the City Council.

The applicant requests preliminary plat approval for a commercial subdivision. The preliminary plat contains three lots and two tracts on 33.02 acres.

(Off Record Talking)

The property is located along the west and east sides of Silverheel Street, north of 71st

Street. The property is currently unplatted and undeveloped. The majority of the property is zoned CH (Commercial Highway) with the ten acres along the east side is currently zoned AG with a request to be rezoned to Commercial Highway. Final plat and site plan approval will be required prior to any new development on the site.

Again, the Land Use Guide of the Comprehensive Plan anticipates office and commercial development for this area east of K-7 Highway, between Shawnee Crossings to the north and 71st Street to the south. The preliminary plat for this subdivision indicates the creation of three lots for office and commercial use. And the preliminary plat is in general conformance with the Plan.

All bulk requirements of the CH zoning district have been satisfied. Lot 1 contains 5.01 acres. Lot 2 contains 4.6 acres and Lot 3 contains 10.3 acres. Lot 3 could be further subdivided in the future, provided minimum lot size and frontage requirements are met. All three lots exceed the minimum requirements of the Commercial Highway zoning district of 10,000 square feet in size and 100 feet of frontage along a public street. A 30-foot building line has been shown along all street right-of-way lines as required in the CH zoning district.

The plat also shows two tracts totaling approximately nine acres. Tract A is 3.6 acres in size and located east of Silverheel Street and north of Lot 1. This tract contains an existing streamway and will be left mostly undisturbed. It will contain a Sanitary Sewer easement (S/E), a Drainage easement (D/E), and a Stormwater Management easement (SM/E). Tract B is 5. 4 acres in size and is located along the north and west of Lot 3. This tract also contains existing streamways that will be left mostly undisturbed. This tract will contain Sanitary Sewer (S/E), Drainage (D/E), and Stormwater Management (SM/E) easements, as well as a large water main easement running parallel to the east right-of-way line of K-7 Highway.

The applicant will be required to submit a business owner's association declaration and any covenant, conditions and restriction declarations with the submittal of the final plat that addresses the perpetual ownership and maintenance responsibilities of these common tracts and the stormwater facilities contained within the tracts.

These lots in this development will be served by a public sewer system.

Right-of-way for a future roundabout at Silverheel and 71st Street has been provided, although a roundabout will not be constructed as part of the development at this time.

Seventieth (70th) Street will be extended from Silverheel Street to the east property line and end with a temporary turnaround. It is the City's intent that 70th Street will be extended in the future at such time that the property to the east develops. Access to the lots within this subdivision will be from commercial drive approaches off of Silverheel and 70th Streets. The location of the drive approaches will be determined at the time site plans are considered and approved for each lot. And access control has been provided along the K-7 Highway frontage to prevent any access to the highway, and along 71st Street and portions of Silverheel Street to prevent access within the functional area of the future roundabout.

The proposed access and lot layout are acceptable for circulation and public safety purposes.

The public street improvements required for this development shall be designed and constructed in accordance with the standards of the Shawnee Design and Construction Manual.

And Seventieth (70th) Street shall be constructed as a modified local service street. The street lighting system required for this development shall be designed in accordance with the Shawnee Design and Construction Manual.

The stormwater drainage improvements required for this development shall be designed in accordance with Shawnee Design and Construction Manual.

The applicant has submitted a preliminary storm drainage study with the preliminary plat showing a conceptual drainage system, a drainage area map, and a drainage table summarizing the hydrologic and hydraulic analysis for the development site and all upstream tributaries. The preliminary study was substantially complete and adequate for reviewing the preliminary plat.

This development is subject to the provisions of SMC, Chapter 11.16, Stormwater Treatment, which pertains to the implementation of Stormwater Treatment Facilities. The applicant is proposing the use of a regional preserved native vegetation to meet a Level of Service of 6.2 for the overall subdivision. And then each individual lot will be responsible for providing an additional Level of Service of 0.8.

All Stormwater Treatment Facilities (STF) required for this development shall be designed in accordance with the Shawnee Design and Construction Manual.

This development is not subject to the provisions of SMC, Chapter 11.24, Stormwater Detention. The applicant submitted a Preliminary Stormwater Drainage Study stating that there were no known downstream flooding concerns as defined by the Shawnee Design and Construction Manual. Since detention is not required, the applicant is responsible for paying a stormwater detention fee.

An open channel is located on this site that meets the requirements for a stream corridor as required by the Shawnee Design and Construction Manual. And as such, the applicant is responsible for providing a stream corridor on the final plat. The stream corridor for this site has a required setback of 40 feet each way as measured from the Ordinary High Water Mark (OHWM).

This development is subject to the provisions of Shawnee Municipal Code (SMC) Chapter 12.26, which pertains to the City's excise tax on new subdivision plats.

The estimated excise tax for this development is $309,254.86 calculated on a taxable area of roughly 1,438,394.7 square feet (33.021 acres) at the current rate of $0.215 per square foot.

Silverheel Street was constructed as part of a street benefit district. Therefore, the development site is eligible for a credit against the excise tax of $1,414,244. And then based on this credit there would be no excise tax due for this plat.

This subdivision is also subject to the provisions of (SMC) 12.14, Park and Recreational Land Use Fund. And open space fees in the amount of $0.04 per square foot of platted lot area shall be paid prior to the issuance of a building permit.

As far as staff's recommendation, this rezoning will allow the ten acres to have the same zoning classification as the adjacent property the applicant currently owns east of Silverheel Street and provide adequate lot size for office/commercial development the City desires for this area as indicated in the Comprehensive Plan. Staff recommends approval of Z-04-16-10, rezoning from AG (Agricultural) to CH (Commercial Highway)

for 10 acres located in the 22700 to 22800 blocks of W. 71st Street, subject to Condition Number 1. Staff also recommends approval of Preplat-17-16-10, Preliminary Plat of Zarda Business Park, a commercial subdivision, subject to Conditions 2 through 21. And the referenced conditions are as follows:

1. Approval of the rezoning by the Governing Body and publication of the rezoning ordinance;

2. The preliminary plat is subject to the rezoning approval by the Governing Body;

3. Acceptance of the dedications on the final plat(s) by the Shawnee Governing Body and recording of the final plat(s) with the Johnson County Register of Deeds, along with site plan approval for Lots 1, 2, and 3 by the Shawnee Planning Commission shall be completed prior to issuance of any building permits for those lots;

4. The provisions of the excise tax shall be satisfied prior to the Mayor signing the recording copies of the final plat. And based on available credits, no excise tax will be owed for the area contained within this plat;

5. Open space fees in the amount of $0.04 per square foot of platted lot area shall be paid prior to the issuance of a building permit. Open space fees are estimated to be $8,728.61 for Lot 1, $8,066.28 for Lot 2, and $18,012.33 for Lot 3;

6. This subdivision shall be subject to all bulk and use requirements of the CH zoning district;

7. The applicant shall submit a business owner's association declaration and any covenants, conditions and restriction declarations with the submittal of the final plat that addresses the perpetual ownership and maintenance responsibilities of the common tracts and the storm water facilities contained within the tracts;

8. The public street improvements required for this development shall be designed and constructed in accordance with the standards of the Shawnee Design and Construction Manual and as detailed within the staff report;

9. The right of controlled-access shall be dedicated to the City to restrict direct access from the lots within this subdivision to the points as indicated on the plat;

10. The street lighting system required for this development shall be designed in accordance with the Shawnee Design and Construction Manual and is detailed within the staff report;

11. Storm drainage improvements required for this development shall be designed in accordance with Shawnee Design and Construction Manual and as detailed within the staff report;

12. The applicant is responsible for submitting detailed street, streetlight, and storm drainage improvement plans for review and acceptance by the City Engineer prior to the final plat going to the Governing Body for acceptance;

13. This development is subject to the provisions of SMC, Chapter 11.16, Stormwater Treatment, which pertains to the implementation of Stormwater Treatment Facilities. All STFs required for this development shall be designed in accordance with the Shawnee Design and Construction Manual and as detailed within the staff report;

14. This development is not subject to the provisions of SMC, Chapter 11.24, Stormwater Detention, which pertains to the construction and maintenance of on-site stormwater detention facilities. Since detention is not required, the applicant is responsible for paying the stormwater detention fee. The fee is required to be paid to the City prior to the recording of the Final Plat;

15. An open channel is located on this site that meets the requirements for a stream corridor as required by the Shawnee Design and Construction Manual. The applicant is responsible for providing a stream corridor on the final plat and complying with the requirements as detailed within the staff report;

16. All public improvements for this development shall be constructed according to the applicable standards in the Shawnee Design and Construction Manual. A public improvement permit will be required for all public street, storm, and streetlight improvements;

17. All utilities shall be placed underground. When an easement is needed specifically for either a sanitary or stormwater sewer, this easement must specify the intended use;

18. This development is subject to the provisions of SMC, Chapter 11.20, Land Disturbance Activity, which pertains to site grading and erosion control measures. The applicant or landowner is responsible for obtaining a land disturbance permit as required by Codes Administration prior to undertaking any land disturbance or construction activities on the development site;

19. All fire hydrants with compliant fire-flows, and fire lanes as required by the Fire Department, shall be installed and approved prior to issuance of a building permit. Minimum fire-flow and flow duration shall be as specified in Table B105.1 of the International Fire Code. Fire-flow is measured at a 20 psi residual pressure.

20. The applicant is responsible for obtaining all such permits as may be required by all Federal, State, and Local agencies, including but not limited to the Kansas Department of Health and Environment (KDHE), Kansas Division of Water Resources (DWR), and the U.S. Army Corps of Engineers (USACE); and

21. The applicant is responsible for submitting a computation plat with the recording copies of the final plat.

That concludes Staff's presentation.

CHAIRMAN BOGINA: Thank you. Is the applicant present?

(Off Record Talking)

MR. ZARDA: My name is Tom Zarda. I live at (Address Omitted), Shawnee, Kansas 66227. I am the applicant. I am the owner/manager of BBT Zarda, LLC and I'm just here to answer any questions you might have regarding this rezoning plat request.

CHAIRMAN BOGINA: Thank you. Have you read the staff report?

MR. ZARDA: Pardon me?

CHAIRMAN BOGINA: Have you read the staff report?

MR. ZARDA: Yes, I have.

CHAIRMAN BOGINA: And are you in agree with the 21 conditions of the staff?

MR. ZARDA: Yes, I am.

CHAIRMAN BOGINA: Thank you. Does the Commission have any questions for the staff or the applicant? Commissioner Willoughby.

COMMISSIONER WILLOUGHBY: So, Tom, if you take the three lots and the two tracts and there's about another four acres besides that that's included, is that Silverheel and 70th Street? If you add up all the acres of the --

MR. ZARDA: If you add up all the acres of the three lots and the two tracts --

COMMISSIONER WILLOUGHBY: Two tracts.

MR. ZARDA: -- you're right at 30 acres of property.

COMMISSIONER WILLOUGHBY: 28.91, yeah.

MR. ZARDA: Yeah. Yes.

COMMISSIONER WILLOUGHBY: And so there's 33.02 in the whole thing?

MR. ZARDA: Yes. Yes.

COMMISSIONER WILLOUGHBY: Is that --

MR. ZARDA: Well --

COMMISSIONER WILLOUGHBY: Is that Silver --

MR. ZIELSDORF: Here, I can answer that.

MR. ZARDA: Yeah. I think you can --

MR. ZIELSDORF: Mr. Willoughby, that -- basically if you look on the plat it's got a square footage breakdown over here.

COMMISSIONER WILLOUGHBY: Okay.

MR. ZIELSDORF: And so, yeah, between the three lots, the two tracts and then the right-of-way area, that all equals the 33 acres.

COMMISSIONER WILLOUGHBY: The right-of-way, okay.

MR. ZIELSDORF: Yes.

MR. ZARDA: Including the right-of-way, yes.

COMMISSIONER WILLOUGHBY: That's what the rest of it is.

MR. ZIELSDORF: Yes.

MR. ZARDA: Yeah.

COMMISSIONER WILLOUGHBY: Okay.

MR. ZIELSDORF: But even though Silverheel is already constructed we're platting the right-of-way with this plat because he's got lots on both sides of it.

COMMISSIONER WILLOUGHBY: Good. Thanks. I've got another question.

CHAIRMAN BOGINA: Commissioner Willoughby.

COMMISSIONER WILLOUGHBY: So, another question. It says the final plat and the site plan approval for each lot, I mean, it says for all the lots before any building permits will be issued for these lots. But it's lot by lot still, right? You can do one lot at a time?

MR. ZARDA: Yes.

COMMISSIONER WILLOUGHBY: Okay.

MR. ZARDA: That's the way I understand it, yes.

COMMISSIONER WILLOUGHBY: Thank you.

CHAIRMAN BOGINA: Thank you. There's a public hearing on the rezoning and the plat approval. Is there anyone from the public that wishes to speak on this item? Yes, sir. Could you give us your name and address first, please?

Public Comment:

MR. DURBIN: Yes, sir. My name is Kris Durbin. I'm at (Address Omitted). I live in the Willow Ridge subdivision directly south of this proposed business venture. I would like to move that the Commission and the City deny this rezoning for the betterment of the residential community. Currently Silverheel Street between Shawnee Crossings and 75th Street is not a commercial thoroughfare. And adding this commercial venture would create additional commercial traffic that would be against the benefit of our community. There is a number of empty office spaces and other businesses currently in the Shawnee Crossings complex. In the past couple of years there's been two restaurants, two banks and a very large software company that have all abandoned their buildings, and they are all sitting empty at this time. Adding additional businesses to this community would be detrimental to our property values at this time. We can't have additional office spaces sitting vacant and unused when businesses are leaving our community. It just has a bad impression on our community. It has a bad impression of this area and I think we're inviting more trouble. Additionally, we don't want to see that additional traffic on Silverheel. You're looking at some potential issues by creating off-highway traffic coming from Kansas Highway 7 northbound onto 75th Street. That is not an exit ramp. That is a one lane change to turn off of K-7 onto 75th Street. I don't think the infrastructure would allow for this type of development and that much more

traffic coming through. There are homes in our community that currently sit on Silverheel Street south of this proposed development. So, Silverheel Street is not like other communities in this general area where the homes are back away from the main road. We do have homes, including my own that backs up to Silverheel. And that additional traffic again would be very unpleasant and would be detrimental to our property values. I'd like to also suggest that this land might be of historical importance. The Santa Fe, Oregon and California Trails crossed just adjacent south to this property. And I'm not sure if appropriate research has been done to determine whether this property contains historical importance and additional research might be necessary. And I'd also like to point out that the zoning sign that was placed on this property was perpendicular to Silverheel Street, which is where a majority of the traffic goes through. That sign was not visible to most people in our community. And I would say that we'd probably have a lot more people from our community here if that sign was visible to those of us that are going to be impacted by this development. That's all.

CHAIRMAN BOGINA: Thank you. Mark, could you discuss the street patterns and the --

MR. ZIELSDORF: I'm sorry.

CHAIRMAN BOGINA: And could you discuss the widths both north and south of Silverheel and what the projected existing -- and what sizes they were built for, the number of vehicles if you know?

MR. ZIELSDORF: I can't speak to the number of vehicles. I know when Silverheel was constructed it was constructed with the forethought that this property would be developed with office and commercial uses. So, it was constructed to handle the additional traffic.

CHAIRMAN BOGINA: Has anybody ever discussed the historical uses of the Santa Fe-Oregon Trails on this site?

MR. ZIELSDORF: No. No.

CHAIRMAN BOGINA: Thank you. Thank you. Ma'am, did you have something?

MS. JOHNSON: Would it be possible for me to borrow your original schematic that you got?

MR. ZIELSDORF: Yeah.

CHAIRMAN BOGINA: Could you first give us your name and address when you're ready.

MS. JOHNSON: I am Christy Johnson. I'm at (Address Omitted), Shawnee, Kansas 66227.

CHAIRMAN BOGINA: Thank you.

MS. JOHNSON: And I'm the President of Willow Ridge Homeowners Association. And so I'd just like to say first of all I concur with absolutely everything Kris said, but nobody has mentioned the fact that there is an elementary school literally a block and a half

from the corner of, what is it, 71st and Silverheel? And all of our children walk to school along these streets where everybody is -- 33 acres of retail and commercial space is an awfully lot of retail and commercial space when you bought your property so you could be tucked back in western Shawnee is a relatively low traffic area. I've lived there since '09 and I've enjoyed the peace and quiet. And I was little bit horrified when I saw this because also, as Kris said, we have so much vacant commercial property over there. I mean, when you make that right, you know, when you're coming from Price Chopper, you make that right up there and the first thing you see is Perceptive Software, which is a massive building that nobody is in. It's a ghost town. And I don't really understand from the restaurant closings and other things that we've had over there how it's practical to put more retail space up there. And frankly 33 acres of potential retail and commercial property is an awfully lot when it's in your back yard. These houses that back up to 71st Street that have that long skinny plat that is literally in their back yard. So, all that traffic will be in their back yard. There's a bus stop on that corner. There's a bus stop at 71st and Aminda. And there's a bus stop at every single stop sign all the way down Silverheel where our kids get picked up to go to Mill Creek. I don't think I really have anything to add, but again like I said I do think it will affect our property values. Again, part of the reason that I purchased back there was because I kind of wanted that western Shawnee more rural feel. And I also selected it because of the awesome school district. But I will say that putting 33 acres worth of retail and stuff and parking and traffic is detrimentally going to affect my neighborhood.

CHAIRMAN BOGINA: Thank you. Yes, ma'am.

MS. WOLTERS: My name is Kathy Wolters.

MS. LIND: If you'll speak into the microphone please.

MS. WOLTERS: My name is Kathy Wolters. I live at (Address Omitted), Shawnee 66227. Both of my cohorts here have really told the story about what our subdivision is like. But I don't think that anyone has even tried to see how narrow Silverheel is. It makes a terrible curve and it's hard for us to manage it let alone have a whole bunch of realtors coming in or businesses coming in that don't know which way to go. We're trying to redecorate that part of Silverheel and we understand from the City that that's Willow Ridge's island so that we're having to manage that. And now if they're going to put commercial housing or commercial businesses in there, we're talking about Silverheel having so much more traffic that the street will not bear that. We have such a little space to even get out on 75th Street. And we either have to go to 83rd Street to get out or else we have to go back to Shawnee Mission Parkway. And as they pointed out before we have so many empty buildings there. Somebody should come and take a look at that. It's just -- it's like a ghost town and then you're talking about building more commercial buildings. So, I think that all of us, if we had known that this was a meeting for the whole subdivision we would have all been here to say the very same thing. There's just too many people that are being affected by this. Not that we don't want the business, but just not there.

CHAIRMAN BOGINA: Thank you. Yes, sir. After you speak would you mind signing the form? Thank you.

MR. PLUCKNETT: I'm Dave Plucknett. I'm at (Address Omitted) which is the Madison Heights Homeowners Association subdivision. I'm the secretary. We're directly west past the 40 acres. One of the things, I agree with everything they've said. One of the things that you have to keep in mind is you do have the school district and you may have had in future planning of making some of this commercial. However, in your planning you also had Monticello Road to be expanded. Right now if you have drove on Monticello, what, south of Shawnee Mission Parkway, I mean, that's a dangerous road. And that's part of the reason why Silverheel, although your busses come that route because of the danger coming up that road. You know, it's not even a -- you don't even have a stripe down it. You've done some repair you're supposed to do. Expand that road and fix that road. Had some matching funds that, you know, the economy collapsed. So, that is not a viable -- at one time that was supposed to be developed. Now, so you don't have a viable school route for those busses already. So, if you put commercial on the side, you're just making it more of a danger to all the traffic. And where I'm talking about is if you -- Monticello they come around West 71st Terrace is where the busses, but Monticello, are you guys all familiar with Monticello and the troubles? I assume if you've been on this you've heard about it. It's been complained about by anybody that lives over in that area. If that road was a viable road that could handle the traffic and that, but you're pushing all this commercial. And then you throw 75th Street, and like they said off of K-7, that's not a viable exit. I mean, it's dangerousness enough if I'm coming, you know, you tried to fix that interchange a little bit and make it a little safer. But that's not made for traffic at all. So, if you put commercial -- so, the only way you can get into that commercial is to basically go on Shawnee Mission Parkway, go to whatever little road that comes down and go around that area by Perceptive. So, you have basically one viable entrance into there. Silverheel may be as wide enough going up to that commercial, but then it shrinks down into two lanes through that commercial area. It's not viable to handle commercial in that area especially when you have Perceptive. They just closed Red Robin (Ruby Tuesday). None of the commercial is staying viable up in that area. And you have land around right next to that that can be developed as commercial. So, as a Planning Commission, can we try to develop some of that other area around the other commercial instead of having gaps amongst the different commercial to open another area to put office space where you have empty office space? Or I don't, you know, we don't know what type of commercial they're going to be in there. I assume it's going to be office space. My other question to you if I have -- since I live in Madison Heights is the 40 acres adjacent to that. Right now it's AG, but I know that, you know, anything can change. If you put in commercial there, what would you put in there? Multi-housing? Ideally what is it, the future plans for that because you're right by a school district, so that's another thing to consider? I mean you have a great school right there. And we have enough concerns about busses and that's part of the reason they developed Silverheel is to relieve because you guys didn't develop Monticello. And that's a dangerous thing now with the busses coming down. It scares me to death

every time because I purposely go down Silverheel because I don't like Monticello. With that hill and the bumps and there's no lines, there's no curbs, there's nothing there. And the [inaudible] part of the reason I bought in Madison Heights knowing Monticello was going to be developed. So, as a City Planning Commission you should not develop that area more with commercial and put more traffic over there until you fix at least Monticello because that's viable to relieve. And then you have the 71st Street interchange. You need to put more than one entrance into there. For that commercial there is no way in there other Shawnee Mission Parkway that's viable. And then you have to come through all that area. And then you have all that. You have empty lots around existing commercial space. And you have space that isn't being supported now that businesses are rotating in and out of there if you look at it. So, as a Planning Commission looking ahead, why don't we focus on developing what we have in place now and, yes, you can maybe go there, but there's two things. You have to develop the other area first, fix Monticello, then maybe you can address this. But why expand into an area where you have all this dead space in between. And then you have access problems. You're going to cause a huge problem like you said for school children and the busses because right now that's the one clean area the bus can go through. I know they use Monticello, but when you run into a bus on Monticello, it's not a fun thing in your car and traffic period. So, just from future development. And you have Perceptive there, so there's a lot of opportunity to the north without doing this at this time. There's some things that need to be fixed first. And like I said the one access, 75th is not a viable commercial access. It's not even an interchange I like to drive if I'm K-7 to exit off of. Because you're going from the 60 miles per hour into a short turn lane if you're going north. If you're going south, you have that little funky, if you ever made that turn that's a little funky little turn, too. So, that isn't a viable commercial that you want to add. If you're going to take additional traffic because that might be closer that's going to make that interchange a lot more dangerous. So, you're basically making people drive a long way to get into that office space. So, I don't see the viability of developing the office space until you fix the traffic flow problem either. Some things to consider.

CHAIRMAN BOGINA: Thank you. Just a second. Paul, could you let the gentleman know, could you let us know what the projected AG zoning is of the 40 acres?

MR. CHAFFEE: The 40 acres, which is the Webb property, on the Future Land Use Guide shows it is being developed as office service type uses in this area and has been shown that way for many years. One thing that probably needs to be perhaps reiterated, we're not looking at rezoning 33 acres. There is 23 acres that are already zoned Commercial Highway. And the City about eight years ago funded a benefit district to make the improvements to Silverheel and constructed it to handle the office and commercial traffic that the City anticipated in the area. So, the only piece on the rezoning is the back ten acres of the same property that Mr. Zarda owns and it would bring the entire parcel into the same zoning district basically. So, you know, any discussion of rezoning 33 acres that's not what's happening here this evening. So, just wanted to clarify that.

CHAIRMAN BOGINA: Thank you. Yes, ma'am.

MS. BARCUS: I'm Anne Barcus. I'm at (Address Omitted). And I wanted to just talk about Silverheel a little bit. When I leave my home I either go to the right or to the left, either 72nd Street or Terrace to get to Silverheel. And both of them because the street Silverheel is quite enough now, it's a little easier to pull out, but it's almost nearly impossible on 72nd Terrace to go either to the right or the left without the concern of traffic that could be coming along that area if we had much more traffic than what we have now. It's kind of a pull-out situation of two blind spots. And I might elaborate too that we have a park on Silverheel that belongs to our neighborhood as well and it faces Silverheel. It's right along there. So, I just wanted to talk about the traffic situation there and how it might be a little difficult for people to pull in and out, even more difficult than it is now.

CHAIRMAN BOGINA: Thank you.

(Off Record Whispering)

CHAIRMAN BOGINA: Yes, ma'am. You have to be brief since you're on your second shot. But you have to come up to the microphone. So, the meetings are recorded through the microphone system.

MS. JOHNSON: Apologies. I just wanted to add that also just immediately to the north of the area that they're talking about there is also two daycare centers already. So, in addition to Horizon there is also Canterbury Academy and I believe the other one is called Goddard. So, it's not just Horizon Elementary. There is like kind of a, sort of a little, you know, bundle of childcare going on in that particular area.

CHAIRMAN BOGINA: Thank you. What was your name again?

MS. JOHNSON: Christy Johnson. Do you want me to sign again?

MS. LIND: No.

MR. DURBIN: Can I have my second go as well?

CHAIRMAN BOGINA: Real short.

MR. DURBIN: Real short. I understand that the 23 acres was already zoned as Commercial Highway prior to this applicant requesting the additional 10-15 acres. I would argue, and I don't know this as a fact, but I would argue that that initial 23 acres zoned as Commercial Highway was intended for Highway Kansas 7 use, not Silverheel Street, as is all of that Commercial Highway land in that vicinity. So, I would suggest that we're trying to use Silverheel as an easier access point to those properties when that's not what it was designed to do.

CHAIRMAN BOGINA: Thank you.

MS. LIND: What was your name again?

MR. DURBIN: Kris Durbin.

CHAIRMAN BOGINA: Yes, sir

MR. ALAPATT: Anthony Alapatt. Address (Address Omitted), Shawnee, Kansas 66227. My home backs onto Silverheel Street on 72nd Terrace. And like one of the members attested, it is not comfortable to exit 72nd Terrace into Silverheel. I have a two year old that plays in the back yard. The Silverheel speed limit goes from I believe 35 to 25 very abruptly. And I don't believe it's planned for heavy traffic. One of the reasons we purchased our home back in 2013 was the elementary school district value and, of course, the property value that goes along with that. I believe that this is going to be compromised. I remember visiting Buffalo, New York and it's a ghost town. Just thinking about all the empty lots north of 71st Street on Shawnee Crossings, I don't understand how this is going to be helpful unless we get some kind of a guarantee that this is going to be a daycare or something where it benefits the residents of the community. Thank you.

CHAIRMAN BOGINA: Thank you. Paul, did you have something?

MR. CHAFFEE: I believe Commissioner Bienhoff would like a clarification on the access to K-7 Highway. Access on K-7 Highway is restricted/limited access, so there never was -- when K-7 was built the access onto K-7 was taken away many, many, many years ago. So, when this property was initially developed and Silverheel put through these properties never had access to K-7 Highway. Very similar to what goes on in Willow Ridge to the southeast of Silverheel. It's developed with some townhomes and a little further this one cul-de-sac area is developed for single family residential. But even in this -- in the Willow Ridge remaining properties that are between K-7 and Silverheel there is no access onto K-7. Those are basically what are the old mile streets 83rd, 75th, Shawnee Mission Parkway. Clear Creek Parkway, that access was taken away. And as you all are aware we have the overpass now at Clear Creek Parkway. And we have the improvements with the interchange at Johnson Drive. Also access is now limited at 71st Street. Years and years and years ago before K-7 was there it was platted all the way across. So, any development that would happen there would be an overpass similar to what you'd see at Clear Creek Parkway if and when that time ever came. That's why you have the series of frontage roads similar to Silverheel on the other side of the street where you have Hedge. Hedge Lane Terrace serves that similar function and Villas of -- this area in here has no access to K-7 Highway nor do any of these properties. So, just wanted to clarify the point that this property and properties all up and down K-7 Highway don't have direct access to the highway nor was it intended that way.

CHAIRMAN BOGINA: Thank you. Does anyone else? Okay. Really, really short.

MR. DURBIN: I'd like to say that I believe that that's inaccurate statement. We do have direct access on and off of Kansas Highway 7 from 75th Street --

MR. CHAFFEE: Correct.

MR. DURBIN: -- which is directly connected to Silverheel Street.

CHAIRMAN BOGINA: Thank you.

MR. CHAFFEE: Except that's not adjacent to this property.

CHAIRMAN BOGINA: Mr. Zarda, would you like to make a few comments?

MR. ZARDA: Thank you very much. Tom Zarda again. I'm sorry to cause such a controversy here. But you have to understand that the property that we are asking for rezoning, there's 10 acres there, there's already 24 acres that are zoned. And this ten acres added to the 24, and we try to be very, very cognizant of over-developing that area there. So, we have dedicated Tract 1 and Tract 2 taken off of that. So, really when it comes down to the developable ground that we're talking about when you put it all together is going to be probably less than 20 acres. So, you could develop 24 acres there now. But with us putting this all together, dedicating to the streamways, et cetera, we're going to wind up with what's just barely 20 acres of developable ground which is four acres less than could really be developed there right now. As far as vacancies in the Shawnee Crossings area, there are no vacancies in Shawnee Crossings. We're full over there. There are two lots that are tentatively sold at this present time. We have a couple of other people that are looking at properties over there. The bank building has been sold and it's being utilized. So, the vacancies are none except maybe if you go down to Red Robin (Ruby Tuesday)

CHAIRMAN BOGINA: Thank you. So, I'm sorry, what? We would be --

COMMISSIONER BIENHOFF: Question for Paul.

CHAIRMAN BOGINA: Commissioner Bienhoff.

COMMISSIONER BIENHOFF: Yeah, Paul, just to clarify, I think I might have missed it. You said there is not going to be access off of K-7 to 71st Street? That will not be allowed.

MR. CHAFFEE: Currently there is no access. It's blocked off, limited access on 71st Street. So, anything that would go in there would be an overpass over K-7 Highway similar to what we have up at Clear Creek Parkway.

COMMISSIONER BIENHOFF: Thank you.

CHAIRMAN BOGINA: Does the Commission have any questions for the staff or the applicant? Commissioner Smith.

COMMISSIONER JOHN SMITH: I have a question for staff. Would you point out on the map exactly where the grade school is at?

MR. CHAFFEE: Horizon Elementary is located at this location right here.

CHAIRMAN BOGINA: Commissioner Peterson.

COMMISSIONER PETERSON: Paul, in regards to the amount of traffic, I've seen the overhead view and I've driven in it, but is that, I can't quite recall, how wide is Silvercreek? I know that typical residential doesn't have a large shoulder. And I know

that it was built weight-wise in anticipation for more traffic, but width-wise, what are we looking at?

MR. CHAFFEE: I believe it is 33. It's built as sort of a collector street as opposed to even a local residential type of street.

COMMISSIONER PETERSON: So, we were anticipating --

MR. CHAFFEE: We were anticipating. The property, some of the property was already zoned the Commercial Highway. It was a desire of the City to promote the development of this property. And through the creation of a benefit district it was improved in that manner.

CHAIRMAN BOGINA: Commissioner Mudgett.

COMMISSIONER MUDGETT: I have a question for Tom. Tom, do you have tenants already in mind or are these all spec buildings?

MR. ZARDA: Right now we don't have any [inaudible] or exact plans [inaudible].

COMMISSIONER MUDGETT: Sorry, Tom. You've got to come to the microphone. It's all recorded for posterity.

MR. ZARDA: Tom Zarda again. We have no specific plans at this time. We're in the process of getting it developed, getting it cleaned up which we've done. And now grading it down to get rid of some of the debris that was accumulated on that property over the last 20 years. We're trying to make it marketable at this time, but no specific plans.

COMMISSIONER MUDGETT: Okay. Thank you.

CHAIRMAN BOGINA: Commissioner Bienhoff.

COMMISSIONER BIENHOFF: Question for staff. And I believe we're just talking about a rezoning today. We're not talking about any future use of specific property or site plan or anything like that, correct?

MR. CHAFFEE: You're correct. There's no site plans involved this evening. What it is, is the rezoning and the preliminary plat for the property. And then as development plans come forward you'll see site plans on each of these individual sites and they're final plat. There may be one final plat or it may be a series of final plats as the properties do develop. We do have that access control that'll be in place with the preliminary plat that basically limits access on 71st Street and around the curve area. And then Lot 1 I believe it up here and Lot 2 is up here. And as that site plan comes in we'll take a look at where the potential driveway or driveways may be. And then the developer as he comes in with his final plat will be required to do the improvement to 70th Street over to the east property line of his property.

COMMISSIONER BIENHOFF: And as those plans come in, is it typical that there would be traffic studies and safety studies of access?

MR. CHAFFEE: There would be safety studies for access. Depending on who the user is the traffic engineer may not require a traffic study be undertaken.

COMMISSIONER BIENHOFF: But the traffic engineer would evaluate it?

MR. CHAFFEE: Yes. Yeah. As he does with all site plans that come in.

COMMISSIONER BIENHOFF: Thank you.

CHAIRMAN BOGINA: Commissioner Peterson.

COMMISSIONER PETERSON: I have a question for Mr. Zarda. On Tract A and B, that is the existing streamway and you said it's largely to be undisturbed. Could you be a little more specific? I mean, are you like going to clean out some of the trees so that it's not so unkempt or is it -- you're just going to try not to develop that as much of possible.

MR. ZARDA: The sanitary sewer if you're on the east side and on the north end, on the east side the sanitary sewer line runs up through there and there is a streamway that comes off of the 40 acres to the east of that. And our original proposal is to put all of that underground and put a storm pipe in there and cover that and develop that piece of property. But again, because of the overdeveloping of the area we decided thusly that a more or less a green area and let it as it, pretty much natural and let it go at that and give up that property. I mean, it's significant when you start talking about giving up ten acres out of a total of 30, so. And then over on the other side of 7 Highway there is wetlands that we could fill on out into that area. But again, not wanting to overdevelop, the same thing on the north end of the west side, not wanting to overdevelop the area, why we decided to just let that natural.

COMMISSIONER PETERSON: Thank you.

CHAIRMAN BOGINA: Is there any other questions for the staff or the applicant? If not, we would be in Commission discussion. Commissioner Bienhoff.

COMMISSIONER BIENHOFF: Yes, Mr. Chairman. It seems that based on the plans and the Land Use Guide that the rezoning would be consistent with the intended use of the area. And it looks to me as if the City has put in the infrastructure to develop Silverheel there to accommodate this type of activity.

CHAIRMAN BOGINA: Thank you. Commissioner Peterson.

COMMISSIONER PETERSON: Although I appreciate the public and the developer both being here and being able to air those situations with it, being a simple rezoning at this point, we haven't decided on a development that's going in that hasn't been approved or what kind of impact it's going to be at this point, I think everything is in place for us to move forward.

CHAIRMAN BOGINA: Thank you. If there's no other discussion, is there a motion on this item? Commissioner Bienhoff.

COMMISSIONER BIENHOFF: Yes, Mr. Chairman. I'd make a motion for approval of Z-04-16-10; Rezoning from Agricultural to Commercial Highway and Preplat-17-16-10;

Preliminary Plat for Zarda Business Park, a Three-Lot Commercial Subdivision Located in the 22700-22800 Blocks of W. 71st Street as submitted by staff and subject to staff's conditions.

CHAIRMAN BOGINA: Thank you. Commissioner Wise.

COMMISSIONER WISE: I second that motion.

CHAIRMAN BOGINA: I have a motion and second to approve Z-04-16-10; a Rezoning from Agricultural to Commercial Highway and Preliminary Plat-17-16-10 for Zarda Business Park, a Three-Lot Commercial Subdivision. All in favor?

COMMISSIONERS BOGINA, BIENHOFF, BRALEY, MUDGETT, PETERSON, WILLOUGHBY, WISE: Aye.

CHAIRMAN BOGINA: Opposed?

COMMISSIONER JOHN SMITH: Nay.

CHAIRMAN BOGINA: Motion passes. Thank you.

(Motion passed 7-1; John Smith voting nay; Dennis Busby, Les Smith absent)

2. PUBLIC HEARING FOR PROPOSED AMENDMENTS TO THE ZONING REGULATIONS AND COMPREHENSIVE PLAN TO ADDRESS SENIOR LIVING FACILITIES.

CHAIRMAN BOGINA: Item Number 2 is a Proposed Amendments to the Zoning Regulations and Comprehensive Plan to Address Senior Living Facilities.

MR. CHAFFEE: Paul Chaffee, Planning Director. Over a period of three separate meetings the Planning Commission spent some time reviewing any proposed zoning regulations and amendments to the Comprehensive Plan regarding senior living developments and the densities that may be appropriate for those types of uses. Staff has prepared in your packet an identification of what those amendments would be.

One would be an amendment to the Zoning Regulations and the PUDMR (Planned Mixed Residential) zoning district that indicates that the minimum size of the zoning district, and that not only is it for apartments as we traditionally see it, but accepting the four acres for those properties that are within a quarter mile of the Townsquare district and then adding also for age-restricted senior living developments and describing those as developments that are intended for residents aged 55 years and older. Also a reduction in the minimum size requirement. Generally speaking, in the PUDMR for a traditional apartment complex there is at least 2,800 square feet of land for each dwelling unit. We've made an exception for those properties within a quarter mile of the Townsquare zoning district to take a look at land of 2,250 square feet per dwelling unit. And then we had a little bit of discussion regarding for senior living when we can show that there is adequate parking provided and enhanced landscape is undertaken and the level of amenities is substantial that the Planning Commission can look at a density where each unit has 2,000 square feet of land that it sits on. And some of the basis for that, we talked a little bit about that if there is underground parking or there is

occasionally amenities that are indoor amenities rather than outdoor amenities there's really not the requirement or the need to have as much land per dwelling unit for a senior living complex.

Then we took a look at doing some amendments to Chapter 5, the Land Use Guide, introductory language for the Residential Land Use. One of the items that we did was we struck the sentence that said, "The number of units per acre prescribed is a density range, and should not be construed to represent a maximum allowable density." We just struck that out. And then added that for senior living facilities a low density is considered for senior living is a little less -- or a little greater than for a traditional types of residential development. That a low density senior living development would be one that had 12.775 units per acre or less. And then if it's located on at least five acres and has direct access to an arterial or major street, if it were in a low density area. And then a medium density would be senior living with a density of 21.78 units. And you'll recall we presented some charts to show you what other cities' density requirements are and we're right in line with what they prescribe.

Then also one little bit of cleanup. Prior to the amendment a few years ago on the amount of land required per dwelling unit it used to be 3,300 square feet and now it's the 2,800, which would be 15.55 units an acre. And so we cleaned that one up. And then did a little bit of discussion about higher density for senior living facilities. And then the senior living facilities such as independent living, assisted living, continuing care communities and other residential facilities designed for the elderly, except those in single-family residential structures may be considered for development at or near the upper density limit of the land use designation. And just took out exceeding the midpoint of the facility.

Upon completion of the public hearing to consider the proposed amendments to the Zoning Regulations and Comprehensive Plan, including any modifications proposed by the Planning Commission, staff recommends the Planning Commission adopt the proposed amendments that we've discussed for quite a while to the Zoning Regulations and Comprehensive Plan presented in the staff report.

CHAIRMAN BOGINA: Thank you, Paul. And so you would like for us to discuss these redline changes and set a public hearing date?

MR. CHAFFEE: No. We had set the public hearing in September.

CHAIRMAN BOGINA: Okay.

MR. CHAFFEE: So, this evening's public hearing and the items that are redlined were the items that we discussed back in September to publish --

CHAIRMAN BOGINA: Okay.

MR. CHAFFEE: -- and to carry through.

CHAIRMAN BOGINA: Thank you. So, this would be a public -- this would be a discussion as to whether as to approve the redline version?

MR. CHAFFEE: Correct.

CHAIRMAN BOGINA: Okay. Thank you. Commissioner Peterson.

COMMISSIONER PETERSON: Of course I have a question. One of the things that I must have missed earlier was in the last paragraph where it says, "Senior living facilities such as independent living, assisted living, and the continuing care communities." I understand that means the graduated situations.

MR. CHAFFEE: Correct.

COMMISSIONER PETERSON: Would that include skilled nursing?

MR. CHAFFEE: If skilled nursing is provided as part of a continuing care community, skilled nursing facility would be appropriate. And that's why we used the "continuing care community" term. If it's just a skilled nursing facility or an intermediate care facility or what you still consider perhaps a nursing home, those uses are totally separate from the senior living and have their own zoning districts and their own requirements that they would be allowed. So, for an example, if any of you are familiar with Lakeview Village, they have the independent living duplex units, then they have the independent living condominium buildings, three, four, five stories in height. Then they also have an assisted living facility area. They have a skilled nursing home facility and then they've just opened a small Alzheimer's care facility. So, it runs the whole gamut in part of what you do in these continuing living communities is you buy into it. And then as your needs may change, you have the opportunity if rooms are available to move into I guess a more intense type of care environment.

COMMISSIONER PETERSON: Would there be any special consideration on something like that that, because I know that skilled nursing and intermediate or Alzheimer's care has different zoning and regulations? Would that, if it was part of a continuing community, would they be able to borrow from the other assets of something like this?

MR. CHAFFEE: Well, what we're saying is, in this zoning district for a continuing care community you can have all those features and you don't have to zone a PO for the little portion that you have skilled nursing facility because it's the continuous care. It's just all basically one together.

COMMISSIONER PETERSON: Thank you.

CHAIRMAN BOGINA: I have not asked yet, but does anyone wish to speak on this item? As a formality then, does anyone wish to speak on this item? Hearing none, we would be in Commission discussion if there's no other questions for the staff. And if there is no comment from the Commission, then do we have a motion to approve? Commissioner Smith.

COMMISSIONER JOHN SMITH: I would move that we close the public hearing if that's appropriate.

CHAIRMAN BOGINA: We have a motion to, and do we have a second? Commissioner Willoughby.

COMMISSIONER WILLOUGHBY: Second.

CHAIRMAN BOGINA: We have a motion and a second to close this public hearing, although we did not close the one prior to this on Zarda's. All in favor.

COMMISSIONERS: Aye.

CHAIRMAN BOGINA: Opposed.

(Motion passes 8-0; Dennis Busby and Les Smith absent)

So, do we have a motion to approve the redline versions of the changes? Commissioner Smith?

COMMISSIONER JOHN SMITH: I would so move that we adopt the changes in the redline version.

CHAIRMAN BOGINA: Thank you. Commissioner Peterson.

COMMISSIONER PETERSON: Second.

CHAIRMAN BOGINA: A motion and a second to adopt the redline versions of the staff amendments. All in favor?

COMMISSIONERS: Aye.

CHAIRMAN BOGINA: Opposed. Motion passes.

(Motion passed 8-0; Dennis Busby and Les Smith absent)

E. OTHER BUSINESS

1. SENIOR LIVING AMENITY BROCHURE

CHAIRMAN BOGINA: Which is now Item E, I believe. Does staff have anything for the Commission?

UNIDENTIFIED SPEAKER: [Inaudible; talking off mic].

CHAIRMAN BOGINA: Oh, yes.

UNIDENTIFIED SPEAKER: [Inaudible; talking off mic].

CHAIRMAN BOGINA: Commissioner Smith.

COMMISSIONER JOHN SMITH: I have. While I appreciate the changes that you've made, I'd have one suggestion that under the indoor amenities that swimming pools would fit better under Theaters and Physical and Rehabilitation Services.

UNIDENTIFIED SPEAKER: Okay.

COMMISSIONER JOHN SMITH: Okay. Thank you.

CHAIRMAN BOGINA: Is there any other comment on the -- Commissioner Peterson?

COMMISSIONER PETERSON: Of course. Is this the color scheme [inaudible; talking off mic].

UNIDENTIFIED SPEAKER: [Inaudible; talking off mic]

COMMISSIONER PETERSON: No, that's fine. My only thing [inaudible; talking off mic]

CHAIRMAN BOGINA: Is there any comment on the brochure? Thank you. Paul, do you have any business for the Commission?

MR. CHAFFEE: Paul Chaffee, Planning Director. Just one reminder that October has five Mondays. So, our next meeting will be in three weeks.

CHAIRMAN BOGINA: Thanks. And I think it was at that time we were going to discuss the meeting change, is that true?

MR. CHAFFEE: I understand.

CHAIRMAN BOGINA: Thank you.

F. ADJOURNMENT

CHAIRMAN BOGINA: Does the Commission have any business for the staff? If not, Commissioner Braley, would you like to make a motion?

COMMISSIONER BRALEY: Yes, I would. I'd like to make a motion that we adjourn tonight's meeting.

CHAIRMAN BOGINA: Thank you. Commissioner Wise.

COMMISSIONER WISE: Second.

CHAIRMAN BOGINA: A motion and a second to adjourn. All in favor?

COMMISSIONERS: Aye.

CHAIRMAN BOGINA: Opposed. Motion passes.

(Motion passes 8-0; Dennis Busby and Les Smith absent)

(Shawnee Planning Commission Meeting Adjourned at 8:42 p.m.)

City of Shawnee

TO:	PLANNING COMMISSION	DATE:	NOVEMBER 7, 2016
FROM:	PLANNING STAFF		
SUBJECT:	**SP-29-16-11; SITE PLAN OFFICE BUILDING ADDITION (FORMERLY FIRST FINANCIAL BANK) 6800 HILLTOP DRIVE STEVE PETTER, APPLICANT**		

This is a consent item.

The applicant requests site plan approval for construction of a 2,518 square foot building addition at 6800 Hilltop in the Shawnee Crossings subdivision. The application is filed Steve Petter, property owner.

SITE PLAN REVIEW

1. The applicant requests site plan approval for construction of a 2,518 square building addition to an existing office building. The office building is located on the southwest corner of Midland Drive and Hilltop. The subject property is a 1.64-acre tract that is platted as Lot 16 of the Shawnee Crossings Retail Center, which is located toward the eastern side of the development. The property is zoned POC (Planned Office Commercial), and is surrounded by other lots found in the Shawnee Crossings subdivision. Property to the north across Midland Drive is zoned CH (Commercial Highway) and contains a Capitol Federal Savings and Loan and a Wendy's restaurant. Property to the east across Hilltop is zoned CH and contains a common detention basin and medical office building. Properties directly south and west are zoned POC and are intended as future development sites in Shawnee Crossings.

2. The building was originally constructed in 2009 from a site plan approved for the First Financial Bank. Because of the recession, the bank shell was completed but interior finish and occupancy of the building was never finished. The two-story building has sat vacant since 2009.

   The building in now under new ownership and has been converted to multi-tenant space for general office uses. As a result, the original drive-thru teller lanes on the east side of the structure are no longer needed. The original bank design placed the teller lanes under a second-story office cantilever. This integrated the lanes into the primary structure.

   To remove the unneeded drive-thru area, and add leasable space to the building, the applicant is proposing to install a new glass window system on the north, east, and

south elevations. The existing drive-thru area was constructed with large columns of red brick and limestone to match other parts of the building. The glass will be placed between these columns. The resulting appearance will be that of a two-story office addition that blends seamlessly with the remainder of the structure. The new glass will include clear anodized aluminum frames with gray solar tinted glass to match the rest of the structure.

4. All bulk requirements have been met. The original building and canopy footprints are not being altered by the project.

5. Driveway access to the site is not being altered. Because the building was originally constructed as bank, more parking was provided than is required for general office uses. Eighty-four (84) parking spaces are provided on site. Based on the new total floor area of 17,306 square feet, 70 parking spaces are required. Even after enclosure of the small drive-thru area, 14 more parking spaces are provided on site than is required by the zoning ordinance.

6. Landscaping was completed per the originally approved landscape plan with the original bank project. Prior to issuance of the final certificate of occupancy for the new addition, staff will inspect site landscaping in comparison to the approved landscape plan. Any missing or dying plant will material will be replaced per the originally approved plan prior to issuance of a final certificate of occupancy.

RECOMMENDATION

Staff recommends approval of SP-29-16-11, site plan for a 2,518 square foot building addition at 6800 Hilltop, subject to the following conditions:

1. The building addition shall be constructed as depicted on the submitted site plan and building elevations;

2. All required building permits shall be obtained prior to construction; and

3. Any missing or dying plant will material will be replaced per the originally approved landscape plan prior to issuance of a final certificate of occupancy.

① First Floor Expansion
1/8" = 1'-0"

② Floor Level
1/8" = 1'-0"

BUILDING ADDITION FOR

6800 HILLTOP

Herman A. Scharhag Architects
310 Armour Rd. #202,
North Kansas City, Missouri 64116
Phone 816-221-9297
scharhag@att.net

No.	Description	Date
	Revision Schedule	

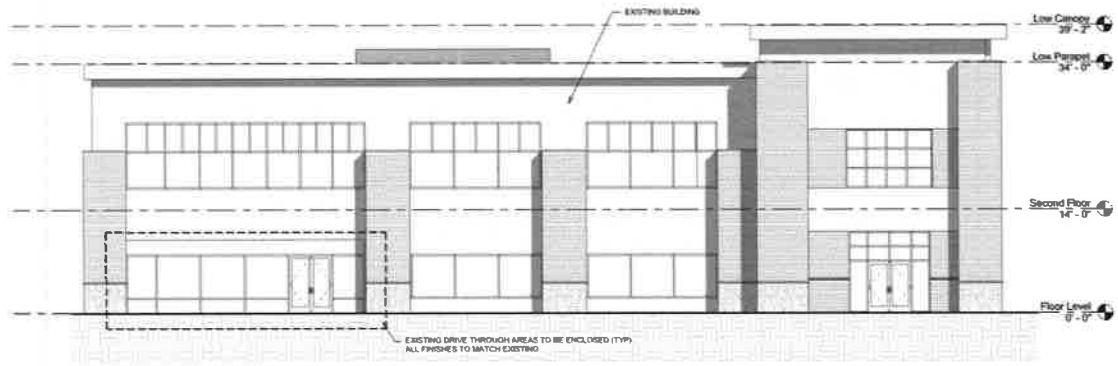
First Floor Expansion

Project number 1775
Date 10/17/2016

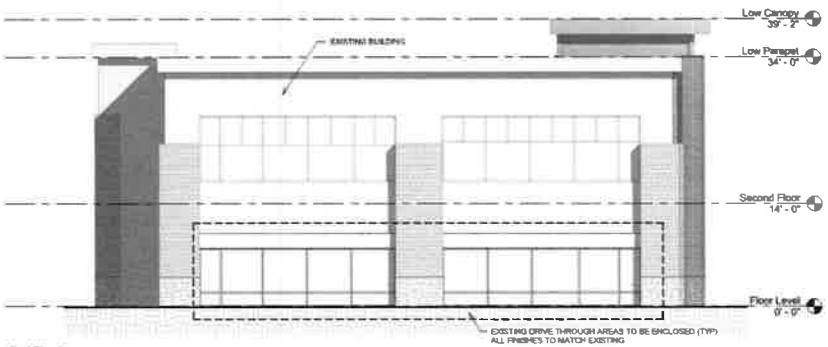
A101

Scale 1/8" = 1'-0"

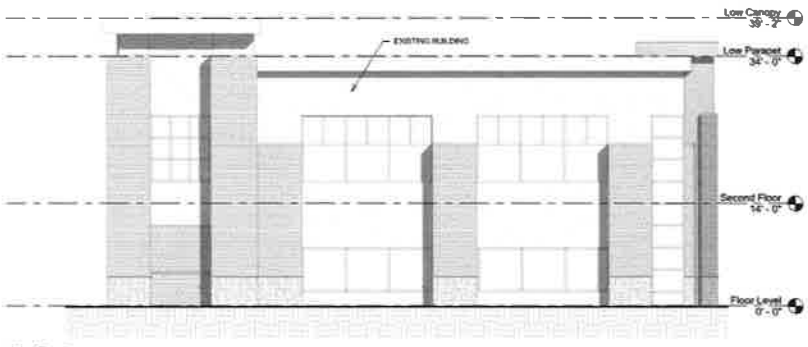
10/17/2016 11:58:41 AM



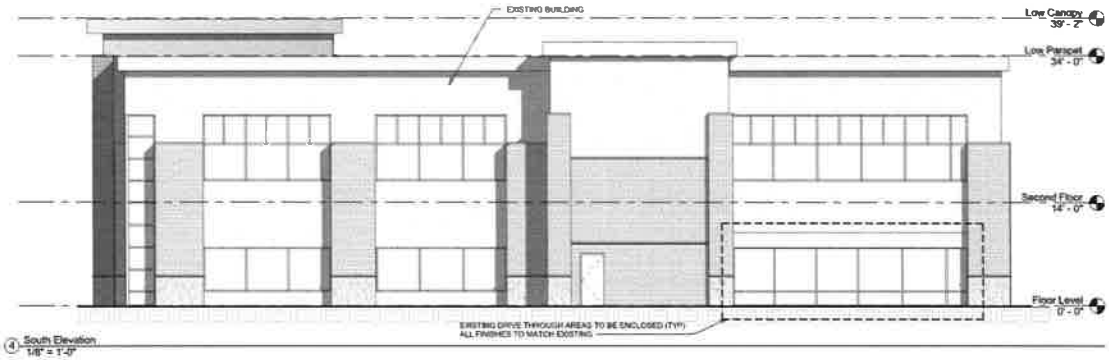
1 North Elevation
1/8" = 1'-0"



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



2 West Elevation
1/8" = 1'-0"



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

Herman A. Scharhag Architects
310 Armour Rd. #202,
North Kansas City, Missouri 64116
Phone 816-221-9297
scharhag@att.net

BUILDING ADDITION FOR

6800 HILLTOP

No.	Description	Date
	Revision Schedule	

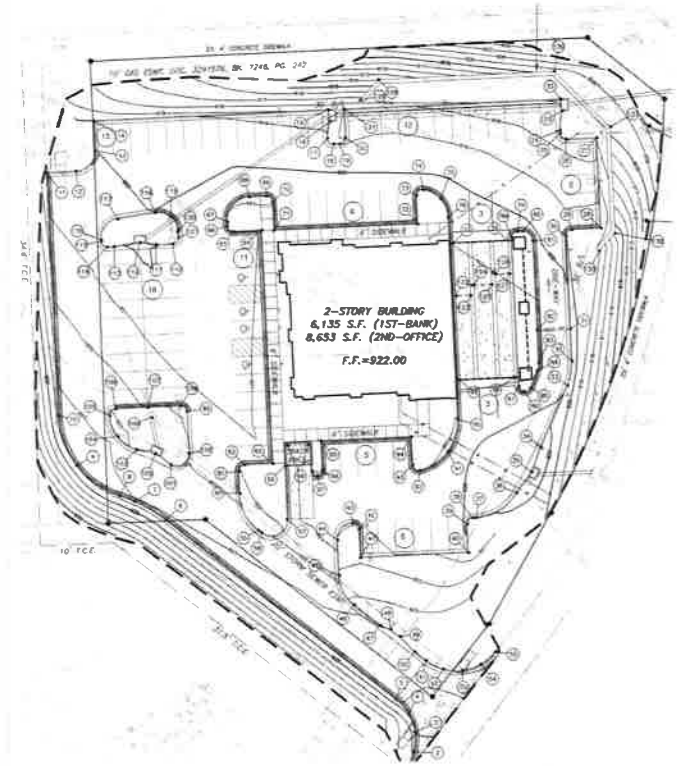
Elevations

Project 1775
Date 10/17/2016

28

A201

Scale 1/8" = 1'-0"



1 Site Plan
1" = 30'-0"

PARKING TABULATION

EXISTING PARKING: 76 SPACES (4 HC ACCESSIBLE)
NEW SPACES AT NORTH & SOUTH SIDES OF DRIVE THRU: 8 SPACES
TOTAL AVAILABLE PARKING: 84 SPACES

REQUIRED PARKING (OFFICE): 1 SPACE PER 250 SQ.FT.
BUILDING AREA W/ DRIVE THRU ENCLOSURE: 17,306 SQ.FT.
17,306 / 250 = 70 SPACES

Herman A. Scharhag Architects
310 Armour Rd. #202,
North Kansas City, Missouri 64116
Phone 816-221-9297
scharhag@att.net

BUILDING ADDITION FOR

6800 HILLTOP

No.	Description	Date
	Revision Schedule	

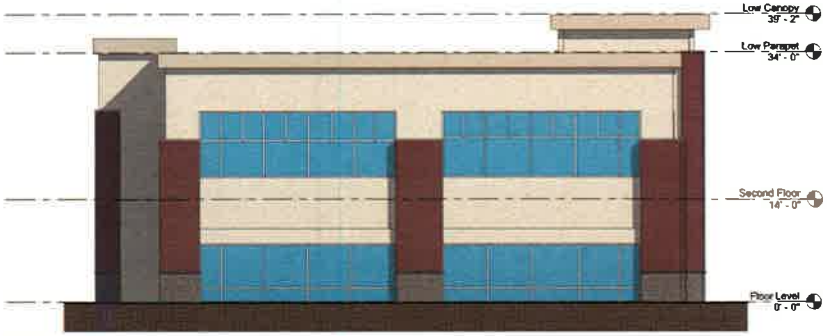
Site Plan

Project number 1775
Date 10/17/2016

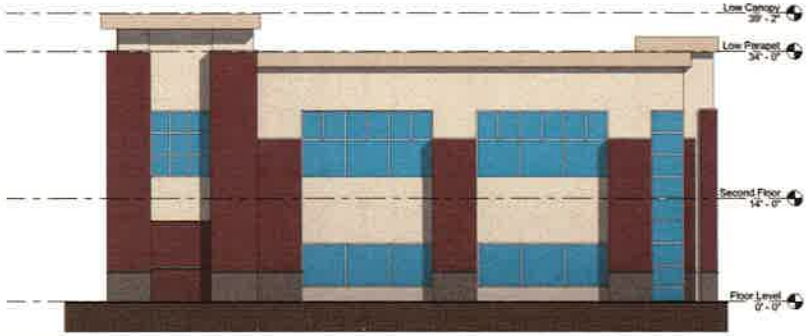
C101

Scale 1" = 30'-0"

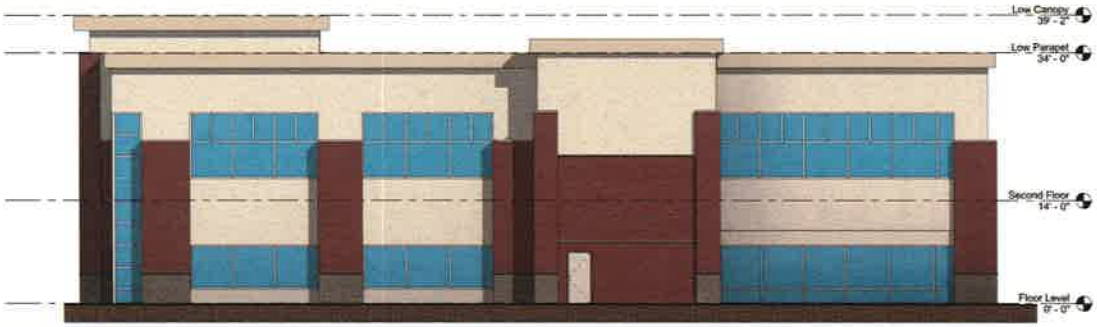
2 North Elevation Color
1/8" = 1'-0"



1 East Elevation Color
1/8" = 1'-0"



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



3 South Elevation Color
1/8" = 1'-0"

Herman A. Scharhag Architects
310 Armour Rd. #202,
North Kansas City, Missouri 64116
Phone 816-221-9297
scharhag@att.net

BUILDING ADDITION FOR

6800 HILLTOP

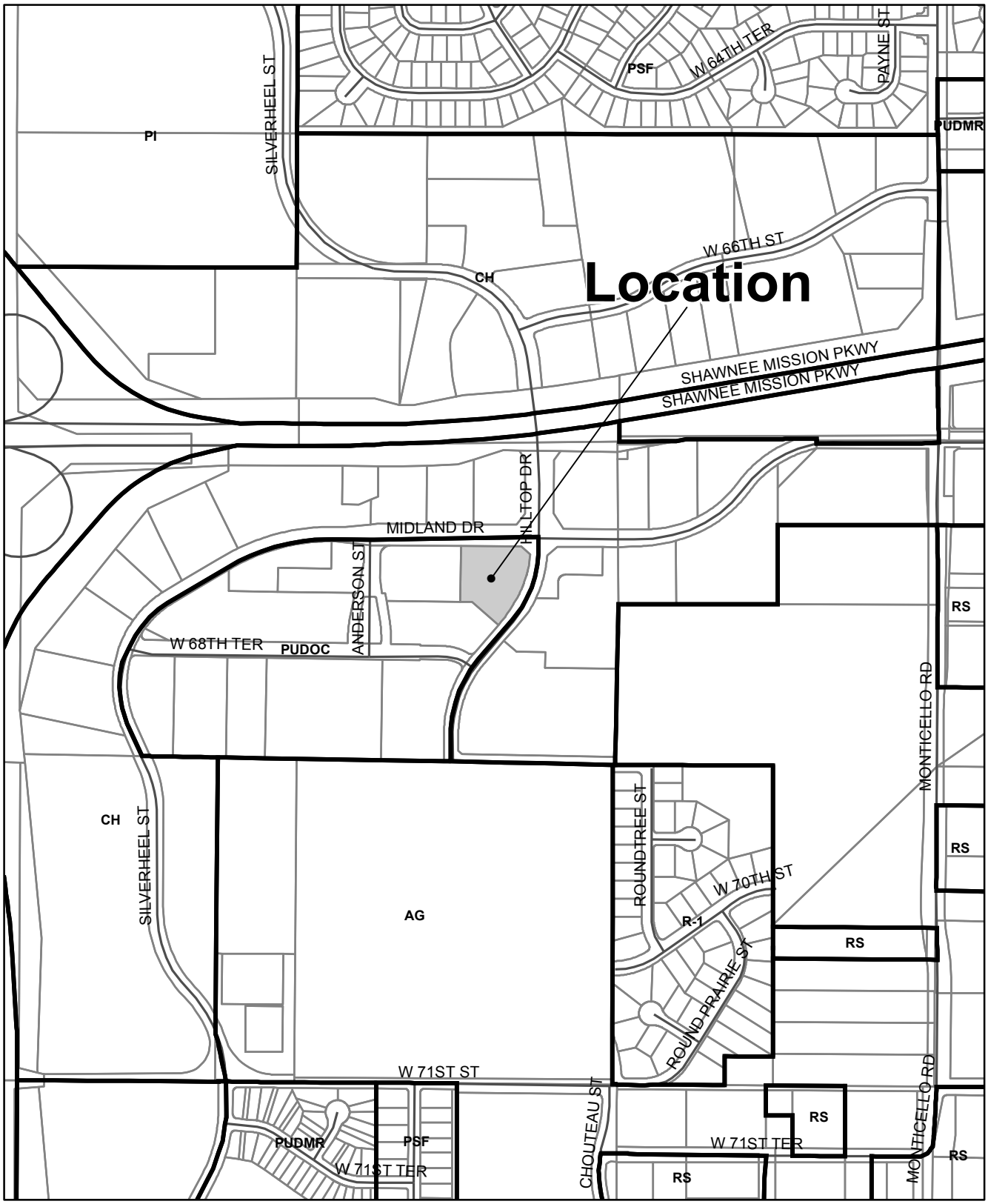
No.	Description	Date
	Revision Schedule	

Colored Elevations

Project 1775
Date 10/17/2016

A202

Scale 1/8" = 1'-0"



SP-29-16-11
Hilltop Office Building
6800 Hilltop Dr.
Graham Enterprises

N
W E
S

0 160 320 640 960
Feet

City of Shawnee

TO:	PLANNING COMMISSION	DATE:	NOVEMBER 7, 2016
FROM:	PLANNING STAFF		
SUBJECT:	**SP-30-16-11; SITE PLAN** **JOHNSON COUNTY MONTICELLO BRANCH LIBRARY** **22435 W. 66TH STREET** **CLARK ENERSEN PARTNERS FOR THE** **JOHNSON COUNTY LIBRARY DISTRICT, OWNER**		

This is a consent item.

The applicant requests site plan approval for construction of a 30,467 square foot public library building at 22435 W. 66th Street. The application is filed by Clark Enersen Partners for the Johnson County Library District, property owner.

SITE PLAN REVIEW

1. The applicant requests site plan approval for construction of a 30,467 square foot public library. The subject property is located on W. 66th Street, just west of Hilltop. The proposal is proposed on lot 27 of the Monticello Center fourth plat and a part of lot 23 Monticello Center third plat. The total parcel size is 2.80 acres. The subject property is zoned CH (Commercial Highway), and libraries are a permitted use in the CH zoning district.

2. Properties in all surrounding directions are zoned Commercial Highway. Property directly to the north (across 66th Street) is part of the undeveloped portion of the Monticello Center subdivision. Property west of the proposal is also vacant and is zoned CH as well. A Bank of America with attached lease space is located directly to the east. Property further east and northeast make up previously developed lots in the Monticello Center subdivision. Shawnee Mission Parkway is located to the south of the subject property.

3. The Land Use Guide of the Comprehensive Plan indicates Public/Quasi-Public uses as appropriate for the majority of the site. This reflects the City's anticipation of future construction of the County Library on the site. Thus, the request is in compliance with the Future Land Use Guide of the Comprehensive Plan. If the site plan is approved, staff would recommend the small portion of lot 23 that currently depicts "Commercial" be changed to "Public/Quasi-Public" during the annual Comprehensive Plan review.

4. All bulk requirements have been met. At its closest point, the building sets back approximately 50 feet from the right-of-way line for W. 66th Street, and approximately 250 feet from the right-of-way line for Shawnee Mission Parkway. All parking areas maintain more than a 20-foot separation from all street right-of-way lines. The height of the building is 42'6" feet to the top of the mechanical screen wall, which meets the maximum height of 45-feet allowed by the zoning ordinance.

5. One driveway approach that connects to 66th Street will provide access to the site. This entrance is shared with the adjacent Bank of America as was originally planned. Because the commercial drive approach for this project is located off of a private drive, it is not required to be constructed as part of the Public Improvements Permit.

6. The building is positioned on the site so that its main entrance is oriented toward the southeast, and areas adjacent to the east wall include a large pedestrian plaza and a private sidewalk system that connects to the public sidewalk located on 66th Street. Primary parking for the library is located on the south side of the site, with additional staff parking adjacent to the west property line. The main parking lot provides pedestrian access to the front entry through two linear sidewalks that are protected within landscape islands. These sidewalks all converge to the pedestrian plaza that is the focal point of the front entrance. This plaza provides a hinge point in the building that allows for a "J-shape" design. Site design allows a separate book drop-off and pick-up lane to be placed on the west side of the building (away from adjacent street frontages). All parking stalls have space for vehicular overhang and are 18 feet deep by nine feet wide. All two-way drive aisles are a minimum of 24 feet in width, which meets requirements of the zoning ordinance.

7. The two-story building incorporates four-sided architecture in a combination of materials and glazing on all sides. The building utilizes a split-level design so that the eastern portion building will drop down to a one-story appearance. The two-story portion of the building has an upward sloped soffit to add interest to the flat roofline.

   Submitted elevations of the building indicate all four sides will be constructed of a combination of high-quality smooth architectural metal wall panels, smooth faced cementitious panels (that resemble concrete tile), and brick that accents large fields of glass. The east elevation is primarily constructed of glass and includes a wall element that pops out from two-story portion of the structure. Window glazing will be a combination of clear glass (PPG Solarban 60) for the majority of the structure, with white honeycomb glass (Panelite IGU) on the second floor's east elevation.

   Smooth Architectural panels on the structure will be white in color with rectangular reveal joints (Mapes Composite Panel "Alpine White"). Brick wainscoting on the structure will be dark gray (Endicott "Manganese Ironspot"). Integrally tinted cementitious panels will be in both dark gray and white color tones (Cembrit "Flint" and Cembrit "Pearl"). To further break up wall areas and add additional color to the facade, the stairwell encasement

on the north elevation will be constructed with a dark gray architectural metal profile panel system (Centria Concept Series "SW 7076").

All downspouts are interior to the structure. A single coiling overhead door is shown for delivery access and is recessed into the service area at the northwest corner of the building. This door is shown to be colored white to match the adjacent wall. Any utility meters and conduit attached to the building shall be painted to match the adjacent wall. Overall, staff feels this is a high quality building of durable materials and interesting design features, and will be an attractive presence on the Shawnee Mission Parkway corridor.

8. A total of one-hundred two (102) parking stalls are shown within the parking lot, including five (5) spaces that have been marked as ADA accessible. Based on the library use that requires 1 space for each 300 square feet of floor area, parking provided meets the requirement of the zoning ordinance.

9. The landscape plan shows a total of 6 street trees adjacent to Shawnee Mission Parkway and 9 trees adjacent to 66th Street as required by the landscape ordinance. Street tree species include both Imperial Honey Locust and Crimson Spire Oak.

   Additional ornamentals and larger deciduous trees have been located within the open areas of the site and within parking lot islands. Groupings of Honey Locust, Autumn Blaze Maple, Autumn Serviceberry, and Accolade Elm trees are placed in these open area. In total, 19 additional open spaces trees will be planted to meet the requirement of 16 trees per usable acre of open space.

   The landscape plan shows a solid row of shrub plantings (viburnum and gro-lo sumac) along the back of the curb at the northwest corner of the site to screen the trash enclosure. As mentioned earlier, the building has a large pedestrian courtyard at the front entrance that serves as a focal point from the Hilltop and 66th Street intersection. This plaza, and well as the foundation of the building, has been heavily landscaped with a variety of flowering and deciduous shrubs. Plant sizes for all trees and shrubs meet the minimum requirements of the zoning ordinance. More than six percent of the parking lot has been landscaped and all islands have been planted with a deciduous tree.

   The landscape plan provides an exceptional mix of plant materials, and will provide color on the site through all seasons. As noted on the landscape plan, all areas disturbed by construction (other than BMP areas) will be sodded in accordance with Shawnee Municipal Code (SMC) 17.57.

10. The trash / transformer enclosure is shown at the northwest corner of the site, with gates facing east. This will minimize its view from Shawnee Mission Parkway. The enclosure will be constructed of gray brick to match the building. Gates will be metal painted gray to match the brick.

11. Light fixtures that are located within landscape islands and around the perimeter of the proposed parking areas. This should allow for adequate coverage of the entire site. The height of the poles is indicated to be 23 feet, including the base. The fixtures are mounted at a ninety degree angle with the pole and have a flat lens so that the LED bulbs do not extend below the fixture.

12. Wall signage is allowed on the north and south elevations of the building that face Shawnee Mission Parkway and 66th Street. No other wall signs are allowed on the library. Signs shall comprise less than seven percent of the façade area on which they are located. Individual monument signs are not allowed in the subdivision. The Library will have one educational sign in the pedestrian plaza that promotes reading. This sign includes bench seating and will not be used for advertisement of any corporate sponsors.

13. A 6'6" tall metal screen wall is provided on the roof, and mechanical units are shown to be screened completely from view by the wall. This screen wall is constructed of the same architectural metal panel system to match the stairwell enclosure of the building.

14. The storm drainage improvements required for this development shall be designed in accordance with *Shawnee Design and Construction Manual*.

    a. The enclosed and open components of the drainage system shall be designed to convey the stormwater runoff from a 4 percent (25-year return period) design storm. The overflow components designed to convey the runoff from a 1 percent (100-year return period) design storm.

    b. The applicant has submitted a preliminary storm drainage study showing a conceptual grading plan, a drainage system, a drainage area map, and a drainage table summarizing the hydrologic and hydraulic analysis for the site. The study is substantially complete and adequate for the purposes of reviewing the site plan. The following design issues were noted:

        - A complete hydrologic and hydraulic drainage table will need to be prepared according to the standards of the *Shawnee Design and Construction Manual* for the site civil plans.
        - A plan and profile of the proposed public and private storm sewers must be included as part of the final storm drainage plans prepared for the site civil plans.
        - The applicant is responsible for providing public drainage easements for any portion of the public storm system that is located outside of a public street right-of-way. The drainage easements will be recorded as part of the final plat for this development.

    c. The applicant is responsible for relocating the existing public storm line that runs through the center of this site. The new storm line shall run north and south along the west edge of the property.

d. The applicant is responsible for submitting final storm drainage plans as an integral part of the site civil plans. The design issues discussed above and any additional issues discovered during the review of the site civil plans must be resolved prior to the issuance of a public improvement permit or a building permit.

15. This development is not subject to the provisions of *SMC, Chapter 11.24, Stormwater Detention,* which pertains to the construction and maintenance of on-site stormwater detention facilities. This subdivision was developed prior to the City's adoption of stormwater detention standards; therefore, detention is not required.

The preliminary plat for this subdivision was approved at a time when the regulations did not require the construction of a facility or payment of a detention fee for developments that drained unimpeded directly into a 100-year floodplain. The developer previously submitted a drainage study that analyzed the capacity of the existing drainage system in Woodland Park to determine whether it is adequate to convey the additional runoff created by Monticello Center. Therefore, this development complies with the City's stormwater detention regulations.

16. This development is subject to the provisions of *SMC, Chapter 11.20, Land Disturbance Activity,* which pertains to site grading and erosion control measures.

a. The applicant (landowner) is responsible for obtaining a land disturbance permit as required by Codes Administration prior to undertaking any land disturbance or construction activities on the development site.

b. Prior to the issuance of a land disturbance permit for development sites greater than one acre, the applicant is responsible for submitting separate land disturbance plans for review and acceptance by Code Administration. The site grading and erosion control measures depicted on those plans must be prepared in accordance with *SMC, Chapter 15.04, International Building Code*, the *Shawnee Design and Construction Manual*, and all other applicable policies statements and administrative rules.

c. The applicant is responsible for submitting a site-specific Stormwater Pollution Prevention Plan prepared in accordance with *SMC, Chapter 15.04, International Building Code*, the *Shawnee Design and Construction Manual*, and in compliance with the Kansas Department of Health and Environment (KDHE) General Permit for the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System Permit (NPDES) program for stormwater runoff from construction activities.

d. For development sites greater than one acre, the applicant is responsible for submitting a Notice of Intent (NOI) for Storm Water Runoff from Construction Activities and obtaining such permits as required by KDHE prior to undertaking any land disturbance or construction activities on the development site. The

applicant must submit to the City a copy of the NOI prior to the issuance by the City of a Land Disturbance Permit for the development site.

e. The applicant is responsible for obtaining such permits as may be required by the U.S. Army Corps of Engineers (USACE) for grading activities covered by Section 401 (Water Quality Certification), Section 402 (Wetlands), and Section 404 (Waters of the United States) of the Clean Water Act.

17. This development is subject to the provisions of *SMC, Chapter 11.08, Stormwater Management*, which pertains to the City's stormwater utility regulations.

a. The applicant is responsible for preparing an impervious area plan in accordance with *Shawnee Design and Construction Manual, Division 2600, Storm Drainage,* using coordinates based in the Kansas North State Plane Coordinate System of 1983, North Zone (NAD-83). The plan must accurately depict the limits of all parcels that comprise the development site and indicate the applicable Johnson County parcel identification numbers. Use crosshatching for existing impervious areas and halftone shading for proposed impervious areas. All existing and proposed impervious areas must be summarized in a table by parcel number including the proposed total impervious area per each parcel.

b. The applicant is responsible for submitting the impervious area plan as an integral part of the site civil plans for review and acceptance by the Development Engineer. Once the plan is accepted, the applicant is responsible for submitting a separate printed copy and an electronic copy in AutoCAD© format prior to the issuance of a building permit.

18. This project is subject to the provisions of *SMC, Chapter 11.16, Stormwater Treatment*, which pertains to the implementation of Stormwater Treatment Facilities (STF) to preserve and enhance the quality of stormwater runoff.

a. The lot is required to meet a minimum Level of Service of 4 based on *Shawnee Design and Construction Manual*. The applicant is proposing the installation of native vegetation and a stormwater proprietary inlet insert to meet the required Level of Service.

b. The applicant is responsible for meeting with the Development Engineer to discuss any applicable issues prior to preparing a Final Stormwater Treatment Facility Report, which must be submitted for review and acceptance prior to the issuance of a public improvement permit or a building permit.

c. All STFs required for this project shall be designed in accordance with the *Shawnee Design and Construction Manual*. The applicant's consulting engineer is responsible for certifying that both the design and construction of such facilities complies with all applicable regulations. Additionally, at the discretion of the City Engineer, a Third Party inspector might be required to inspect the construction of the STFs. The applicant would be responsible for the cost of any third party inspections that might be required.

d. The applicant is required to execute and record with the Johnson County Register of Deeds the City's standard form entitled "Declaration of Stormwater Treatment Facility Maintenance Restrictions and Covenants" prior to the building permit and/or public improvement permit being issued. This project is required to have its own covenant recorded at the County.

e. The applicant's consulting engineer is responsible for preparing an as-built certification of each STF, which requires City acceptance prior, to the City issuing any building permits for this development.

19. All fire hydrants with compliant fire-flows, and fire lanes as required by the Fire Department, shall approved prior to issuance of a building permit. Minimum fire-flow and flow duration shall be as specified in Table B105.1 of the International Fire Code. Fire-flow is measured at a 20 psi residual pressure.

20. A short segmental block retaining wall is shown at the northwest corner of the property. The wall will be dark gray in color to match the building (Diamond block "Charcoal"). This retaining wall shall meet all requirement of the International Building Code.

21. Open space fees in the amount of $4,878.72 are required to be paid in conjunction with issuance of a building permit.

22. When considering the site plan for Bank of America, the Planning Commission required the developer to replace the existing KDOT-standard right-of-way fence with a new 5-foot tall black ornamental steel fence. The applicant has provided an ornamental fence section and depicted its location on the site plan. The ornamental fence (to match the Bank of America fence) shall be constructed at the right-of-way line on the applicant's property prior to issuance of a temporary certificate of occupancy.

23. While no public street improvements are required for Silverheel Street, the applicant is required to make public sidewalk improvements on both the north and south side of Silverheel Street. On the north side of Silverheel Street the applicant shall connect to the existing sidewalk system and extend it east to the existing commercial drive entrance for the strip center located across from the future library. As part of these improvements an ADA ramp shall be added to allow residents to cross from the north side of Silverheel to the south side of Silverheel where the library will be located. On the south side of Silverheel Street the sidewalk shall be extended from this proposed street crossing to the east to a location where the public sidewalk system can tie-in to the private sidewalk system provided by the library. A shelter island shall be constructed within the center turn lane of Silverheel Street to provide a refuge area for residents crossing Silverheel Street at this mid-block crossing.

24. The applicant is responsible for scheduling a pre-design meeting with the Development Engineer prior to preparing the site civil plans, which must show all proposed site improvements. The final site civil plans for this development must be submitted for review and acceptance by the City prior to issuance a public improvement permit or building permit.

25. All site improvements for this development shall be constructed according to the applicable standards in the *Shawnee Design and Construction Manual*. No certificate of occupancy for the building shall be issued prior to the completion, inspection, and acceptance of all required site improvements. A Public Improvement Permit is required for all public street, storm and streetlight improvements.

26. All utilities shall be placed underground.

RECOMMENDATION

Staff recommends approval of SP-30-16-11, site plan for a 30,467 square foot public library building proposed at 22435 W. 66th Street, subject to the conditions listed in the staff report:

1. The building shall be constructed as depicted on the submitted site plan and building elevations. Any metal doors, overhead doors, utility meters and conduit attached to the building shall be painted to match the adjacent wall;

2. Rooftop mechanical units shall be fully screened by the metal screen wall;

3. All landscaping as depicted on the landscape plan shall be planted prior to issuance of a final Certificate of Occupancy, and all disturbed areas around the building and parking lot (other than BMP areas) shall be sodded as depicted on the plan;

4. The parking lot shall be constructed and striped, including ADA dedicated spaces, prior to issuance of an occupancy permit;

5. Parking lot lighting shall be 19-24 feet in height (including the base). The shoebox shall have a flat lens and shall be mounted at a 90-degree angle with the pole;

6. The trash enclosure shall be constructed of gray brick to match the building with gray metal gates that face northeast;

7. All signage shall meet requirements of Shawnee Municipal Code 5.64. Sign permits shall be obtained prior to installation. Individual monument signs are not allowed in the subdivision. Sign permits are not required for the educational sign or directional signage on the site;

8. This development is subject to the provisions of *SMC, Chapter 11.20, Land Disturbance Activity*, which pertains to site grading and erosion control measures. The applicant (landowner) is responsible for obtaining a land disturbance permit as required by Codes Administration prior to undertaking any land disturbance or construction activities on the development site;

9. The storm drainage improvements required for this development shall be designed in accordance with *Shawnee Design and Construction Manual* as detailed in the staff report;

10. This development is subject to the provisions of *SMC, Chapter 11.08, Stormwater Management*, which pertains to the City's stormwater utility regulations. The applicant is responsible for preparing an impervious area plan in accordance with *Shawnee Design and Construction Manual, Division 2600, Storm Drainage*, using coordinates based in the Kansas North State Plane Coordinate System of 1983, North Zone (NAD-83);

11. This development is not subject to the provisions of *SMC, Chapter 11.24, Stormwater Detention*, which pertains to the construction and maintenance of on-site stormwater detention facilities;

12. This development is subject to the provisions of *SMC, Chapter 11.16, Stormwater Treatment*, which pertains to the implementation of Stormwater Treatment Facilities. Treatment shall be accomplished as detailed in the staff report;

13. Open space fees in the amount of $4,878.72 are required to be paid in conjunction with issuance of a building permit;

14. The design and construction of all retaining walls shall comply with the *SMC, Chapter 15.04, International Building Code*, as detailed in the staff report. Private retaining walls shall be of stacked keystone design, charcoal in color;

15. The required ornamental fence (to match the Bank of America fence) shall be constructed at the right-of-way line on the applicant's property prior to issuance of a temporary certificate of occupancy;

16. All private and public improvements for this development shall be constructed according to the applicable standards in the *Shawnee Design and Construction Manual*. A public improvement permit will be required for all public street, storm, and sidewalk improvements;

17. The applicant is responsible for scheduling a pre-design meeting with the Development Engineer prior to preparing the site civil plans, which must show all proposed site improvements. The final site civil plans for this development must be submitted for review and acceptance by the City prior to issuance a public improvement permit or building permit;

18. All fire hydrants with compliant fire-flows, and fire lanes as required by the Fire Department, shall approved prior to issuance of a building permit. Minimum fire-flow and flow duration shall be as specified in Table B105.1 of the International Fire Code. Fire-flow is measured at a 20 psi residual pressure; and

19. All utilities shall be placed underground.

Monticello Branch Library

22435 W. 66th Street
Shawnee, Kansas 66226

November 1, 2016

PROPERTY OWNER

JoCo PBC & Board of Directors, JCL
C/O JoCo Facilities Management
111 S. Cherry Street, Suite 2100
Olathe, Kansas 66061
913-715-1146

CONSTRUCTION MANAGER

McCown Gordon Construction
Arlen Kleinsorge
422 Admiral Blvd
Kansas City, Missouri 64106
816-960-1111

SITE PLAN SUBMITTAL

GENERAL

G0.00 Title Sheet & Drawing Index

LANDSCAPE

L1.00 Site Survey
L2.01 Site Layout Plan
L3.01 Site Grading Plan
L4.01 Site Planting Plan
L6.01 Site Details

CIVIL

C1.01 Site Utility Plan
C3.01 Drainage Area Map
C3.02 BMP Plan

ARCHITECTURAL

A2.01 Exterior Elevations
A2.02 Dumpster / Transformer Enclosure Plan & Elevations

ELECTRICAL

E0.01 Electrical Site Utilites Plan

VICINITY MAP

SCALE: 1

The Clark Enersen Partners
Architecture
Landscape Architecture
Engineering
www.clarkenersen.com
Lincoln, Nebraska
Kansas City, Missouri

ISSUED	10/18/2016	SITE PLAN SUBMITTAL
REISSUED	11/01/2016	SITE PLAN SUBMITTAL

Monticello Branch Library
22435 W. 66th St.
Shawnee, Kansas 66226

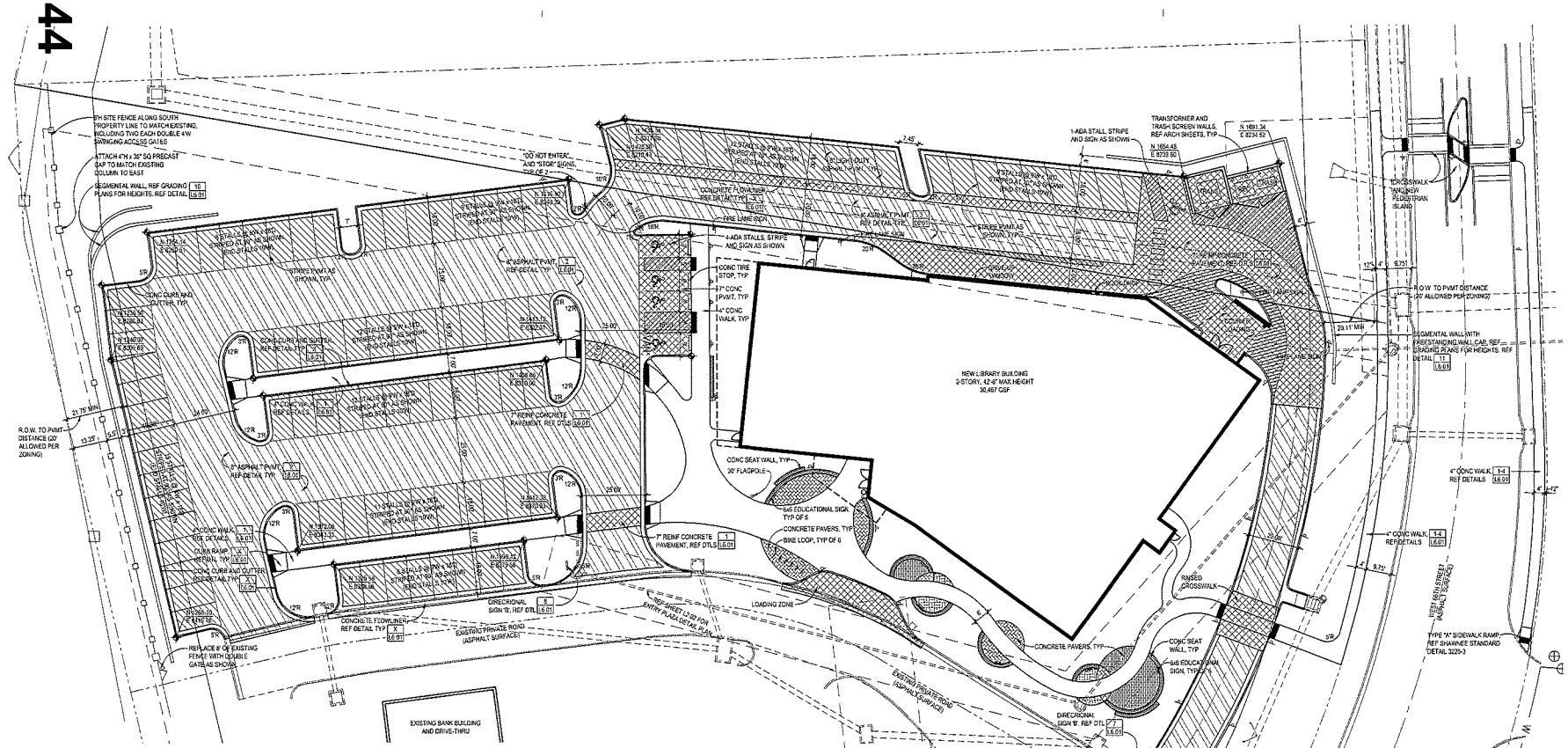
TCEP No.: 671-058-16

November 1, 2016

DRAFT
PREPARED FOR PRELIMINARY SUBMISSION AND REVIEW ONLY -- NOT FOR CONSTRUCTION

Title Sheet & Drawing Index

G0.00



SITE LAYOUT PLAN

SCALE: 1"=20'-0"

GENERAL NOTES:

1. ALL SHOWN UTILITY INFORMATION IS APPROXIMATE, AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CALL THE KANSAS ONE CALL SYSTEM AT 811.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS SHOWN ON PLAN. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
3. REFERENCE GEOTECHNICAL REPORT AND CIVIL SHEETS FOR SITE PREPARATION INFORMATION.
4. REFERENCE SITE SURVEY FOR BENCHMARK COORDINATE INFORMATION FOR SITE LAYOUT.

LEGEND:

- 4" CONCRETE SIDEWALK
- 6"LIGHT DUTY ASPHALT PAVEMENT
- 7" REINF CONCRETE DRIVE
- 8" HEAVY DUTY ASPHALT PAVEMENT

PLAN NOTES:

ADDRESS: 22435 WEST 66TH STREET, SHAWNEE KS 66226

ZONING: CH - COMMERCIAL HIGHWAY

GROSS TRACT AREA: 2.80 AC

PROPOSED LAND USE: LIBRARY (30,467 GSF TOTAL)

PARKING COUNT: 102 TOTAL, INCLUDING 5 ADA
(1 STALL PER 300 GSF BUILDING REQ'D)

The Clark Enersen Partners
Architecture
Landscape Architecture
Engineering
Interiors
www.clarkenersen.com
Fairway, Kansas
2012 W. 53rd Street
Fairway, KS 66205-1706
913.432.2410
Lincoln, Nebraska
Kansas City, Missouri

SHEET HISTORY:

ISSUED	10/18/2016	SITE PLAN SUBMITTAL

Monticello Branch Library

22435 W. 66th St.
Shawnee, Kansas 66226

TCEP No.: 671-058-16

October 18, 2016

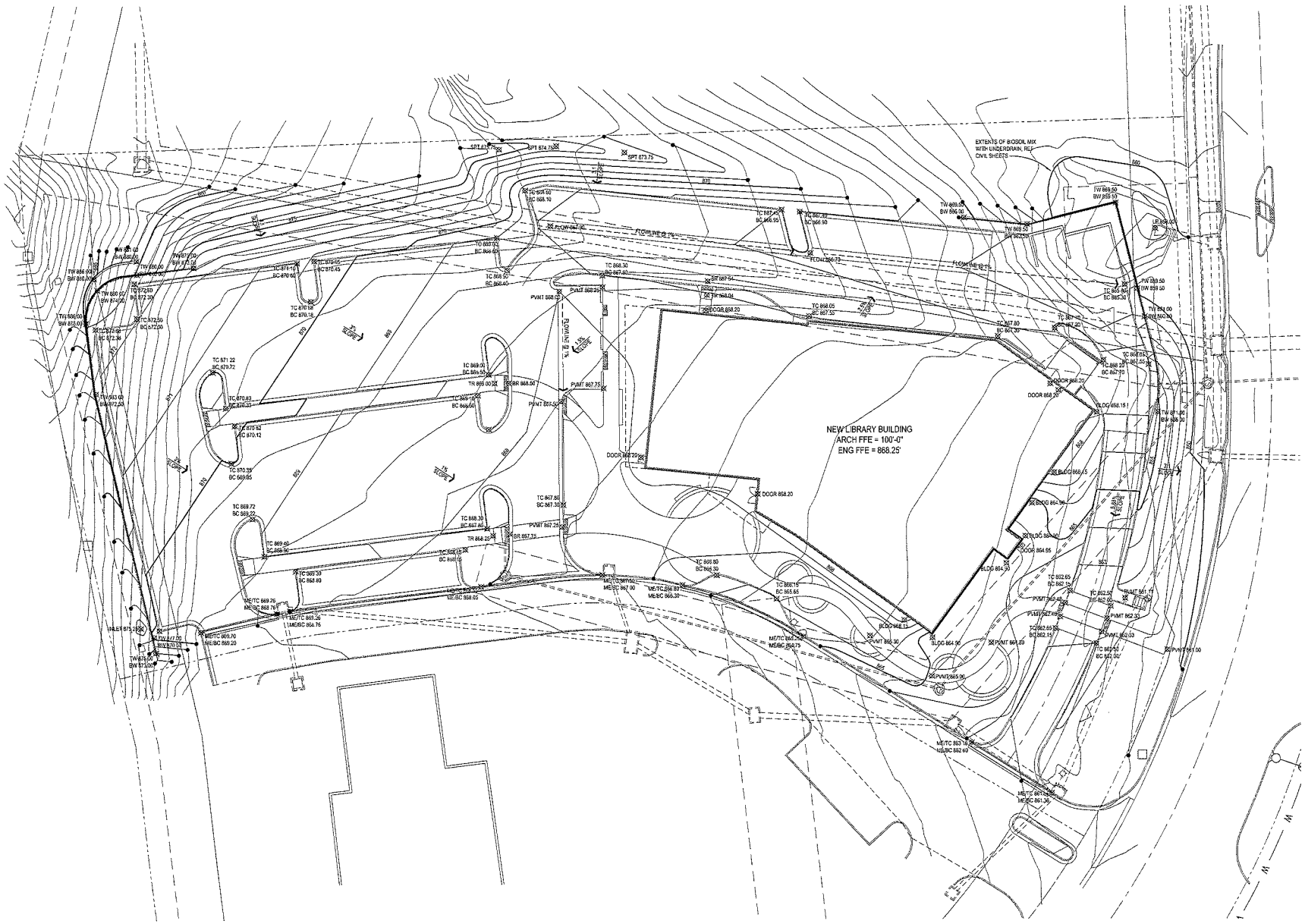
DRAFT

PREPARED FOR PRELIMINARY SUBMISSION AND REVIEW ONLY -- NOT FOR CONSTRUCTION.

Site Layout Plan

L2.01

Plot Time Stamp: 10 / 14 / 2016 2:13:04 PM
File location/name: \\tcep-fs-srv-001\data-p91\27-058-16 JCI Monticello lib\33 Active Work\33 Auto CAD\671058-L201.dwg



SITE GRADING PLAN

SCALE: 1"=20'-0"

45

The Clark Enersen Partners

Architecture
Landscape Architecture
Engineering
Interiors

www.clarkenersen.com

Fairway, Kansas
2012 W. 53rd Street
Fairway, KS 66205-1706
913 433 2116

Lincoln, Nebraska
Kansas City, Missouri

SHEET HISTORY:

ISSUED	10/18/2016	SITE PLAN SUBMITTAL

Monticello Branch Library

22435 W. 66th St.
Shawnee, Kansas 66226

TCEP No.: 671-058-16

October 18, 2016

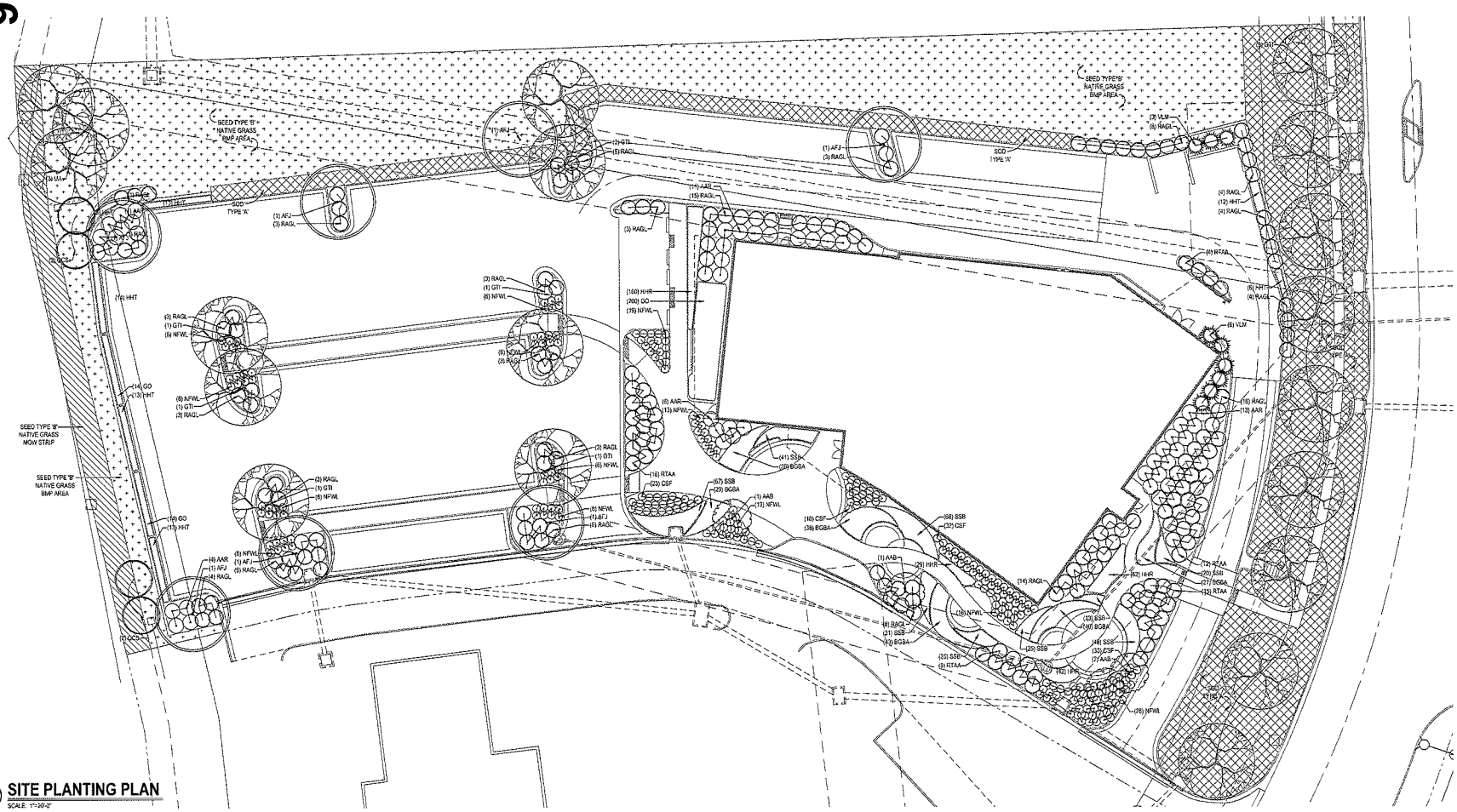
DRAFT

PREPARED FOR PRELIMINARY SUBMISSION AND REVIEW ONLY – NOT FOR CONSTRUCTION.

Site Grading Plan

L3.01

Plot Time Stamp: 10 / 14 / 2016 2:32:27 PM
File Location/Name: \\tcep-srv-net\data-drive\671\671-058-16 (C) Monticello Lib\3) Active Work\3) AutoCAD\671058-1301.dwg



SITE PLANTING PLAN

SCALE: 1"=20'-0"

PLANTING PLAN NOTES:

1. FINE GRADE AND SEED ANY AREA DAMAGED BY CONSTRUCTION OPERATIONS NOT OTHERWISE INDICATED ON PLAN, TYP

2. PROVIDE 6" TOPSOIL FOR TURF AREAS, 24" FOR PLANTING BEDS. EXISTING SITE TOPSOIL, OR PULVERIZED TOPSOIL SHALL BE USED. REF SPEC.

3. PLAN PREPARED BY:
SEAN A. KAY, REGISTERED LANDSCAPE ARCHITECT (KS LICENSE #813)

LANDSCAPING CALCS:

HILLTOP DRIVE FRONTAGE: 331' (9 STREET TREES REQUIRED/SHOWN)
SHAWNEE MISSION PKWY FRONTAGE: 239' (6 STREET TREES REQ'D/SHOWN)

OPEN SPACE AREA: 1.15 AC (19 OPEN SPACE TREES REQUIRED/SHOWN)

INTERIOR PARKING LOT PAVED AREA: 20,751 SF
INTERIOR PARKING LOT LANDSCAPE AREA: 1,655 SF (7.98%)

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE & METHOD OF HANDLING	DESIGN HEIGHT & SPREAD
TREES				
AAB	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10" CAL / B&B / 12' HT MIN (SINGLE STEMMED)	20' HEIGHT, 15' SPREAD
AFJ	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2 1/2" CAL / B&B / 12' HT MIN	40' HEIGHT, 35' SPREAD
GTI	GLEDITSIA TRIACANTHOS 'IMPCOLE'	IMPERIAL HONEYLOCUST	2 1/2" CAL / B&B / 12' HT MIN	30' HEIGHT, 35' SPREAD
QCS	QUERCUS 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	2 1/2" CAL / B&B / 12' HT MIN	45' HEIGHT, 15' SPREAD
UA	ULMUS x MORTON 'ACCOLADE'	ACCOLADE ELM	2 1/2" CAL / B&B / 12' HT MIN	50' HEIGHT, 35' SPREAD
SHRUBS				
AAR	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	#5 CONT / 24" HT MIN W/ 5 CANES	6' HEIGHT, 6' SPREAD
CSF	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	#2 CONT / 18" HT MIN W/ 3 CANES	3' HEIGHT, 3' SPREAD
RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#2 CONT / 12" HT MIN W/ 3 CANES	2' HEIGHT, 6' SPREAD
RTAA	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	#2 CONT / 12" HT MIN W/ 3 CANES	10' HEIGHT, 6' SPREAD
VLM	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	#5 CONT / 30" HT MIN W/ 5 CANES	8' HEIGHT, 6' SPREAD
PERENNIALS				
GO	GALIUM ODORATUM	SWEET WOODRUFF	NO. 1 CONTAINER, 18" SPACING	4" HEIGHT, 18" SPREAD
HHT	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	NO. 1 CONTAINER, 36" SPACING	6" HEIGHT
HHR	HEMEROCALLIS x 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1 CONTAINER, 18" SPACING	15" HEIGHT, 18" SPREAD
NFWL	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1 CONTAINER, 36" SPACING	24" HEIGHT, 36" SPREAD
GRASSES				
BGBA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	NO. 1 CONTAINER, 24" SPACING	30" HEIGHT, 24" SPREAD
SSB	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	NO. 1 CONTAINER, 18" SPACING	30" HEIGHT, 18" SPREAD

SOD TYPE 'A':
(OR APPROVED EQUAL)
RTF (U.S. PATENT NO. 6,677,507) WATER SAVER SOD

SEED TYPE 'B':
(OR APPROVED EQUAL)
50% JO. CO. NATIVE GRASS MIX
50% JO. CO. POLLINATOR MIX (EASTERN ZONE)
BY TR-STAR SEED CO, SPRING HILL, KS
SEEDING RATE: 4 PLS LBS/ACRE DRILL SEEDED

SEED TYPE 'B' (MOW STRIP)

TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE AT PLANTING, 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

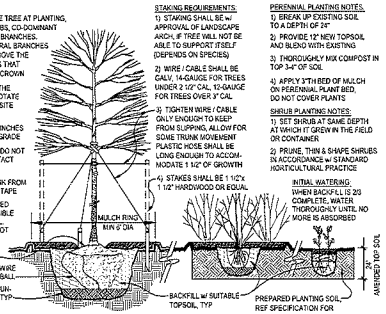
4) APPLY 3"TH WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK

5) APPLY TREE WRAP TO TRUNK FROM THE BTM UP/WARD. SECURE W/ TAPE

6) 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

7) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE ROOT BALL

8) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP



STAKING REQUIREMENTS:
1) STAKING SHALL BE w/ APPROVAL OF LANDSCAPE ARCH. IF TREE WILL NOT BE ABLE TO SUPPORT ITSELF (DEPENDS ON SPECIES)

2) WIRE / CABLE SHALL BE GALV. 14-GAUGE FOR TREES UNDER 2 1/2" CAL, 12-GAUGE FOR TREES OVER 3" CAL

3) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH

4) STAKES SHALL BE 1 1/2"x 1 1/2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:
1) BREAK UP EXISTING SOIL TO A DEPTH OF 24"

2) PROVIDE 12" NEW TOPSOIL AND BLEND WITH EXISTING

3) THOROUGHLY MIX COMPOST IN TOP 3-4" OF SOIL

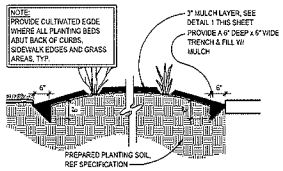
4) APPLY 3"TH BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS

SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER

2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

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

1 PLANTING INSTALLATION DETAILS
SCALE: 1/2"=1'-0"



2 CULTIVATED MULCH EDGE
SCALE: 3/4"=1'-0"

The Clark Enersen Partners
Architecture
Landscape Architecture
Engineering
Interiors
www.clarkenersen.com
Fairway, Kansas
2812 W. 53rd Street
Fairway, KS 66205-1706
913.433.2110
Lincoln, Nebraska
Kansas City, Missouri

SHEET HISTORY:
ISSUED 10/18/2016 SITE PLAN SUBMITTAL
RE-ISSUED 11/01/2016 SITE PLAN SUBMITTAL

Monticello Branch Library
22435 W. 66th St.
Shawnee, Kansas 66226

TCEP No.: 671-058-16

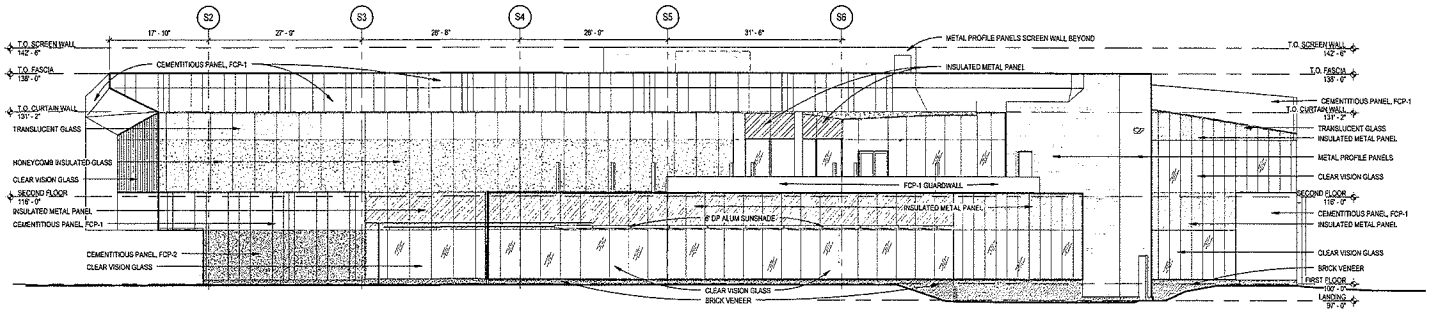
November 1, 2016

DRAFT
PREPARED FOR PRELIMINARY SUBMISSION AND REVIEW ONLY -- NOT FOR CONSTRUCTION.

Site Planting Plan

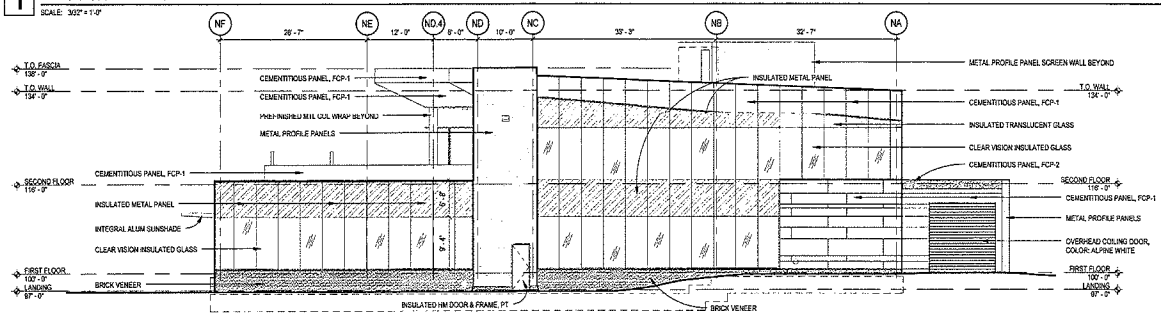
L4.01

Plot Time Stamp: 10 / 27 / 2016 3:37:30 PM
File Location/Name: \\tcep-sv-001\600-699\671-058-16 JCI Monticello Lib\13 Active Work\13 ArchCAD\671058-L401.dwg



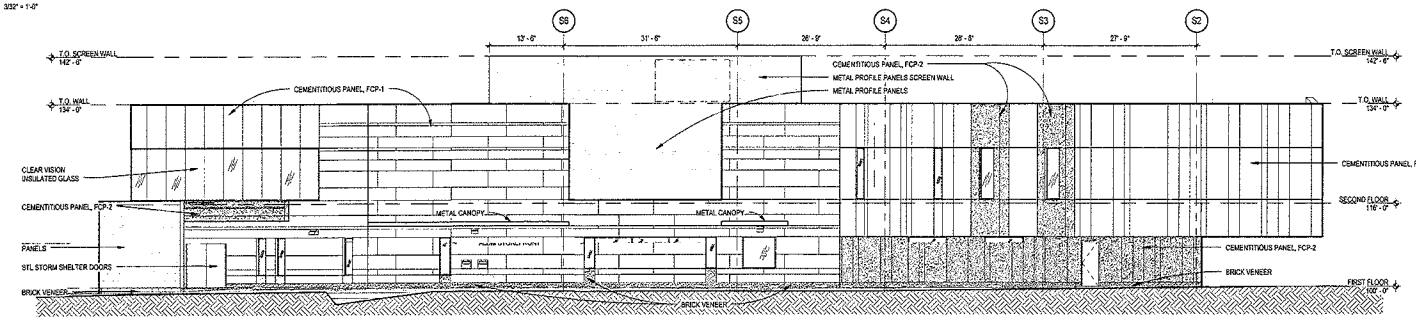
1 EAST ELEVATION

SCALE: 3/32" = 1'-0"



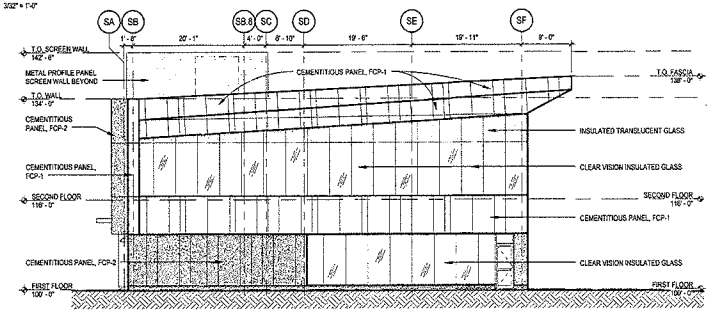
2 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



3 WEST ELEVATION

SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR MATERIALS KEY

BRICK VENEER ENDICOTT NORMAN BRICK COLOR: MANGANESE IRONSPOT VELOUR (DARK GRAY)	**INSULATED METAL PANEL** MAPES-R INSULATED COMPOSITE PANEL COLOR: ALPINE WHITE
METAL PROFILE PANELS CENTRIA CONCEPT SERIES PROFILE PANELS (PROFILES - CS-200, CS-210, CS-220, CS-290) COLOR: SW-7076 (DARK GRAY)	**CLEAR VISION INSULATED GLASS** PPG SOLARBAN 60 CLEAR INSULATED GLASS
THROUGH-COLOR CEMENTITIOUS PANEL AMERICAN FIBER CEMENT - CEMBRIT CEMBONIT FCP-1 COLOR: 901 PEARL (WHITE)	**HONEYCOMB INSULATED GLASS** PANELITE - CLEARSHADE IGU CS-TTW7 with PPG SOLARBAN 60 CLEAR INSULATED GLASS
THROUGH-COLOR CEMENTITIOUS PANEL AMERICAN FIBER CEMENT - CEMBRIT CEMBONIT FCP-2 COLOR: 921 FLINT (DARK GRAY)	**INSULATED TRANSLUCENT GLASS** PPG SOLARBAN 60 LAMINATED GLASS INTERLAYER COLOR: VANCEVA, 0008 ARCTIC SNOW

NOTE: ALL WINDOW SYSTEM FRAMES SHALL HAVE A CLEAR ANODIZED FINISH.
*REFER TO EXTERIOR BUILDING MATERIALS BOARD FOR SAMPLES.

The Clark Enersen Partners
Architecture
Landscape Architecture
Engineering
Interiors
www.clarkenersen.com
Fairway, Kansas
2812 W. 53rd Street
Fairway, KS 66205-1706
913.433.2110
Lincoln, Nebraska
Kansas City, Missouri

2	ISSUED 10/18/2016	SHEET HISTORY: SITE PLAN SUBMITTAL
1	REISSUED 11/01/2016	SITE PLAN SUBMITTAL

Monticello Branch Library
22435 W. 66th St.
Shawnee, Kansas 66226

TCEP No.: 671-058-16

November 1, 2016

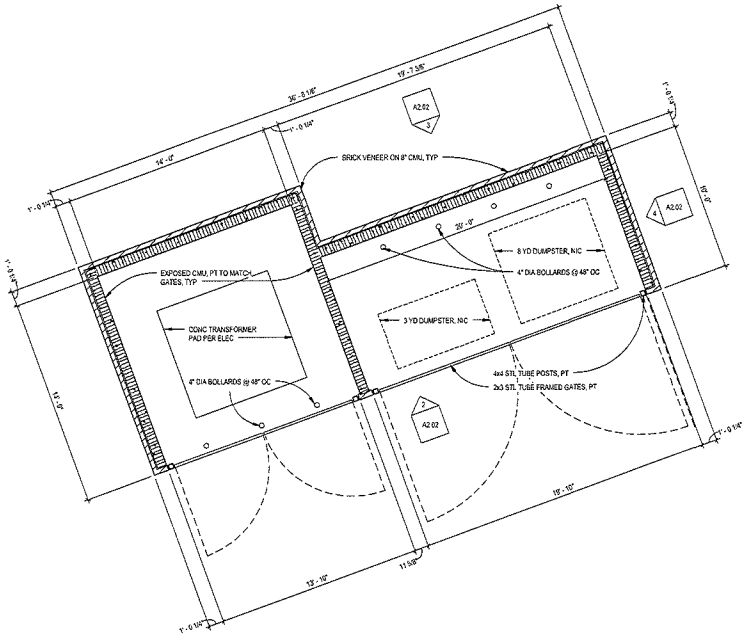
DRAFT
PREPARED FOR PRELIMINARY SUBMISSION AND REVIEW ONLY – NOT FOR CONSTRUCTION.

RICK A. HIGE LICENSED 15204 KANSAS ARCHITECT 11-1-16

Exterior Elevations

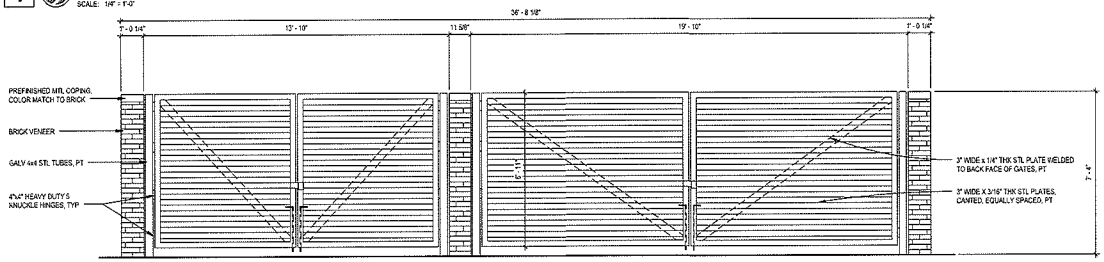
A2.01

Plot Time Stamp: 10/27/2016 11:42:02 AM
File Location/Name: C:\(1) Revit Projects\2015\671058-MI-A-15_wwoodridge.rvt



1 DUMPSTER / TRANSFORMER ENCLOSURE PLAN

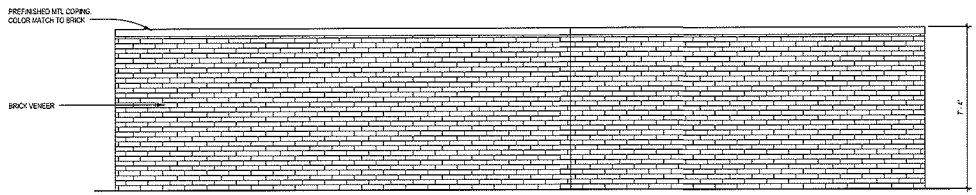
SCALE: 1/4" = 1'-0"



2 DUMPSTER ENCLOSURE - EAST ELEVATION

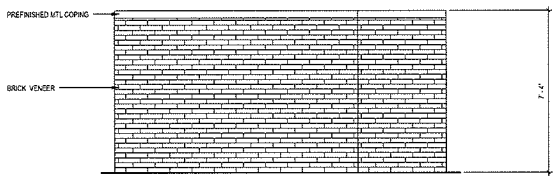
SCALE: 3/8" = 1'-0"

NOTE: ALL PAINTED & PREFINISHED SURFACES AT DUMPSTER ENCLOSURE SHALL MATCH SHERWIN WILLIAMS COLOR: SW-7076 CYBERSPACE (DARK GRAY TO MATCH BRICK VENEER).



3 DUMPSTER ENCLOSURE - WEST ELEVATION

SCALE: 3/8" = 1'-0"



4 DUMPSTER ENCLOSURE - NORTH/SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

The Clark Enersen Partners
Architecture
Landscape Architecture
Engineering
Interiors
www.clarkenersen.com
Fairway, Kansas
2812 W. 53rd Street
Fairway, KS 66205-1706
913 432.2110
Lincoln, Nebraska
Kansas City, Missouri

SHEET HISTORY:

ISSUED	10/18/2016	SITE PLAN SUBMITTAL
REISSUED	11/01/2016	SITE PLAN SUBMITTAL

Monticello Branch Library

22435 W. 66th St.
Shawnee, Kansas 66226

TCEP No.: 671-058-16

November 1, 2016

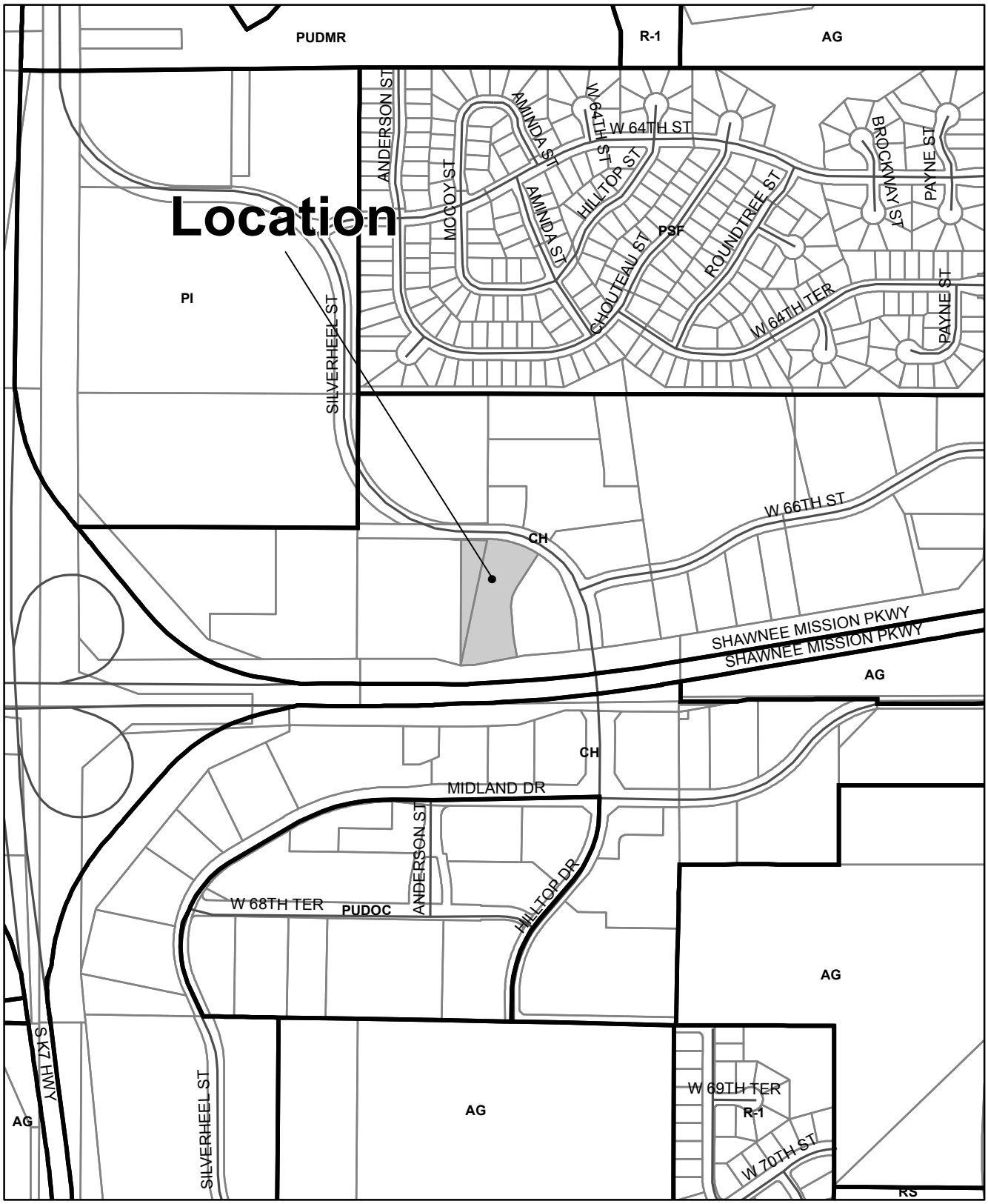
DRAFT

PREPARED FOR PRELIMINARY SUBMISSION AND REVIEW ONLY -- NOT FOR CONSTRUCTION.

Dumpster / Transformer Enclosure Plans & Details

A2.02

First Time Stamp: 10/27/2016 12:06:59 PM
File Location/Name: C:\TI\Revit Projects\2015\671058-MC-A-15_revcloldrgv.rvt



SP-30-16-11
Monticello Library
22435 W. 66th St.
Rick Wise, Architect

N
W E
S

0 160 320 640 960
Feet

City of Shawnee

TO: PLANNING COMMISSION DATE: NOVEMBER 7, 2016

FROM: PLANNING STAFF

SUBJECT: **TEXT AMENDMENTS TO COMPREHENSIVE PLAN RESOLUTION CHAPTER 5- LAND USE GUIDE**

The Planning Commission at the October 17, 2016 meeting voted unanimously to recommend text amendments to the Comprehensive Plan. The amendments are to Chapter 5- Land Use Guide in the introductory section to the Residential Land Use Section regarding density for senior living opportunities as well as removing a comment regarding density levels not being construed to represent a maximum allowable density.

Attached is a resolution describing the text amendments to the Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission authorize the Chairman and Secretary to sign the attached resolution regarding the text amendments recommended for approval at the October 17, 2016 meeting.

RESOLUTION

WHEREAS, pursuant to authority granted by statues of the State of Kansas, a Shawnee Planning Commission was created which heretofore fully made and adopted a Comprehensive Plan for the physical development of the City of Shawnee; and

WHEREAS, the Shawnee Planning Commission has with due deliberation considered the Comprehensive Plan to ensure its usefulness by amending the contents thereof; and

WHEREAS, pursuant to the provisions K.S.A. 1991 Supp. 12-747 the Shawnee Planning Commission did give notice in the Official City Newspaper on September 21, 2016; and

WHEREAS, the Shawnee Planning Commission did hear all comments and remarks relating to the amendments to the "Plan" and did give consideration to all statements; and

WHEREAS, the Planning Commission is desirous of obtaining the input if those potentially affected legislative or administrative bodies;

NOW, THEREFORE, BE IT RESOLVED by majority of the members of the Shawnee Planning Commission that the amendments below:

1. Chapter 5, Land Use Guide, amend the Residential Land Use introductory text in its entirety.

Be approved for adoption as part of the Comprehensive Plan, City of Shawnee, Kansas; and

BE IT FURTHER RESOLVED that an attested copy of the approval resolution be certified to all public officials, legislative and administrative agencies and to key local and State officials who may be affected by, or interested in, the "Plan".

APPROVED by at least a majority of the Shawnee Planning Commission members at Shawnee, Kansas, this 17th day of October, 2016.

_____
Dennis Busby, Chairperson
Shawnee Planning Commission

ATTEST:

_____
Bruce Bienhoff, Secretary
Shawnee Planning Commission

City of Shawnee

TO: PLANNING COMMISSION DATE: NOVEMBER 7, 2016

FROM: PLANNING STAFF

SUBJECT: **DISCUSSION ITEM**
REVIEW POTENTIAL AMENDMENTS TO COMPREHENSIVE PLAN

CHAPTER 5 – LAND USE GUIDE
AND
CHAPTER 8 - STREET STANDARDS, CIRCULATION PLAN, TRANSIT PLAN

On occasion staff will bring to the Planning Commission items to update the maps included in the Comprehensive Plan. Over the past few meetings discussion has been held regarding the desire to identify additional locations for office development as well as for medium and high density residential development to achieve two purposes; to increase the density in certain locations to drive the provision of services desired by the citizens of Shawnee as well as to assure adequate space is provided for commercial and office development over the twenty year long term. As discussed it is imperative that flat, relatively easy to develop land is set aside for retail and office uses. As well, areas that may have been show for office and retail development may, due to topography, be more suited for multi-family living opportunities.

The Circulation Plan for the City identifies the arterial and collector street system, as well as identifies connector streets between future subdivisions to assure adequate traffic circulation is provided, especially where stubbed streets currently exist.

Chapter 8- Street Standards, Circulation Plan, Transit Plan

Development Service and Planning staff have identified two connector streets to be updated on the Circulation Plan.

The first area is the identified connector between Rosehill and Noland using 52nd Terrace. A portion of the connector was completed with construction of Greyhawke subdivision. The modified map attached indicates the change.

The second modification is in regard to the connector street network between Lackman and Maurer Road between Shawnee Mission Parkway and Midland. The approval of the Neighbors construction site plan required movement of the connector off Midland Drive. Additionally, the Development Services Department realizes that there is no realistic cost effective direct connection between Lackman and Maurer given the ravine that extends

roughly halfway through the area. In order to provide two access points for future developments, the circulation plan is proposed to be modified to provide a "C" type loop street along Lackman and a larger "C" loop providing two access points to Maurer to serve the vacant property north of the Midland Adventist School site, as well as properties to the south and east of the school.

Chapter 5- Land Use Guide

Staff has suggested the Planning Commission review seven locations on the Land Use Guide for potential revision of the future use of properties. Previous discussion of the property south of Shawnee Crossings has been undertaken recently with no desire to look at a change in use. Staff has provided a copy of the Land Use Guide to assist in our discussion.

The first two items are modifications based upon recent development, the others are a result of a review of topography and the desire to identify additional locations for office and higher density residential development that may be appropriate without adversely affecting city services.

1. Identify additional property purchased by the Johnson County Library Distract for the construction of the Monticello Branch Library. A small strip along the west side of the public/quasi-public designation now shown for commercial development be changed to reflect the property lines of the library site.

2. Removal of the Shawnee Park Christian Church at the northeast corner of Renner Road and Shawnee Mission Parkway and approval of the site plans for two hotels and a small retail center on the site creates a need to update the land use designation at this location. In recognition of the church being located on the site a public-quasi-public designation was show. With approval of a new site plan, the office/service designation is appropriate.

3. Often the conflict between the land use guide and current zoning creates development questions. The property at the northwest corner of Renner Road and I-435 adjacent to Shawnee Mission Park is such a situation. The park district has recently purchased the western portion of a site that was zoned Planned Mixed Residential is the early 2000's. The Land Use Guide had been modified several years ago to show Office/Service development from a previous identification for high density residential development. The remaining site is hilly and not exceptionally conducive to office development. Given the current zoning of the site returning the property to a high density residential designation may be appropriate. This site provides an opportunity for this type of development

without impacting any adjacent neighborhoods, and will increase the residential density along I-435 as we have seen to the south in Lenexa.

4. The Land Use Guide currently indicates Mixed Density Residential development in the area west of Maurer Road and 56th Terrace. Maurer Woods subdivision is a forty acre development with large single family residential homes. It is recommended that the designation of the forty acres be changed to identify the current development of a low density residential nature.

5. The property on the north side of 67th Street between Lackman and Midland Drive currently has a variety of land use designations. Farming activity in this area wedged between Shawnee Mission Parkway and 67th Street is no longer being undertaken. The land use guide currently indicates an area suitable for office development just east of Lackman Road. The properties along this route will not have direct access to Shawnee Mission Parkway. Staff recommends the Planning Commission review revising the Low Density Residential designation in this area by extending the office/service designation further to the east.

6. Several years ago, the Woodland Drive and Shawnee Mission Parkway intersection was modified, and the access to Woodland was moved further to the east. Properties to the west of the old Woodland Drive intersection now use an extension of Midland (in front of QuikTrip) to get to Shawnee Mission Parkway. The properties between Midland Drive and Shawnee Mission Parkway between Monticello Road and old Woodland do not have direct access to Shawnee Mission Parkway. The Land Use Guide indicates a commercial designation east of the Trinity Lutheran Church site and a property at the former intersection of Woodland and Shawnee Mission Parkway that is designated for High Density Residential Use. Staff recommends a review of this commercial designation to consider creation of a larger site for high density residential development. Similar to the site along I-435, the property is removed from other less dense residential uses, and provides a site with good visibility along Shawnee Mission Parkway.

7. The northwest corner of 75th Street and K-7 Highway is designated for commercial use. Current plans for future improvements to K-7 Highway indicate an interchange will be constructed at the intersection. No funding is currently available, and access across 75th Street is currently not available, with traffic west of K-7 directed south on K-7, and traffic east of K-7 directed to the north. Land will be acquired at the northwest corner for ramps, limiting the ground available for development. The city has acquired properties at the southwest corner to assist in land acquisition needed for these future improvements. Additionally, an overpass will limit access on the north side of 75th Street. Staff recommends consideration of changing the designation at this location from commercial to medium density residential extending the current designation further to the east.

RECOMMENDATION

Upon completion of the discussion of these items, the Planning Commission shall recommend to staff any changes to the Circulation Plan or Land Use Guide for further study, returning to the Planning Commission with recommendations for proposed amendments at a future meeting.

52nd Ter.

Current Circulation Plan

Proposed Circulation Plan

- Interstate and Highway
- Minor Arterial (4-6 Lanes)
- Minor Arterial (2-4 Lanes)
- Major Collector
- Minor Service Collector
- Minor Residential Collector
- Local Street Connection

SHAWNEE

Legend

- Sewer Lines JCW
- Sewer Lines JCW
- Local Residential Street
- Centerline
- Right-of-Way Line
- Roadway

Circulation Plan Revision (Draft)
Conceptual Street Layout Between
Maurer Road and Lackman Road
North of Midland Drive

Scale: 1 Inch = 100 Feet
DATE: September 2, 2016
PREPARED BY: rdh
EXHIBIT A